



MEETING MINUTES

Planning Commission

March 5, 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, Mr. Michael Farnsworth, and Mr. Larry Titus, absent Chair Julie Oyster. Staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Senior Planner; Terry Barr, Development Planner; Terry Ellis, Development Assistant; Steven Smith, Law Director; Tami Kelly, Clerk of Council; Laura Scott, Planning and Zoning Coordinator; Matt Dicken, Public Service Superintendent; Council member Jodi Burroughs; Christopher Hite and Ann-Marie McDonald, Jackson Township Fire Department.

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

Organizational Items:

Vice Chair Farnsworth asked for approval of the February 6, 2024, Planning Commission meeting minutes. Mr. Titus moved to approve the minutes. Ms. Wemlinger seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 – Park and Elm – Rezoning

PID # 202402010010

Ms. Wemlinger recused herself due to a conflict of interest.

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting approval to rezone 0.61 acres from IND-1 (Light Industrial) to PUD-R (Planned Unit Development - Residential) with a zoning text. A Preliminary Development Plan for the construction of a duplex and triplex structure on the site was approved by City Council at the January 16th, 2024, City Council meeting, with two stipulations. A zoning text is included with the rezoning request to establish the standards for the development of the site, noting that the request would not conform with multiple requirements of the standard A-1 multi-family residential district. A Final Development Plan application has been submitted concurrently with the proposed rezoning, showing the site layout, and building architecture in compliance with the proposed PUD zoning text.

The GroveCity2050 Community Plan Land Use and Character Map designates this parcel as a Town Center Core Neighborhood, which lists multi-family residential as a primary use. Town Center Core Neighborhood also promotes a variety of building types and housing, with both on-street and off-street parking. The zoning text permits one (1) duplex structure and one (1)

triplex structure for a total of five (5) dwelling units on site. Each unit is required to have at minimum a one-car attached garage. Setbacks established in the zoning text are identical to those of other area properties. Architectural standards are included in the text to ensure high-quality development on site. The text states that the elevations fronting Park Street and Elm Street must contain at least three architectural elements per elevation. These elements were selected based on other area homes to create a structure in character with existing residences.

The proposed rezoning is in line with the land use identified for the site in the GroveCity2050 Community Plan, and that the standards established in the zoning text for the site will result in a quality development in character with the surrounding area.

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

Mr. Kerry Ferguson, KAJ Properties, LLC, 1384 Cascade Dr., Grove City, OH., 43123, was present to speak on the item.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to make a recommendation of approval of the Rezoning to City Council as submitted. Mr. Rauck seconded the motion, and the item was approved 3-0.

ITEM #2 – Park and Elm – Final Development Plan

PID # 202402010009

Ms. Wemlinger recused herself due to a conflict of interest.

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting approval of a development plan to construct a duplex and triplex structure on a ±0.61-acre parcel at the southeast corner of Park Street and Elm Street.

City Council approved a Preliminary Development Plan for the site in January of 2024 with two stipulations that stated the roof pitch be changed to a minimum pitch of 8/12 and that the applicant works with the Development Department on the addition of cupolas or other elements to break up the rooflines of proposed structures. 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. Both 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 Preliminary Development Plan was approved with two stipulations regarding building architecture that stated the roof should be increased and that the applicant work with the Development staff on the addition of cupolas or other elements to break up the rooflines. The applicant has worked with the city towards addressing these stipulations through the addition of dormers on both structures to break up the massing of the rooflines. Additionally, the applicant has increased the pitch of the roof from a 6/12 pitch shown on the preliminary development plan to a 7/12 pitch. The applicant has stated in application materials that they do not believe the 8/12 pitch stipulated is appropriate for their proposed building, as they believe the 8/12 pitch would present too much roof and result in a design that does not look balanced. The proposed plan is in line with area development and will result in quality development, while also aligning with the goals and objectives outlined in the GroveCity2050 Community plan.

Mr. Logan concluded after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development as submitted.

Mr. Kerry Ferguson, KAJ Properties, LLC, 1384 Cascade Dr., Grove City, OH., 43123, was present to speak on the item.

Mr. Titus thanked Mr. Ferguson for making improvements to the plan since the Preliminary Development Plan was before Planning Commission.

Mr. Farnsworth asked about the east and south elevations having shutters but not the other elevations. Mr. Ferguson replied that the shutters are on the sides that are exposed to the streets, and the rear elevations do not include shutters because they cannot be seen from the road.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Rauck moved to make a recommendation of approval of the Final Development Plan to City Council as submitted. Mr. Titus seconded the motion, and the item was approved 3-0.

ITEM #3 – Frazier Business Center – Final Development Plan

PID # 202401300003

Mr. Logan presented the Development Department's findings. He stated the applicant is requesting approval of a development plan for a 12,000-square-foot flex building and associated site improvements on a 2.24-acre parcel on Haughn Road.

