



MEETING MINUTES

Planning Commission

November 7, 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 Freja, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus. 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; Laura Scott, Planning and Zoning Manager; Roby Schottke, Council Member; Tami Kelly, Clerk of Council; and Scott Shaffer, EMH&T.

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

Organizational Items:

Chair Oyster asked for approval of the October 3, 2023, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 4-0, Mr. Freja abstained.

New Items:

ITEM #1 – Bluegrass Park Medical Office Building – Final Development Plan

PID # 202310040035

Mr. Barr presented the Development Department's findings. He stated the proposed application is the Development Plan for the Bluegrass Park Medical Office Building, part of the Bluegrass Park PUD approved in 2020. The proposed 22,075-square-foot medical office is located on a 2.5-acre parcel on Hoover Road with one access point off the Birch Bark Trail extension. The site will have 121 parking spaces proposed on the outer portion of the site, which exceeds the required number of 74 spaces per the approved zoning text. The proposed building has three tenant spaces and will be 22,075 square feet and measure 20 feet in height. The building will be finished primarily with masonry brick (dark and light gray) on all four sides.

Accent metal panel siding (dark walnut) is proposed around the center entryway of the building. Mr. Barr noted that while the building has been designed to include façade offsets around the building entrances, staff believes that additional elements such as black metal canopies over the windows on the south and east elevations would further break up the mass of the building.

Plans provided show landscaping around the building and throughout the site including shrubs, trees, perennials, and ornamental grasses that meet all landscape requirements per the zoning text. Additionally, a 5-foot black cedar fence will be installed along the north and west property lines for screening as permitted by the zoning text.

Mr. Barr indicated that staff believes the proposed development meets all applicable PUD Analysis and GroveCity2050 principles and recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the stipulation noted in the staff report regarding the addition of canopies over the windows on the south and east sides of the building.

Rebecca J. Mott, Plank Law Firm LPA, 411 E. Town St., Floor 2, Columbus, OH was present to speak on the item. She provided an overview of the uses and reviewed the building architecture in detail. She mentioned the addition of the darker brick along the Hoover Road façade endcap. She mentions that based on the architectural elements provided and the zoning text requirements that the applicant would like to have the stipulation removed from the project.

Mr. Titus asked Ms. Mott to show them the elevations on her display board. Chair Oyster asked staff if they would like to comment on the canopy stipulation. Kim Shields, Community Development Manager, responded they thought it would break up the longer façade massing and windows.

Mr. Frea asked if the replacement trees in the Hoover Rd. tree scape would be full-sized trees. Ms. Mott responded they would be.

Mr. Rauck asked if the dumpster could be moved to allow for cross-lot access if the sites to the north were to develop. Ms. Mott replied that the north and west property lines will be entirely fenced in, and the furthest north section of the Bluegrass Park development. Also, there are no plans to create more development in that area.

Mr. Titus stated he believes the building is beautiful as it is, and he likes it with the canopies over the doorways.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Final Development Plan to City Council as submitted. Mr. Frea seconded the motion, and the item was approved 5-0.

ITEM #2 – Keeneland Place — Final Development Plan

PID # 202310040034

Mr. Barr presented the Development Department’s findings. This application is for a multi-family residential development, Keeneland Place, along Hoover Road. The property was rezoned to PUD-R in 2020, and City Council Approved the ordinance to purchase land for the Quail Creek Boulevard extension on the site in 2023. The proposed development is located on a 25.21-acre parcel on Hoover Road, with access shown from a temporary loop roadway connecting to the Birch Bark Trail extension. One 26-foot-wide access point to the multi-family development will be located at the center of the loop roadway to serve as the main entrance to the apartments. Additionally, a 20-foot-wide emergency access drive with removable bollards is located to the south of the site off the loop road. Due to the regional nature of these improvements, the applicant has and will continue to coordinate with the city regarding construction in the area.

A total of 14 multi-story apartment buildings are proposed throughout the site. 685 parking spaces are provided, with 595 surface parking spaces and 90 garage spaces which meet the requirements per the approved zoning text. Per the approved zoning text, the site is required to have a 5-foot opaque fence along the north property line that will connect with the proposed fence for the Bluegrass Park Medical office building. The applicant is requesting a deviation from this standard to allow for a 6-foot fence to be constructed in place of the required 5-foot fence due to the residential use of the site. Staff are supportive of the increase to 6 feet for the opaque fence as it does not exceed the maximum height for privacy fences as permitted in the zoning code. Per the submitted material, the proposed fence is pressure-treated cedar. Staff

recommends that the fence be painted black to match the fence proposed with the medical office building. A monument sign is proposed on the south side of the multi-family access road near the clubhouse. Additionally, an entryway sign is proposed at the northwest corner of the Hoover Road and Birch Bark Trail intersection.

