MEETING MINUTES
Planning Commission

April 2, 2024 – City Council Chambers

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

Roll was taken, and the following members were present: Mr. Jim Rauck, Ms. 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; Tami Kelly, Clerk of Council; Laura Scott, Planning and Zoning Coordinator; Ann-Marie McDonald, Jackson Township Fire Department.

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

Organizational Items:

Chair Oyster asked for approval of the March 5, 2024, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Ms. Wemlinger seconded the motion, and the minutes were approved 5-0.

New Items:

ITEM #1 – 3575 Grant Avenue – Lot Split **PID # 202403080016**

Mr. Barr presented the Development Department's findings. He stated the applicant is requesting approval to split .0165 acres from a 0.33-acre parcel at 3575 Grant Ave. The proposed parcels are zoned R-2 and were platted in 1892 as lots 17 and 18 of the Grant's Addition to Beulah subdivision. While the lots created by the proposed split will not meet the minimum lot size for a parcel zoned R-2, staff is supportive of the lot split as the split restores the platted configuration and is similar in size to other lots in the area and is supportive of setback variance(s) that may be needed to build a house on the new lot based on the context and existing housing of the area.

After review and consideration, the Development Department recommends Planning Commission approve the Lot Split as submitted.

Mr. Brent Goldbach, Gold Tree Ventures, LLC, 3947 Front St., Grove City, OH., 43123, was present to speak on the item.

Mr. Farnsworth asked if there would need to be a zoning change filed before developing the split. Mr. Barr replied that no zoning changes are needed, just possible setback variances, and that staff is supportive based on the character of the area and the date of the original plat.

Hearing no questions or discussion from Planning Commission or the public, Mr. Farnsworth moved to approve the Lot Split as submitted. Mr. Rauck seconded the motion, and the item was approved 5-0.

ITEM #2 – Southgate Business Park Lot 2 – Lot Split **PID # 202403130018**

Mr. Barr presented the Development Department's findings. He stated the applicant is requesting approval to split 4.7 acres from a 15.7-acre tract of land on the east side of Haughn Road, primarily located north of 5928 Haughn Road. The parcel is zoned IND-1 (Light Industry), and the proposed split will create a lot that meets the lot requirements for a Light Industry (IND-1) parcel. The applicant stated the reason behind the lot configuration is to accommodate future roadways as shown on the Grove City Thoroughfare Map.

After review and consideration, the Development Department recommends Planning Commission approve the Lot Split as submitted.

Mr. Floyd Wicks, WM1 Corporation, 2699 Fair Ave., Bexley, OH., 43209, was present to speak on the item.

Mr. Rauck asked staff if they had anything showing the future road potential layout. Mr. Barr responded there is a map displayed on the presentation slides showing a green dotted line where the future road will be.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Titus moved to approve the Lot Split as submitted. Mr. Rauck seconded the motion, and the item was approved 5-0.

ITEM #3 – Byers Chevrolet – Development Plan Amendment **PID # 202402290014**

Mr. Barr presented the Development Department's findings. He stated the applicant is requesting approval of a Development Plan Amendment for a new parking lot at Byers Chevrolet at 5841 North Meadows Dr.

Development plans were approved for Byers Auto in 2014 and the pre-owned center in 2018. After the development plan amendment, the project will continue to the final engineering review. This application is for an approximately 28,000 square feet, 77-space parking lot addition that is located on the north side of the Byers pre-owned building and car lot along I-71.

A photometric plan was provided showing compliance with code requirements. The proposed light fixtures will be white downcast LEDs to match the existing lights on the Byers Chevrolet properties. Landscaping will be added to the proposed parking lot in the form of trees and shrubs located around the perimeter. A deviation from the landscaping requirements along I-71 was approved by City Council as part of the development plans for the two previous Byers developments and staff is supportive of this landscape deviation for the parking lot addition. Additionally, staff are supportive of a deviation from the landscape requirements along the eastern side of the parking lot, noting the existing use and potential future development.

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

Mr. Matthew Stypula, EMH&T, 5500 New Albany Rd., Columbus, OH., 43054, was present to speak on the item.

Mr. Farnsworth asked if the new parking lot would be a mix of customer and Byers inventory. Mr. Stypula replied that it would only be Byers inventory.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Rauck moved to make a recommendation of approval of the Development Plan Amendment to City Council with the following deviation:

1. A deviation shall be granted to waive the parking lot perimeter planting requirements along the west and east sides of the parking lot.

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

ITEM #4 – Hoover Road Medical Parking Expansion – Development Plan Amendment PID # 202402280015

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting approval of a Development Plan amendment to allow for the addition of 23 parking spaces in front of 5775 Hoover Road.

In 2021, City Council approved a Development Plan for the site which included a drive aisle running between the parking area and Hoover Road, intending to provide connectivity to the parcel to the north; however, the approved plan included no parking spaces along this drive aisle, and the development plan amendment would allow for the addition of spaces to this drive aisle. The amendment would add 23 parking spaces along the existing drive aisle. Materials indicate that the existing plantings that screen the east side of the parking area will be relocated between the new parking row and Hoover Road to provide the required screening.

The proposed development plan amendment requires a deviation from the zoning text for the site to install a second double-loaded parking aisle between the building and Hoover Road. However, the proposed parking would align with the Balanced Family Academy parcel to the south which includes a second row of parking, and the future Balanced Family Academy addition to the north which also includes a parking aisle along Hoover Road. The addition of parking spaces along this drive aisle will match the built character of the adjacent parcels while increasing the parking capacity for the existing medical tenants, as materials indicate that the site currently experiences parking difficulties that impact neighboring properties. The proposed Development Plan amendment meets all applicable GroveCity2050 criteria while resulting in improvements in character with adjacent parcels.

Mr. Logan concluded after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment with deviation noted in the staff report.

Mr. Ross Niekamp, Connect CDC, LLC, PO Box 360445, Columbus, OH., 43236, was present to speak on the item.

Mr. Rauck asked that the curbing along parking spaces 1, 22 & 23 be modified to include a radius instead of the 90-degree edge shown on plans. Mr. Niekamp responded that this can be changed.

Mr. Rauck moved to add a stipulation to modify the radius of the curbs at parking spots 1, 22 & 23. Mr. Titus seconded the motion. The motion was approved 5-0.

Ms. Ann-Marie McDonald, Jackson Township Fire Department asked that the parking lot be extended two feet closer to Hoover Road so the existing drive aisle could be widened to 26 feet to allow for easier fire truck access. Mr. Niekamp replied that they would work with the city.

Ms. Kim Shields responded that staff would need to look into setback requirements along Hoover Road before any changes. She stated that the drive aisle meets the minimum width requirement of 24 feet per the zoning text and the width set with the originally approved development plan for the site, and that this application is only adding parking to the existing drive aisle.

Chair Oyster asked Mr. Niekamp to work with the city in regard to the width.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Titus moved to make a recommendation of approval of the Development Plan Amendment to City Council with the following deviation and stipulation:

1. A deviation to section V(B)(c)(iv) of the approved zoning text shall be approved to allow for a second double-loaded parking aisle to be located between the building and Hoover Road.

2. The 90-degree curbing at parking spaces 1, 22 and 23 shall be modified to include a radius.

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

There being no additional discussion, Chair Oyster adjourned the meeting at 1:47 p.m.

Terry Ellis, Development Assistant

Julie Oyster, Chair