



MEETING MINUTES

Planning Commission

January 2, 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, 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; 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 requested approval for the December 5, 2023, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 4-0.

Officers for 2024 were nominated and approved. Mr. Rauck nominated Chair Oyster to be re-elected in her current position, and Mr. Farnsworth for Vice Chair. Mr. Titus seconded the nominations. The vote was unanimous, and Chair Oyster and Mr. Farnsworth accepted.

New Items:

ITEM #1 – Upper Deck Sports Bar Patio – Special Use Permit

PID # 202311220039

Mr. Barr presented the Development Department's findings. The applicant is requesting approval of a Special Use Permit for an outdoor seating area at the Upper Deck Sports Bar at 4067 Hoover Road. The proposed outdoor seating area will be located on the east side of the building facing Hoover Road. The patio is approximately 336 square feet. The hours of operation for the outdoor seating area will be 2 pm to 10 pm Sunday through Saturday. The outdoor seating area will be enclosed with black aluminum fencing and have black decorative bollards spaced 4 feet around the perimeter. The patio will have 6 black iron tables with 4 chairs at each table. Hanging planters will be located on the fence around the perimeter of the seating area. A portion of the patio extends into the existing fire lane along the east side of the shopping center. The applicant has indicated that the fire lane will be repainted to align with the existing lane along the front of building to the south. The proposed application meets all special use permit standards and GroveCity2050 guiding principles.

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

Trent Willis, TAW Sports Bar LLC, 4067 Hoover Rd., Grove City, OH., was present to speak on the item.

Mr. Farnsworth asked how pedestrians would access the sidewalk around the patio. Mr. Willis responded that there would only be one wheelchair-accessible gate to the north side of the sidewalk, and if you wanted to walk around the patio you would need to go into the parking lot.

Mr. Farnsworth asked about the patio hours of 2 pm to 10 pm without lighting. Mr. Willis added that they will probably close the patio area at dark, but it is a well-lit parking lot.

Ms. Kim Shields, Community Development Manager, clarified that staff had looked into the sidewalk crossing, because it is in the very northmost tenant space, it will have very little impact on the circulation of the shopping center.

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

ITEM #2 – 4371 Broadway — Rezoning

PID # 202310040033

Mr. Logan presented the Development Department's findings. He stated that the applicant requests approval 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. City Council approved a Preliminary Development Plan for the site at the November 20, 2023, meeting, with the understanding that a rezoning application would follow with a zoning text outlining requirements for future development on the site.

The property is currently zoned SD-4 (miscellaneous) which is limited in permitted uses. 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 and the uses outlined in the proposed zoning, align with the future land use goals and objectives outlined in GroveCity2050.

The submitted zoning text would permit the operation of the applicant's commercial flooring business, including retail and showroom space. In addition, the text permits other specialty trade contractors, limited retail, administrative and professional services, flex office space, medical-related services, and other uses as approved by City Council. All permitted uses are in line with the future land use designation of the site by the GroveCity2050 Community Plan. As shown on the Preliminary Development Plan, the existing parking lot and drive aisles are to be brought into compliance with code standards for setbacks, screening, and perimeter planting requirements. The existing gravel storage area at the rear of the site is permitted to remain until any future buildings or building additions are proposed at which time this area would be required to be paved and meet the city's grading and stormwater standards. The text requires that the fencing used to screen the rear storage area from Broadway be an opaque stained wooden fence. Additionally, based on feedback from City Council, the wooden opaque fencing is to extend along the northern property line to the end of the Skate America parking lot, to provide additional screening of the storage area.

Noting that the zoning text would result in development in line with the future land use goals and objectives for the area as shown in the GroveCity2050 Community Plan, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

Aleksandr Yakhnitskiy, Yak Consulting LLC, 1366 Dyer Rd., Grove City, OH, was present to speak on the item.

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 4-0.

ITEM #3 – Park and Elm– Preliminary Development Plan

PID # 202311150038

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting approval of a preliminary development plan to construct a triplex structure and a duplex structure on a 0.61-acre parcel at the corner of Park Street and Elm Street. The site is currently zoned IND-1 (light industry) and is proposed to be rezoned to PUD-R (planned unit development residential) with a future rezoning application, noting that the request would not conform with multiple requirements of the standard A-1 multi-family residential district.

The GroveCity2050 Community Plan Land Use and Character Map designate this parcel as a Town Center Core Neighborhood, which lists multi-family residential as a primary use. Two buildings are proposed on site, a duplex structure is proposed to front Elm Street, and a triplex structure is proposed to front Park Street. Both structures are proposed to be front-loaded, with driveways accessed off the public roadways. Structures are proposed to have front setbacks of thirty (30) feet. Side yard setbacks from the existing residential to the east are shown at six (6) feet, which is the same side yard setback required in the R-2 (single-family residential) properties to the east. The proposed site plan shows several deviations from the typical requirements of multi-family (A-1) district, including side or rear yard setbacks when adjacent to a single-family district (6 feet instead of 60 feet), density (8.16 units/acre instead of 8.0 units/acre) and parking (10 spaces instead of 12 spaces). Staff are supportive of these deviations, noting that the layout is in character with several other smaller-scale multi-family structures in the historic Beulah subdivision and that on-street parking is available on Park Street.