The proposed site has three different building types. All of these are three stories and are finished with a combination of brown brick, almond color Lap siding and Board and Batton siding, black Shingles, white Single Hung Vinyl windows, and black Aluminum guardrails for balconies. A clubhouse is also proposed for the site. Additionally, a dog park and Pickleball court are located on the western side of the development. A landscape plan was submitted showing proposed landscaping within the development. Plans show a combination of trees, shrubs, and ornamental grasses planted around all residential structures and the clubhouse.

Mr. Barr noted that staff believes the proposed development meets all applicable PUD Analysis and Grove City 2050 principles and recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the deviations and stipulations noted in the staff report regarding the fence, landscaping and parking lot lighting.

Don Plank, Plank Law Firm LPA, 411 E. Town St., Floor 2, Columbus, OH, was present to speak on the item. He explained some of the background of the project including the Quail Creek Boulevard and Birch Bark Trail locations, stormwater basin, parkland, and temporary site access.

Mr. Titus asked about the size of each apartment and how much they rent for. Mr. David Ruma 485 Metro Place S., Dublin, OH., responded they are one and two bedrooms, and rent will vary according to material costs, averaging \$1200 to \$1600.

Mr. Frea asked what their target demographic is, if there would be a fence around the pond, and if the two smaller ponds adjacent to the property would be removed. Mr. Ruma responded that residents are a mix of ages, but most typically ranging from 25-40 years old. Mr. Plank answered that no fence would be around the pond. He mentioned it will be a functional pond to serve the complex, roadway, and out parcels along Hoover Road with roadway protections to prevent cars from going into the pond. He said the smaller ponds belong to Kroger and that the city will have to talk to them about pond removal. Ms. Shields commented that staff are currently in talks with area property owners over regional elements including stormwater management.

Mr. Frea feels that two EV charging stations need to be installed per building for a total of 30 in the parking lot. Mr. Ruma responded that all the garages have oversized electric panels with a pathway to add chargers and that the panels' life cycle is about 5-7 years. They are trying to be prepared and add as needed and not do more than is necessary today. Mr. Ruma mentions that they have similar communities with 324 units with six charging spots and they are never all full, with 2 or 3 usually in use at a time.

Mr. Frea also feels that buildings #2, 5, and 6 have no green space to get out into, and to take down trees for #6 is disappointing. He also feels the density is too high but likes the location near commercial and other multi-family developments. He questioned the green space per building. Ms. Shields replied that the zoning text notes that open spaces is approved with the development plan and that the agreement associated with the purchase of the Quail Creek Boulevard right-of-way indicates that if between 2.1-2.6 acres of wooded land in the west portion of the site is preserved, then the open space requirements are fulfilled.

Hearing no questions or discussion from Planning Commission or the public, Mr. Frea moved to add a stipulation to staff's recommended stipulations:

1. The developer shall provide 30 EV chargers in non-garage areas of the parking lot.

Chair Oyster seconded the motion, and the stipulation was approved 4-1, Mr. Titus voting no.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the development plan to City Council with the following deviations and stipulations:

1. A deviation shall be granted to allow the screening fence along the north property line to exceed the maximum permitted height of five feet (5) by one (1) foot for a maximum of six (6) feet in height.
2. The proposed screening fence shall be painted black to match the medical office building screening and the 4-rail fence along Hoover Road.
3. All shrubs shall be a minimum of 24 inches in height at the time of installation.
4. One lighting fixture shall be installed south of Building 5 to increase lighting levels within the parking lot to be above zero footcandles.
5. The developer shall provide 30 EV chargers in non-garage areas of the parking lot.

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

ITEM #3 – 4371 Broadway – Preliminary Development Plan

PID # 202310040032

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting approval of a Preliminary Development Plan in association with a future request to rezone 2.73 acres at 4371 Broadway to allow for a range of office and commercial uses, and the operation of a flooring business. The property is currently zoned SD-4 (Miscellaneous) which is limited in permitted uses and would not permit the proposed flooring business, only permitted in the IND-1 district. Staff recommended the applicant rezone the property to PUD-I, which would allow for the establishment of specific development standards and uses for the site, allowing for the operation of the applicant's flooring business while removing more impactful land uses permitted under the IND-1 zoning. The Preliminary Development Plan is the first step of the Planned Unit Development (PUD) process, with Rezoning and Final Development Plan applications required in the future.

