



MEETING MINUTES

Planning Commission

August 8, 2023 – City Hall

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

Roll was taken, and the following members were present: Mr. Jim Rauck, Mr. David Frea, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus. Staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Terry Barr, Development Planner; Terry Ellis, Development Assistant, Josie Stiver, Development Intern; Jesse Shamp, Frost Brown Todd; Kevin Koesters, Public Service Deputy Director; Matt Dicken, Public Service Superintendent; Kjersti Wendlandt, Public Service Intern; and Scott Shaffer, EMH&T.

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

Chair Oyster invited Mr. Shamp to share words, noting the sudden passing of one of Planning Commissions colleagues, Jennifer Readler with Frost Brown Todd. A moment of silence was then had in **Ms. Readler's honor**.

Organizational Items:

Chair Oyster asked for approval of the July 5, 2023, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Mr. Frea seconded the motion, and the minutes were approved 5-0.

Chair Oyster noted that the applicant for Item #3 – Wright Graphic Design – Final Development Plan has requested that the item be postponed. Mr. Frea moved to postpone the application and Mr. Farnsworth seconded the motion. The motion was approved 5-0.

New Items:

ITEM #1 – 3709 Grove City Road – Lot Split

PID # 202308010028

Mr. Logan presented the Development Department's findings. He stated this application is for a lot split to split 4.47 acres from a 9.44-acre tract of land at 3709 Grove City Road.

If the lot split is approved by Planning Commission, the applicant will need to finalize the Split with Franklin County. The applicant has indicated the reason for requesting the split is to make the rear parcel contiguous with the neighboring parcels to be acquired for future development.

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.

Chris Bradley, The Camber Company, LLC, 6760 Colt Court, Dublin, OH, was present to speak on the item.

Mr. Rauck asked if the original drive aisle should be removed. Mr. Bradley replied yes potentially, for future alignment of the driveway. The old one will be taken away. Mr. Frea asked how the south (rear) property would be accessed. Mr. Bradley replied that it was the purpose of this split, that it was the only way to get in. It was all originally under one ownership. Mr. Farnsworth asked if he knew what the future plans are for the site. Mr. Bradley responded that it will be permitted under the current zoning.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to approve the Lot Split as submitted.

Mr. Farnsworth seconded the motion, and the item was approved 5-0.

ITEM #2 – Enchanted Dreamers Childcare Learning Center — Special Use Permit

PID # 202305010013

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting approval for a Special Use Permit to operate a daycare center at 4461 Broadway. The site is zoned Planned Unit Development – Commercial (PUD-C) without a zoning text, and childcare is permitted with an approved Special Use Permit as standard code allows for Special Use Permits in Planned Unit Development zoning districts.

Previously, Special Use Permits for Childcare have been approved for the site in 2015 and 2020, but neither business opened. Once Planning Commission makes a recommendation, the application will move forward to City Council for final action.

The proposed business will occupy the entire building and provide care and educational learning for infants, toddlers, preschool, and school-age children (before and after school care). Materials state that while the internal space and layout are not yet finalized, the business intends to create areas for each age group and offer spaces for activities.

Proposed hours of operation are Monday through Friday between 6:00 a.m. and 6:00 p.m. Student drop-off times will be between the hours of 6:00 a.m. and 10:00 a.m., and a staff member will be out front to greet all students during drop off. Between 20 to 25 staff members are anticipated to maintain an enrollment of 150 students, and a curriculum will be in place for all age groups, with qualified staff members available to teach.

An outdoor play area is proposed to be added at the rear of the building, utilizing an existing exterior door for access from the building. Materials state that the play area will be approximately 3,280 square feet in area and be enclosed with black ornamental fencing like that used on another recently approved daycare center. Bollards will be installed around the perimeter of the play area adjacent to parking areas or drive aisles, to be spaced a maximum of 4 feet apart.

Materials state that the existing monument sign on site will be refurbished to include signage for the business, and new decorative plantings will be added around the base.

Per Chapter 1136.05 of code, when there is a change of use, all exiting non-complying parking and drive aisles are required to be brought into compliance with the requirements in code. The existing parking lot does not comply with code or the

originally approved development plan for the site and the applicant has stated they agree to bring the parking lot into compliance with code. The applicant has stated that they will be repaving the entire parking lot, which is in disrepair and has previously been cited by the Building Division. The installation of the parking lot islands, medians, and the resurfacing of the parking area will bring the parking lot into compliance with code.

The applicant has begun working on site improvement, and Staff conducted a site visit on August 7th to determine which improvements have already been made to the site. During this visit, it was noted that some installed improvements, such as the play area fencing, and bollards do not match what was shown in the project materials. To be consistent with other recently approved daycare centers, the fencing will need to be black, decorative metal fencing, as shown in the application materials. It should also be noted that the location of the proposed dumpster enclosure differs from that shown on the site plan. However, staff is okay with the location as installed, provided the enclosure complies with the screening requirements outlined in code. All other site improvements, including landscaping, parking islands, and peninsulas will also need to comply with code.

