



MEETING MINUTES

Planning Commission

September 5, 2023 – City Hall

The meeting was called to order at 1:30 p.m.

Roll was taken, and the following members were present: Mr. David Frea, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus. Mr. Jim Rauck was absent. Staff members present Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Senior Planner; Terry Barr, Development Planner; Terry Ellis, Development Assistant, Jesse Shamp, Frost Brown Todd; Kevin Koesters, Public Service Deputy Director; Matt Dicken, Public Service Superintendent; and Tami Kelly, Clerk of Council.

Chair Oyster asked for a moment of silence and the Pledge of Allegiance.

Organizational Items:

Chair Oyster asked for approval of the August 8, 2023, Planning Commission meeting minutes. Mr. Titus moved to approve the minutes. Mr. Frea seconded the motion, and the minutes were approved 4-0.

Chair Oyster noted that the applicant for Item #2 – Roosters Grove City Patio – Special Use Permit, has requested that the application be withdrawn. Mr. Frea moved to withdraw the application and amend the agenda. Mr. Farnsworth seconded the motion, and the motion was approved 4-0.

New Items:

ITEM #1 – Farmstead Phase 10 – Plat

PID # 202307050025

Mr. Barr presented the Development Department's findings. He stated this application is for the Farmstead Phase 10 Plat. The property was rezoned to PUD-R upon annexation and the Final Development Plan was approved in 2019. The Plat for Farmstead Phase 10 is located northwest of the Hawthorne Parkway and Windcliff Drive intersection, in the Farmstead subdivision. This Plat includes 23 lots and right-of-way dedication for one new road, Blueberry Cove, as well as an extension of Sweet Basil Lane on 10.006 acres. A 2.174-acre reserve to be owned and maintained by the City of Grove City is proposed on the west end of the proposed lots with a 15-foot shared-use path easement that will act as an extension of the Indian Trails Park. After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat, as submitted.

Troy Cameron, Grand Communities, LLC, 7965 N. High St., Columbus, OH. was present to speak on the item.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the plat to City Council as submitted. Mr. Farnsworth seconded the motion, and the item was approved 4-0.

ITEM #2 – Castro Rose Avenue — Rezoning

PID # 202310040052

Mr. Titus stated he has a conflict of interest and will be abstaining, then left the meeting.

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting approval to rezone 0.189 acres on Rose Avenue from R-2 (Single-Family Residential) to PUD-R (Planned Unit Development- Residential) with a zoning text. The proposed rezoning would allow for three dwelling units on site with a proposed duplex and a carriage house garage with a second-story apartment. A Preliminary Development Plan for the proposed project was recommended for disapproval by Planning Commission at the November 8th, 2022, meeting and denied by City Council at the November 21st, 2022, meeting. The applicant submitted a rezoning application in February of 2023, and this application was tabled at the March 7th, 2023, Planning Commission meeting at the request of the applicant. The applicant has stated that they have met with members of Planning Commission and City Council for additional feedback on the proposed project.

The site plan provided to illustrate the standards outlined in the zoning text includes the removal of driveways on Rose Avenue, the shifting of all parking to the rear of the property accessed from the alleyway, and the addition of a third garage bay to the detached garage. The number of units proposed, and the density of the project remain unchanged. The GroveCity2050 Community Plan Land Use and Character Map designates this parcel as Town Center Core Neighborhood, which lists multi-family residential as a primary use. Town Center Core Neighborhood also promotes a variety of building types and housing, with detached garages located off rear alleys. Although the proposed residential use of the property may meet the general land use identified in the GroveCity2050 Plan, Staff is not supportive of the proposed rezoning noting the previous denial of the Preliminary Development Plan by City Council and that the proposed zoning text would result in the same density and design displayed on the Preliminary Plan.

Mr. Logan continued stating the proposed zoning text permits one residential structure containing two residential dwelling units, and a carriage house garage with a second-floor dwelling unit, for a total of three units. The proposed carriage house is to be accessed from the alley along the rear of the lot. Per the text, the duplex structure is to be a minimum of 2,603 square feet, and the above-garage unit is to be a minimum of 873 square feet. Setbacks established in the zoning text for the duplex structure are 26 feet for the front setback from Rose Avenue, and side setbacks of 4 feet. The carriage house garage will be setback 30 feet from the alley and require side setbacks of 7 feet. Architectural standards are included in the text to ensure quality development on site. The text states that the elevation fronting Rose Avenue must contain at least three architectural elements per elevation. Per the text, the home is to be finished with vinyl vertical board and batten siding in gray or other neutral earth tones. The proposed trim on the home is to be colors complementary to the siding. The maximum height of the duplex structure is proposed to be 35 feet and the maximum height of the carriage house garage is proposed to be 28 feet from grade to peak of roof.