The GroveCity2050 Future Land Use and Character Map designates this site as Tech Flex, which recommends a range of research, office, clean manufacturing, and light industrial uses in an environment designed to foster growth. Primary uses identified for the Tech Flex designation include Light Industrial and Office, with Commercial designated as a secondary use. The proposed use of this site for the operation of a flooring business aligns with the future land use goals and objectives outlined in GroveCity2050.

The business will utilize the two existing buildings on site. The front building will be used for retail and office space for the proposed business. The parking lot will remain to be used for customer and employee parking. The existing warehouse located behind the site fencing is proposed to be used for storage. Plans note that storage, work van parking, and the dumpster will all be located around the perimeter of the warehouse, with the existing gravel parking area to remain as is. Currently, a six-foot-high chain link fence separates the front of the site from the gravel area, which is proposed to be replaced with a new fence. While not specified in the materials, during discussions with the applicant, the applicant indicated that a six-foot chain-link fence with privacy slats would be installed. However, to be more compatible with recent redevelopments in the area, the fence screening the storage area from Broadway should be a continuous, opaque, stained wood fence to provide adequate screening of the gravel storage area from Broadway.

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, and plans show that the parking lot at the front of the site will be brought into compliance. The required 10-foot parking and drive aisle setback will be established along the northern property line, with one 2" caliper tree and two 18" deciduous shrubs planted for every 40 lineal feet of the property line. Two parking lot peninsulas are proposed to be installed, each containing a 2" caliper tree. Additionally, a row of 6-foot arborvitae shrubs, 4 spaced 5 feet on center will be planted along the outside of the fence separating the storage area from the parking area. However, the row of arborvitae as shown does not extend the entire length of the fence and will need to be extended to the south to provide supplemental landscaping along the fencing that faces Broadway.

Mr Logan concluded stating that as the application can meet all relevant PUD analyses, the proposed uses are in line with those identified in the GroveCity2050 Community Plan, and after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan with the two stipulations noted in the staff report regarding fencing and supplemental landscaping.

Alexsandr Yakhnitskiy, Yak Consulting LLC, 1366 Dyer Rd., Grove City, OH was present to speak on the item. He stated the business next door has opaque chain link fencing, and that it is more secure in his opinion. Due to commercially available gates, wood fence doesn't make sense since the gate needs metal rails to slide. He stated even with a wood fence, the gate will still be metal and feels that the gate will not look good. He stated the shrubs can be extended, but in the future, an additional driveway is proposed into the gated area in the location shrubs would be required.

Chair Oyster asked for the timing of the property being used for the business. Mr. Yakhnitskiy replied that the owner would begin using the property as soon as the zoning allowed. The plan is to use the existing buildings once zoned, with additional buildings in the future.

Mr. Titus stated that at his business, he is currently installing a decorative, swing-up metal gate that he can give him the information on after the meeting. Mr. Titus stated he felt the wooden fence with a decorative gate would look good in this context.

Mr. Farnsworth asked if the flooring business was a retail business. Mr. Yakhnitskiy replied the business is both retail as well as an installation business.

Mr. Frea stated he is pleased to see the property upgraded and agrees that the fencing should be wooden. He asked staff if the zoning would give the owner rights to build on the property without coming before City Council. Mr. Logan responded that during preliminary discussions, the applicant had indicated that they may add additional buildings in the future, so a future zoning text may allow for additional buildings but would require a development plan.

Mr. Frea asked if either of the curb cuts proposed could be removed. Mr. Logan replied that neither are proposed to be removed.

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

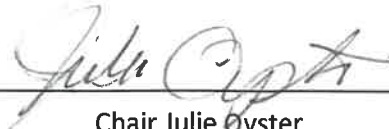
1. Fencing to screen the storage area from Broadway shall be an opaque stained wood fence.
2. The row of six-foot arborvitae shrubs shall extend the entire length of the fence separating the storage area from the parking lot.

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

There being no additional discussion, Chair Oyster adjourned the meeting at 2:19 p.m.



Terry Ellis, Development Assistant



Chair Julie Oyster