The proposed use complies with all Special Use Permit criteria, and the use has previously been approved on-site while aligning with the GroveCity2050 Community Plan. Therefore, after review and consideration, the development department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit, with the two stipulations noted in the staff report.

Saido Hussen, 4189 Marsol Ave., Grove City, OH, was present to speak on the item.

Mr. Frea asked where the dumpster location is. Mr. Logan replied it is behind the building. Mr. Farnsworth was concerned about it being near the open, outdoor play area. Mr. Logan noted it's going to have bollards and fencing around it. Mr. Farnsworth then asked how a truck would be able to access it with parking spaces around it and is concerned about the smell coming from it. He asked if it could be moved away from the play area. Ms. Hussen responded that the gated area around it is really big, making it look larger than it is. And that she can move the dumpster area.

Mr. Farnsworth then asked if the entrance to the Mobil gas station shares an entrance with them. Ms. Hussen replied no, it's two different entrances. Ms. Shields, Community Development Manager, interjected that the access is not changing from what was originally approved for the site and existing conditions. The applicant is just making interior modifications and bringing the site up to code. She continued by noting that staff felt the daycare center was in line with what had already been approved in the past and that this is a lesser impact to the area from the originally approved use for the site, an event center, and therefore believes the existing shared access to be adequate.

Hearing no questions or discussion from Planning Commission or the public, Mr. Frea moved to recommend approval of the Special Use Permit to City Council with the following stipulations:

1. Site improvements, including the installation of parking lot islands and peninsulas as shown in the submitted site plan, as well as resurfacing the parking lot shall be completed in order to bring the parking lot into compliance with Code.
2. The proposed dumpster enclosure shall comply with the screening requirements of section 1136.08 of code.

Mr. Rauck seconded the motion, and the item was approved 5-0.

Mr. Barr presented the Development Department's findings. He stated This proposal is for the development of a Buffalo Wild Wings restaurant on Buckeye Parkway. The property was rezoned as part of Parkway Centre South in 2001 with Ordinance C-71-01. A 1.4-acre lot was split from a 5.25-acre lot on Buckeye Parkway in December of 2022. And this application is for the development plan for Buffalo Wild Wings.

The building is in the center of the site and has 90 parking spaces proposed on the outer portion of the site and adjacent to the building. This exceeds the required number of 48 spaces per the Parkway Centre East Out lot development text standards. Parking spaces on the east side of the site are approximately 1.5 feet from the curb to the sidewalk. While this meets the 10-foot parking lot setback, staff do not believe that the 1.5 feet of separation is appropriate as it creates an unsafe environment for pedestrians using the sidewalk and does not allow for the required landscaping per code. Staff recommends the 7 spaces on the eastern property line be removed to allow for a more appropriate separation between the sidewalk and parking spaces.

The proposed restaurant has an outdoor eating area located on the west side of the building facing Buckeye Parkway and will have 9 square tables. The area will be enclosed with a black iron railing and bollards placed to provide protection from the drive aisles. The proposed tables have black frames and faux wood slats. Bollards will have decorative caps and be black to match the railing. A Special Use Permit is not required as the zoning text for Parkway Centre approved in 2001 allows approval of outdoor seating areas with the Development Plan.

The proposed building will be 6,000 square feet and measure 24 feet in height. The building will be finished primarily with thin brick on all four elevations along with Concrete masonry units and Fiber cement panels. The building will have black gooseneck light fixtures on the north wall and small LED light strips are proposed along the edge of the building's facade framing the entrance and signs on the west and east elevation. The rooftop mechanical equipment will be screened by a screening wall located on the interior of the roof, directly adjacent to the equipment. A landscape plan was submitted showing proposed landscaping along Buckeye Parkway and within the proposed development. Due to the existing landscaping along Buckeye Parkway, the applicant will be required to replace any landscaping removed during the installation of new landscaping required for the restaurant. Additional landscaping will be required to meet parking lot perimeter planting requirements per Section 1136.06(a)(2) and 1136.06(b), adjacent to the parking areas along all property lines.

A note is also needed on plans stating that all service structures are required to meet screening per Section 1136.08. The proposed development includes wall signage in the form of two Buffalo Wild Wings logos and individual channel letters on the west and east elevations. Additionally, the plans show a proposed monument sign of approximately 36.5 sq ft. located in the northwest corner of the site. A photometric plan was provided that meets the code requirements of 0.5 footcandles for all vehicular areas and pedestrian areas. Site lighting will be downcast black LED gooseneck fixtures. A gas light style pole-mounted light is proposed near the sidewalk connecting the restaurant to Buckeye Parkway in the front landscape setback area as required by the development text.