Mr. Logan concluded stating that although the proposed residential use of the property may meet the general land use identified in the GroveCity2050 Plan, after review and consideration, based on feedback received from Planning Commission and City Council on the Preliminary Development Plan, The Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Rezoning as submitted.

Patrick Castro, 4016 Arbutus Ave., Grove City, OH, was present to speak on the item. He stated he is a third-generation resident and family business owner in Grove City and wants to invest in the Town Center. Some of the changes since the last meeting include relocating the parking to the rear of the property and reducing the number of bedrooms in the duplex to reduce the number of residents. The home has also been moved forward towards the street to be in line with other homes on the street. He stated he has two letters of support for the project from residents on the street and that he just received a letter from Ms. Tami Kelly from one resident that is not supportive of the project.

Mr. Castro stated that the project addresses the goals of the GroveCity2050 Community Plan and seeks to provide affordable housing in the town center area designed for senior or aging residents. He stated that there are carriage houses across Grove City and that he believes that some have been snuck in without approval. The proposed carriage house is a common use for above a garage and will be serviced from the alley. He stated he understands that residents on the street may not want a rental property, but that several properties on the street are already rental properties.

Mr. Castro asked in the absence of Mr. Rauck, and Mr. Titus abstaining, how voting would work and if he would be better to postpone. Chair Oyster responded that there is still a quorum and Planning Commission would still be able to vote on the application and that the application would then be forwarded to City Council.

Mr. Frea stated he has been consistently opposed to the carriage house with the second-floor residence, and believes a triplex is inappropriate in this neighborhood, and he will be unable to support the rezoning. He stated that while this application is only considering the rezoning, if the application was to move forward to the Final Development Plan application, he would like to see changes to the design and architecture as he finds the aesthetic of the design to be inferior to other properties in the area.

Mr. Castro stated that the home was designed to look like a craftsman style home, similar to other homes in the area, and asked what kinds of changes Planning Commission would like to see if the application moves forward. Chair Oyster stated that any suggestions or changes, if discussed, would be noted in the minutes.

Mr. Castro asked Mr. Frea if his objection to multi-family was due to the context of the street or the neighborhood. Mr. Frea replied in this case, he does not feel a triplex was appropriate. Mr. Castro then asked if he was aware that there was a triplex on the street. Mr. Frea responded that he couldn't account for prior development and was only looking at development moving forward. Mr. Castro asked Mr. Frea how he felt this street is different than other streets in the Town Center area. Mr. Frea stated that he is not here to defend his position and was only trying to clarify his position for the record.

Chair Oyster stated that the letter Planning Commission received at the start of the meeting discusses the alleyway, noting that it is a tight street, in disrepair, and asked Mr. Castro if he wanted to say anything about it. Mr. Castro responded that all he saw was that some homeowners need to cut back brush and bushes along the alleyway and does not believe there are any potholes on the street. It is a city alleyway and that would fall on city maintenance.

Mr. Jesse Shamp, legal counsel, asked if the letter Chair Oyster is referring to was from Mr. Feltz, and wanted to clarify if a petition signed by area residents was received by all members of Planning Commission. It was noted that the letter would be included in the minutes. Ms. Tami Kelly, Clerk of Counsel stated that the petition and letter were dropped off to her at 1:25, right before the meeting, and the gentleman who submitted it was unable to attend the meeting. Mr. Castro asked if the letter stated what property the individual who submitted the petition owned because according to the county website, he does not own a property on that street. Ms. Kelly stated that all information she received was provided.

Chair Oyster stated for the record that there are 14 signatures on the petition.

Mr. Frea asked for clarification on how a motion for approval should be worded, noting that staff's recommendation was for disapproval but typically motions are worded in the affirmative. Ms. Kim Shields, Community Development Manager stated that a motion would still be in the affirmative, with a yes vote indicating support and a no vote indicating a negative recommendation being forwarded to City Council.