The duplex structure will contain two (2) two-bedroom units, each with a one-car garage. The triplex structure will contain three (3) two-bedroom units, each with a one-car garage, for a total of five units on the property. While architectural requirements and building materials will be finalized in the zoning text for the site during the rezoning application, project materials indicate that the proposed structures will be finished primarily in various vinyl siding types, with a stone veneer water table on elevations visible from the public right-of-way. The amount of stone shown on elevations is comparable to the multi-family townhomes approved for Beulah Park on the west side of Elm Street which will feature approximately 31% masonry on street-facing elevations. The remaining exterior finishes are also comparable in color and material to those approved for the Beulah Park townhomes and staff believe will provide an appropriate transition for the area.

Noting that the proposed development can meet all applicable standards and that the proposed development is in line with the future land use goals and objectives of the area per the GroveCity2050 Community Plan, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan as submitted.

Kerry Ferguson, KK Ferguson Group LLC dba K&K Builders, 5186 Ravine Creek Dr., Grove City, OH., was present to speak on the item.

Mr. Titus stated he believes the site plan is a creative way to deal with the challenges of the lot, but believes the architecture falls short of new development in the area. He stated the 5/12 roof pitch creates a garage-like appearance, and he would like to see more depth on the rooflines by increasing roof pitch.

Mr. Ferguson stated that he is open to increasing the roof pitch and believes the gable porches add curb appeal.

Mr. Titus stated he believes increasing the roof pitch similar to the Wilcox project on Orders Road would help, and he would like the façade to extend more out of the front to add depth to the buildings. Mr. Ferguson stated building offsets would make it difficult to meet building setbacks.

Mr. Rauck stated he also believes increasing the roof pitch would help and suggested that the roofline be broken up through the addition of cupolas at the ridgelines of each unit.

Mr. Titus stated the historic buildings in the area seem to have a 12/12 roof pitch with new development around 8/12 pitches and recommended something similar. Mr. Ferguson clarified that these are just architectural renderings, and asked if the Commission members had seen the other buildings he has built around town.

Chair Oyster clarified that this is just the Preliminary Development Plan and that this information will be useful for the next step in the process. She then asked if he had talked to any of the neighbors. Mr. Ferguson replied that he had not and that one is an industrial property, and the other is a rental that uses this lot as their parking lot.

Mr. Shamp suggested that if stipulations were being considered today, proposing a pitch on the roof could be one, and another stipulation could be regarding cupolas, or stipulations could be more general such as the applicant work with staff to provide renderings of architectural features to provide breaking up of the roof or something similar.

Mr. Titus moved to recommend approval of the Preliminary Development Plan to City Council with the following stipulations:

1. The roof pitch shall be changed to a minimum pitch of 8/12 for roofline and entranceways.
2. The applicant shall work with Development Department staff on the addition of cupolas or other architectural elements to break up the rooflines.

Mr. Rauck seconded the motion, and the item was approved 4-0.

ITEM #4 – Wright Graphic Design– Final Development Plan

PID # 202306280023

Mr. Logan presented the Development Department's findings. This application is for a development plan on Seeds Road consisting of two 6,000-square-foot buildings and associated site improvements on 1.99 acres. If the development plan is approved, the applicant will submit for a final engineering review and a site improvement plan to review the engineering of proposed site improvements.

The site will be accessed from a new curb cut onto Seeds Road. Upon entering the site, the primary building and parking will be located to the left, along the northern property line. A future building will be located to the south, along the southern property line, and a paved parking area is proposed between the two buildings. A total of fourteen (14) parking spaces are proposed, which are located adjacent to the northern building. Staff believe the number of spaces provided is adequate, based on conversations with the applicant. Two buildings are proposed on site, each measuring 60 feet by 100 feet. Materials indicate that the southern building is a future building and will be constructed later. The buildings will be finished primarily with metal wall panels, with black metal roofing and a faux-stone water table measuring 3 feet in height is proposed on the west elevations, fronting Seeds Road, of both buildings. However, to be consistent with the finishes required on other recent area developments, this 3-foot water table should be extended along the north and south elevations, replacing the gray metal panels, as these elevations will be visible from the public right-of-way. Black anodized storefront windows and doors are proposed on the west elevations of both buildings.

Noting that the proposed development is in line with the future land use goals and objectives of the area per the GroveCity2050 Community Plan, 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 three stipulations noted in the staff report.

Chris Wright, C&A Properties LLC, 1163 PO Box, Grove City, OH., was present to speak on the item.

Mr. Titus thanked Mr. Wright for all he does for the City of Grove City including his volunteer work for the Chamber of Commerce and Arts in the Alley.

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

1. The 3-foot faux stone water table shall be extended along the north and south elevations where visible from the public right of way.
2. All vehicular and pedestrian areas shall be illuminated to a minimum of 0.5 footcandles.
3. All lighting fixtures shall be oriented in a downward direction to reduce light spillover off-site.

Mr. Rauck seconded the motion, and the item was approved 4-0.

With no additional discussion, Chair Oyster adjourned the meeting at 1:57 p.m.



Terry Ellis, Development Assistant



Chair Julie Oyster