Mr. Barr concluded stating that the proposed development meets all applicable Grove City 2050 principles. After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the three noted stipulations.

Mr. William Craig, Design and Engineering Inc., 4031 Aspen Grove Dr., Ste 300, Franklin, TN., was present to speak on the item. He stated the developer Steve Grube has two other stores with more parking spaces than this one and he has a concern about the 7 parking spaces being eliminated from the plan.

Ms. Shields, Community Development Manager, responded that there would only be a foot and a half between the parking lot and sidewalk, and it wouldn't allow for landscaping. The development standards for the Parkway Centre East outparcels only requires 48 spaces and what is proposed grossly exceeds what is required. Mr. Rauck asked what the current design is for the layout. Mr. Barr replied the spaces are 9 by 18 feet. Mr. Craig asked if they could put compact spaces in place of eliminating them. Ms. Shields replied that the standard code requires a parking space to be 180 square feet, but Parkway Center development text allows it to be reduced to 9 by 18. Before determining a set modified dimension for parking spaces, she noted that staff should also consult with the Urban Forester to ensure there's enough room for healthy landscaping. Mr. Frea agrees with the staff's assessment and agrees with Mr. Craig that the kind of restaurant it is will likely see overflow and suggests using the parcel across the access road. Mr. Craig responds that there's no crosswalk and is not sure if there's a sidewalk on the other side. He is hesitant to use it for their day-to-day operations for safety reasons. Ms. Shields stated in looking at the parking requirements, compared to other restaurants in the area, using Fusion Steakhouse as an example- they have very similar square footage with Fusion having fewer parking spaces. Mr. Farnsworth agrees with the staff but knows there will be a need for an overflow of parking. He wonders if the adjacent business lots could be utilized to alleviate the overflow and if there were any agreements between them. He asked if there were only 4 ADA spaces and feels there would be a need for more than that. Ms. Shields agrees that informally she believes that shared parking happens within the shopping center, but formally staff cannot require that anyone enters into a shared parking agreement. Mr. Craig agrees there is a potential for needing more ADA spaces but would have to go across the drive aisle for more space. He stated 4 is the required amount for up to 100 spaces.

Mr. Rauck stated that the foot traffic access off Buckeye Parkway is safe and is a nice entry.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Development Plan with the following stipulations to City Council:

1. The seven parking spaces along the eastern property line shall be removed to allow for a more appropriate setback from the sidewalk and adequate landscaping.
2. Parking lot perimeter plantings shall be installed along all parking areas, meeting the standards in Section 1136.06(a)(2) and 1136.06(b).
3. A note shall be added to landscape plans stating that all service structures are required to meet screening per Section 1136.08.

Mr. Frea seconded the motion, and the item was approved 5-0.

ITEM #5 – Beulah Crossing – Rezoning (R-2 to PUD-C with Text Amendment)

PID # 202305040018

Mr. Barr presented the Development Department's findings. He stated This proposal is to rezone 3455 W. Cleveland Avenue from R-2 (Single-Family Residential) to PUD-C (Planned Unit Development Commercial) and include it in Subarea B of the Beulah Park Development. This proposal also includes an amendment to the Subarea B standards of the Beulah Park zoning text, encompassing + 3.4 acres at the southeast entrance to Beulah Park.

The proposed properties being rezoned are currently zoned PUD-C and R-2. The parcels on the north and south of Columbus Street are in Subarea B of Beulah Park and are currently zoned PUD-C, and the Cleveland Avenue parcel is zoned R-2. The proposed rezoning would amend Subarea B of the Beulah Park zoning text and the proposed zoning text would apply to the new Subarea B as proposed with this application. Additionally, it would expand the boundary of Beulah Park to include the property on Cleveland Avenue and right-of-way proposed to be vacated.

While not required, the applicant has provided a plan showing modifications to the layout of the site proposed with the Preliminary Development Plan based on feedback from Planning Commission and City Council. The plan has been submitted to illustrate some of the standards proposed in the zoning text, noting that several standards, including access to developments within the subarea, defer to the Development Plan which has not yet been submitted for review.

The proposed text amendment adds multi-family residential as a permitted use for the Subarea, with residential units limited to under 1,500 sq ft on the first floor per building. The applicant has indicated that these units are being permitted to meet ADA requirements, as the intent is to keep the majority of the first floor of buildings for commercial uses. Additionally, the text has been drafted to minimize the impacts on surrounding property by requiring parking lot and building perimeter landscaping and parking requirements based on the square footage ratio for each use within the proposed buildings.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted.