Mr. Castro stated since his previous plans were denied by both Planning Commission and City Council if he could change the plans. He stated he could build the garage with the shell of the carriage house on it, possibly add it later, and ask Planning Commission to vote on the duplex today. Chair Oyster explained that the plan submitted today would be voted on as is and would be voted on unless he chooses to withdraw the application.

Ms. Kim Shields, Community Development Manager clarified that the zoning text notes the specific number of units permitted for the property, so if Mr. Castro wished to remove the above garage unit, the text would need to reflect this. In the future if Mr. Castro wished to build the unit, a zoning text amendment would then be required to permit the third unit.

Mr. Castro asked if Planning Commission believes he should table it and come back with a new plan that only shows the duplex and a detached garage with storage above. Chair Oyster replied that it was his decision, and that part of her objection to the project is the density with the third unit.

Mr. Farnsworth said that he agreed with Mr. Frea and Chair Oyster, and he would not vote to recommend the plan as submitted. His objection is to the carriage house and that he would be more comfortable if it was strictly a garage.

Mr. Castro stated he would table it and change the plans.

Ms. Shields noted that if there were concerns with the aesthetic requirements outlined in the zoning text, that discussion could take place at this meeting to allow staff time to work with the applicant to make sure the issues were resolved. Mr. Frea responded that he hadn't had enough time to review it. Ms. Shields stated that Planning Commission members could call staff with questions, so they don't feel pressured to decide right now if they feel like they need more time. Mr. Frea agreed that he needs more time to review the architecture and would like to see this with a Final Development Plan to see a complete picture of the proposed project. He also stated that the neighbors deserve to know what the property will look like.

Mr. Castro asked if he should go back to the Preliminary Development Plan stage for feedback on his proposed revisions. Ms. Shields replied there's no value in going back to the Preliminary Development Plan, as a Preliminary Development Plan has already been acted on by Council for this project and code does not require it. The same materials would be discussed with the rezoning application, noting that the site plan and building elevations have been included with the zoning text as Exhibits.

Hearing no questions or discussion from Planning Commission or the public, Mr. Frea moved to table the application, seconded by Mr. Farnsworth. Chair Oyster asked if the word "table" was appropriate. Ms. Shields answered that per the Planning Commission bylaws, the motion would be to postpone.

Mr. Frea amended his motion to postpone the application of the Rezoning, and asked whether a date was needed in the motion as to when the application would be postponed. Ms. Shields responded that, yes, the recommendation to postpone should be to a specific date, and so it would be cleaner for the application to be withdrawn, and for Mr. Castro to submit a new plan, but that Staff would work with the applicant get it back on the agenda as soon as possible. Mr.

Schamp stated he recommended Planning Commission withdraw the application to avoid conflicting materials and to clarify what is being acted on.

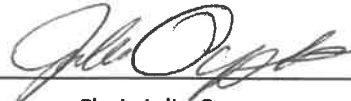
Mr. Frea again amended his motion and recommended that Planning Commission withdraw the application.

Mr. Farnsworth seconded the motion, and the motion was approved 3-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 2:05 p.m.



Terry Ellis, Development Assistant



Chair Julie Oyster

09/05/2023

Dear Grove City City Council and whomever this matter concerns,

As owner of 3725 Broadway and 3262 Rose Ave. I am deeply concerned about the proposed Rose Castro Property Development, Parcel 040-000742-00, and its fitment and impact into our historic town center core neighborhood.

Firstly I'd like to point out Mr. Castro only having recently reached out to me as a home and commercial building owner on Thursday 8/24 and 8/30 by bringing a letter and site plan to my office during patient hours. The letter I received last Wednesday claims that my perspective and collaboration of the project is of utmost importance to Mr. Castro. Perhaps it would have been better before purchasing the land that Mr. Castro had gone to the neighbors and asked us for our opinion on what we value in the neighborhood and what we are looking for in neighbors.

