



MEETING MINUTES

Planning Commission

February 6, 2024 – 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, Mrs. Kim Wemlinger, 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; Cindi Fitzpatrick, Public Service Director; Kevin Koesters, Public Service Deputy Director; Matt Dicken, Public Service Superintendent; Kim Conrad, Parks and Recreation Director; Mike Boso, Chief Building and Zoning Official; Laura Scott, Planning and Zoning Manager; and Tami Kelly, Clerk of Council.

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

Organizational Items:

Chair Oyster requested approval of the January 2, 2024, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 5-0.

New Items:

ITEM #1 – Grove City Maintenance Building – Final Development Plan

PID # 202401160001

Mr. Logan presented the Development Department's findings. He stated the proposed application is the Development Plan for a new 14,972-square-foot maintenance building at the Grove City Service Department Complex at 3262 Ventura Boulevard. Once acted upon by Planning Commission, the application will go before City Council for final approval.

The proposed building will be located along the northern property line in the location of an existing building which will be demolished. The new building will occupy a larger footprint than the demolished building, including crossing the property line into Windsor Park, but will remain within the existing limits of the maintenance facility. The existing drive aisles through the site will provide access to all sides of the new building. While a landscape plan was not provided with the application materials, the proposed building will have to meet the City's code requirements for landscaping. However, given the location of the building and the fact that it is designed to accommodate vehicle maintenance, if landscaping cannot be planted around the perimeter of the building, the required plantings should be located elsewhere on-site at the quantities required by code.

The proposed building will occupy a footprint of 14,972 square feet, measuring 31' 2" from grade to the roof's peak. The building will be primarily finished with corrugated metal wall panels with a split-face concrete block base, both of which will be colored to match the other buildings on site.

As the proposed development meets all applicable criteria of GroveCity2050 and will allow the city to provide high-quality services to current and future residents, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the stipulation noted in the staff report.

Mrs. Cindi Fitzpatrick, Public Service Director, City of Grove City, OH., was present to speak on the item.

Mr. Farnsworth asked about the window placement on the building elevations. Mrs. Fitzpatrick replied that the window placement is based on the interior occupied spaces and that the existing fencing and parking will remain as is, nothing will change.

Mr. Farnsworth asked if the existing fencing and parking lot would be changed. Mrs. Fitzpatrick replied that the fencing and parking area would remain as is but with a larger building.

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 with the following stipulation:

1. The parcel containing most of the structure (PID 040-003360) shall be combined with the parcel to the north (PID 040-001209).

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

ITEM #2 – Grove City Maintenance Building — Rezoning

PID # 202401170002

Mr. Barr presented the Development Department's findings. He stated the applicant is requesting to rezone +/- 41.55 acres at 3262 Ventura Boulevard from C-2 (Retail Commercial), SD-3 (Recreational Facilities), PSO (Professional Services), and R-2 (Single Family Residential) to Community Facilities (CF). The area proposed to be rezoned contains Windsor Park, the Evans Senior Center, and Grove City Safety and Service Department buildings. The proposed rezoning will unify the site under a single zoning district in which all existing uses are permitted while better aligning with the uses of the GroveCity2050 Plan.

Mr. Barr noted that the staff believes the proposed request meets all applicable Grove City 2050 principles and recommends Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted.

Mrs. Cindi Fitzpatrick, Public Service Director, City of Grove City, OH., was present to speak on the item. Mrs. Fitzpatrick mentioned that the rezoning is a cleanup effort to make sure all properties are in the correct zoning classification.

Mr. Farnsworth asked about the layout and mentioned that the entire site being rezoned encompasses the baseball fields. Mrs. Fitzpatrick responded that we are not combining the individual parcels with this, we are just changing the zoning. She mentioned that they are cleaning up the parcel lines for the Service Center because the parking lot encroached over parcel lines and that all properties will still be within the community facilities district, and it won't affect the ball fields.

Hearing no questions or discussion from Planning Commission or the public, Mr. Farnsworth moved to recommend approval of the Rezoning to City Council as submitted. Mr. Rauck seconded the motion, and the item was approved 5-0.

ITEM #3 – Gantz Park RecSchool – Final Development Plan

PID # 202401010011

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting approval of a Development Plan for a new 3,417-square-foot building in Gantz Park to accommodate the Grove City RecSchool program. The proposed building will be in the same area as the former barn, which has since been demolished. The 3,417-square-foot building will be 26' 6" tall from grade to the highest point. The building will be finished primarily with lap siding, and vertical board and batten siding. A cultured stone water table is proposed along the north, east, and west elevations. In addition to the varying finish materials, the building includes several architectural elements to provide aesthetic interest, including dormers on the north elevation, gables with cedar beams on all elevations, and cupolas. The south elevation, which faces Gantz Park will include a covered patio. The distributed application materials showed an asphalt shingle roof proposed, however since the distribution of the materials, the applicant has revised the building to include a metal roof. While a landscape plan was not provided with the application materials, the proposed building will have to meet the City's code requirements for landscaping.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with one stipulation regarding the roof.

Mrs. Cindi Fitzpatrick, Public Service Director, City of Grove City, OH., was present to speak on the item.

Mr. Titus asked how many kids the building would accommodate. Mrs. Kim Conrad, Parks and Recreation director, stated it could accommodate 150 kids.

Mayor Stage commented that the staff in the old facility were heavily involved in the planning of the project, and they worked with an architect to create something well-planned.

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 with the following stipulation:

1. The roof of the building shall be metal roofing in place of asphalt shingles.

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

Presentation: Southwest Regional Medical and Innovation Gateway Update

Mrs. Shields gave an overview of the background and goals for the Southwest Gateway, then asked Richard Donnelly, Tax Administrator with the City of Grove City, to give a brief overview of the economic and fiscal benefits anticipated from the area. Mr. Ryan Andrews, EMH&T, closed the presentation by reviewing the various phases of infrastructure planned for the area, including timing and anticipated costs.

Mayor Stage noted that another piece that is in discussion is adding an off-ramp, from southbound I-71 and an on-ramp to northbound I-71 to service Mount Carmel Hospital. He clarified that these ramps are not currently part of the scope

but that the intent is that they be further examined in the future. He also elaborated on the NCA, New Community Authority, which was mentioned as part of the presentation as being an important tool for this area.

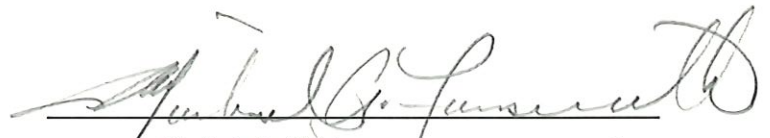
Mr. Rauck stated that he was pleased to hear that the ramps are being considered and feel they are a key component to our growth in the area and will be important to safely transport people to Mount Carmel Hospital.

Mr. Farnsworth asked Mr. Donnelly to clarify the average wages noted during his presentation. Mr. Donnelly noted that the figures noted are the city's current average salary.

There being no additional discussion, Chair Oyster adjourned the meeting at 2:10 p.m.



Terry Ellis, Development Assistant


Chair Julie Oyster
Michael Farnsworth
Vice chair