Ms. Rebecca Mott, Plank Law Firm, LPA, 411 E. Town St., Floor 2, Columbus, OH., was present to speak on the item. She stated they listened to the comments from the public, Planning Commission, as well as from City Council, updating the site plans accordingly. They moved the primary access point of the southern portion of Subarea B to Columbus Street, making it a full-access curb cut. They added more of a landscape buffer, going from 5 to 15 feet between the drive aisle and residents. Concerning circulation, they widened the emergency access to be a full access curb cut, allowing for adequate circulation in and out of the property.

Mr. Frea noted his appreciation for the reconfiguration of the curb cuts to allow circulation but doesn't see the same zoning text as in the drawing. He asked how many floors two of the buildings would have. Ms. Mott replied the front two buildings are a three-story concept with second-and-third-floor residential, and retail and commercial office on the ground level. This site plan will be the base of their final development plan. Parking standards are in the text, and this complies.

Mr. Frea asked the staff if there is anything in the town center that is 50 feet in height, 3 stories, or if these will be the tallest buildings around. Ms. Shields, Community Development Manager, stated Broadway Station is comparable and that the library is around 40 feet in height. This subarea is also transitioning towards the Beulah Place Apartments which are 3 stories high. Ms. Mott responded that the 50-foot height maximum is in the original Subarea B zoning text, which is applicable today and they added a lot more commitment to it than what is in the text.

Mr. Frea asked about parking setbacks in the development plan showing "shall be determined", but the drawings show 15 feet. Ms. Mott replies it's not everywhere, depending on if it's next to residential or commercial. Mr. Frea asks if they can add a stipulation that when the parking setback is adjacent to the residential it's 15 feet. He is concerned that the drive aisle is on top of the residential area. Ms. Mott agrees they can add a stipulation that covers the very southernmost, western portion of Subarea B, there shall be a 15-foot parking setback, adjacent to the residential property to the west. In response to questions on an appropriate way to word this stipulation, Ms. Shields suggested it could refer to where a parking area is directly adjacent to residential and not across from an alleyway. Ms. Mott stated they fully intend to create that buffer. Mr. Frea wants it in the zoning text.

Mr. Rauck would like one more adjustment; when coming down Cleveland Ave., he would like it to be one way in without an exit to show respect to the neighborhood, with a curb cut on Lincoln. Mr. Mike Reeves, Project Engineer, Kimley-Horn, 7965 N. High St., Ste. 200, Columbus, OH., noted that this would place the access point too close to the intersection at

Columbus Street. Mr. Rauck wonders if the driveway can be moved to the north. Mr. Reeves stated they could do a no exit out onto Cleveland, but that they still need a direct exit onto Columbus and Front Street. Mr. Reeves and Ms. Mott noted that they will continue to work through those issues, including providing a circulation plan with a fire truck maneuvering plan with the final development plan, showing the traffic patterns. Mr. Frea feels there needs to be an exit onto Cleveland to avoid the alleyway. Mr. Rauck stated the alleyway is one way, the wrong way out. Mr. Reeves stated it goes west one way, from Front to Lincoln and that he believes keeping the intersections open is what allows circulation to go through the development and not use the alleys. Mr. Frea noted that entering the development on Front, traffic can easily make their way to Cleveland to protect the alley. Mr. Rauck asked if there is currently parking on both sides of Cleveland. Mr. Reeves replied there's no parking on the north side where the hydrants are.

Mr. Frea questioned the allowance in the zoning text for patios to infringe into the 15-foot building. Ms. Mott responded by noting that a portion of the seating area for the western-most building infringes into the setback, but not the patios for the other two buildings in the subarea. She noted agreement to a stipulation clarifying that this infringement only pertain to the rear/west building.

Mr. Chris Zelich, 3472 Grant Ave., Grove City, OH., states he likes the development plan, his business and residence are across the alleyway, and he wants clarification of what's in the drawing next to him. Mr. Barr responds that it is parallel parking spaces.

Mr. Frea moved to add a stipulation to their recommendation to Council for the rezoning.

- A 15-foot parking setback is required along the west property line of the southern portion of the development, where directly adjacent to residential property.

Mr. Rauck seconded the motion, and the motion was approved 5-0.

Mr. Frea moved to add another stipulation to their recommendation to Council.

- The permitted encroachment of decks and patios inside the 15-foot setbacks shall be applicable only to the building on Lincoln Avenue.

Mr. Titus seconded the motion, and the motion was approved 5-0.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Frea moved to recommend approval of the Rezoning to City Council with the following two noted stipulations.

1. A 15-foot parking setback is required along the west property line of the southern portion of the development, where directly adjacent to residential property.
2. The encroachment of decks and patios inside the 15-foot setbacks shall be applicable only to the building on Lincoln Avenue.

Mr. Farnsworth seconded the motion, and the item was approved 5-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 2:34 pm.



Terry Ellis, Development Assistant



Chair Julie Oyster