The biggest concern amongst my family and immediate neighbors is safety. Rose Ave. is a skinny dead-end street with the first five homes having 9 children ages 9 and under. The children love to play outside and the neighborly homeowners on Rose Ave. thoroughly enjoy seeing the kids play and stopping to talk to us parents. All of our children are best of friends and visit one another's homes. The immediate 6 homes in the neighborhood often have back yard gatherings where not only we invite one another, but extended family and friends with all of their children too. There is one multi-unit house that was recently purchased and remodeled by Trevor Andrews. His brother lives in one of the units, one unit was rented to an elder woman who has been a long tenant, and the ground floor unit has been converted into an Air BnB. Since his ownership we have had no trouble with his tenants. However, beforehand, cops had to be called multiple times to the home with the ground floor unit as a tenant had a live-in boyfriend using drugs and threatening our children as he drove on the street. He verbally told my neighbor that he will run over her boys if they drive out on the street in front of them. We would love for a family to have a home to live on the Rose Castro Property Development, but the consensus of the neighbors is a traffic increase concern, not only of tenants but also their friends and their delivery service drivers. Speeding on our tiny street is an issue of renters and homeowners embrace the family-vibe of the street. The street is tight with hardly any room to park on both sides, but with the lack of driveways in the neighborhood, children do have to cautiously enter the dead end street between cars at times. The proposed property has parking for 9 spaces in the back and has street length for up to three vehicles in front. That is a lot of proposed parking for three proposed units in this development. And they too will have guests come to their apartments. We don't want a bunch of young adult tenants splitting rent, who tend to not have the maturity or embrace safety for families as we have witnessed over and again with other renters on our street. Despite the street signage of children at play, our own neon signs warning oncoming drivers, the average delivery driver and young adult tenant often show frustration and impatience with our children and accessibility to turn their vehicles around. How is this project going to increase the safety of our children in this neighborhood?

The proposed project proposes 9 parking spaces in the rear of the property with access by way of Saxton Real Estate's alley. That alley is under disrepair and many children who live in the apartment complex behind Rose Ave. utilize that street to play. With the setback of the proposed garage and tightness of the three car widths, blind spots are going to be a huge issue when tenants pull out. Out front there will be up to three street parking spaces. The project claims to be targeting long term elderly people, but at a price point of \$2100 per month for the duplex and \$1800 per month for the "carriage house" apartment,

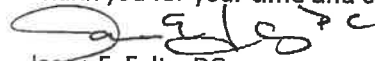
it is likely that elderly tenants will be living elsewhere. It seems more likely that young adult tenants will want to live here with close access to the bars, restaurants, and proposed future amenities with larger projects downtown. By the layout of the units it would be easy to have two roommates per unit splitting rent at that price point. Those young adults could have partners sharing their space as well, leaving a possibility of up to 12 people living between three units. The parking spaces proposed could accommodate that. Does Saxton know the intentions of parking access?

I take issue with the aesthetics in design and layout. The design looks like a pole barn with very simplistic roof lines to save on cost. The homes in our historic neighborhood look nothing like this proposed design. We have Dutch Colonial design in my office, Craftsman in the most of the homes, and some midcentury post war ranch homes. Much of the timeless architecture of the well-kept and remodeled homes have been preserved and accentuated, bringing character and charm to the neighborhood. The Rose Castro Property proposal is dismal in character and aesthetics and it attempts to disrupt the embracing of the character and charm of the neighborhood. Also, this proposed project has a proposed setback that is unmatching to its immediate two neighbors who will be swallowed by the proximity of the project to the street. Why couldn't the design have the same setback as theirs to bring continuity to the neighborhood? Where is the yard space for families to gather, entertain or for children to play in this design? If the tenants have no outdoor quality of life on this property, will they get to know and/or embrace their neighbors too?

The construction of the project looks very simplistic and attempts to be modern in design, when in fact it is cost-cutting and cheap in framing and utilizing a slab or crawl space. The rest of the homes have a single front entrance and this property proposal wants to insert a duplex entrance on the street. I see a major lack of adequate storage needed for families and elderly to function in live. I understand this proposal is for a landlord to make money, but to change the character of the neighborhood takes away from the invested money and love into the neighboring homes that have been restored to be family-centric. What happens to the value of their homes when higher urban densities change the landscape of the neighborhood? When we sell our family-centric homes, does interest and value plummet because of evolution of this core neighborhood?

What would I like to see? I would love a single family home be built with the setback of the adjacent homes. I don't mind a driveway with an attached garage. I would love for the aesthetic of the home to mimic the timeless Craftsman style homes on the street and I would love to see a family raise their children on this historically family-centric, core town-center neighborhood. This neighborhood is part of what makes Grove City family-centric and proud. Again, could have Mr. Castro come to the owners along this street to find what would be best in our neighborhood before purchasing the land?

Thank you for your time and consideration,



Jason E. Feltz, DC

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