The property was annexed into the City in 2022 with an IND-1 (Light Industry) zoning. If the Development Plan is approved by City Council, the applicant can submit it for Final Engineering Review and all necessary permits. The site will be accessed from Haughn Road, and the entrance drive is to mirror the alignment of a future public roadway to be installed in the area. The parking area is located to the right upon entering the site, between the proposed building and Haughn Road, with a total of 27 spaces provided. A loading area is shown at the rear of the building, accessed off the site entrance drive. A 12,000-square-foot building is proposed on site, measuring approximately 150 feet by 80 feet. The elevations provided indicate the proposed building will have a maximum height of 24 feet. The building will be finished primarily with insulated metal wall panels which include a stucco texture. Vertical accent bands are proposed on the building, and a thin brick water table approximately 4 feet in height is proposed along the northern, western, and southern elevations. Black aluminum doors and windows are proposed along the western and northern elevations. The materials board provided by the applicant shows larger windows and storefront areas around the proposed doors than what is shown on the elevations. The building should utilize the type of door and window system shown on the material board, which will provide more window area and further break up the façade of the building. Additionally, to provide additional architectural interest and further break up the façade of the building, black canopies or awnings should be installed above the building entrances on the northern and western elevations.

A landscaping plan was provided with the application materials, showing landscaping will be installed around the site, generally in compliance with the code requirements. However, the evergreen shrubs proposed to screen the parking lot from Haughn Road are shown at an initial height of 24" where code requires this screening to be a minimum of 36" at the time of planting. To comply with the code requirement, the evergreen shrubs screening the parking lot from the public right-of-way will need to be a minimum of 36" at the time of installation. While proposed trees are currently shown along the south property line, the plantings do not meet the code requirements and should be replaced with evergreen trees meeting code requirements. Additionally, plans show a six-foot-tall wooden fence along the entirety of the southern property line, which should be removed from the plans as it is not necessary, noting that the property to the south is zoned a compatible district in Jackson Township. The proposed development aligns with the goals and objectives outlined in the GroveCity2050 Community plan, while also aligning with the long-range goals for the area outlined in the Southwest Regional Medical and Innovation Gateway.

Mr. Logan concluded 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 four stipulations noted in the staff report.

Mr. Matthew Frazier, Frazier General Contractors, LLC, 5220 Nike Dr., Hilliard, OH., 43026, was present to speak on the item.

Mr. Titus asked if the west elevation faces Haughn Road, and wanted clarification on if the proposed doors would be facing Haughn Road. Mr. Frazier replied that the west elevation does face Haughn Road, but the garage doors are on the east elevation, facing I-71.

Mr. Rauck asked how big the proposed overhead doors would be. Mr. Frazier responded that they measure 14' by 14'.

Mr. Farnsworth asked for clarification on the rear parking and loading area, noting that the area does not include striping or spaces. Mr. Frazier replied that the area will be used more for operational use, like a drive-through to access the rear of the building for things like dropping off equipment for the businesses to operate out of, not for permanent parking.

Mr. Rauck asked what the reserved septic field is for in the drawings. Mr. Frazier replied that it is for a temporary septic field, and that in the future when sanitary is available to the site, a connection will be made to the public line.

Mr. Frazier also stated that they would prefer not to include plantings along the septic field but would install once a connection is made to public sanitary. Mr. Frazier continued that he brought updated building elevations which include the larger storefronts and metal awnings per recommendations.

Ms. Kim Shields, Community Development Manager clarified that she would like to continue conversations with the applicant regarding the request to not plant any landscaping on the south side near the septic field, to ensure all factors are being considered noting the visibility of the south elevation from Haughn Road.

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

1. Metal canopies or awnings shall be installed above the building entrances on the north and west elevations to break up the building façade.
2. Larger windows and storefronts shall be installed around all proposed doors on the north and west elevations.
3. The evergreen shrubs screening the parking lot from Haughn Road shall be a minimum of 36" at the time of installation.
4. The six-foot-tall wood slat privacy fence shown along the southern property line shall be replaced with evergreen trees planted per code requirements.

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

ITEM #4 – Broadway Fireplace & Decor – Special Use Permit – (Outdoor Sales)

PID # 202402050012

Mr. Barr presented the Development Department's findings. He stated this proposal is for a Special Use Permit for outdoor sales at Broadway Fireplace & Decor at 3827 Broadway. The proposed approximately 280 sq. ft. outdoor sales area will be located on the south side of the building on an existing parking lot island. The sale area will be used to display products for sale including grills, outdoor fire pits, and accessories, and will not have any signs or lighting to draw attention to the products displayed outside. The outdoor sales area will be operating Monday to Sunday 8 am to 7 pm.

The proposed development meets all Special Use Permit Standards and Grove City 2050 guiding principles.

Mr. Barr concluded 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.

Mr. Jeremy Johnson, Broadway Fireplace & Décor, 3827 Broadway, Grove City, OH., 43123, was present to speak on the item.

Mr. Titus clarified that Mr. Johnson had already been using the space for displaying items and was just getting certification. Mr. Johnson responded yes.

Hearing no further questions or discussion from Planning Commission or the public, Ms. Wemlinger moved to make a recommendation of approval of the Special Use Permit to City Council as submitted. Mr. Titus seconded the motion, and the item was approved 4-0.

ITEM #5 – Plates and Pints – Special Use Permit – (Outdoor Seating)

PID # 202401310007

Mr. Barr presented the Development Department's findings. He stated this proposal is for a Special Use Permit for outdoor seating at Plates and Pints at 4008 Broadway. The proposed approximately 450 sq. ft. seating area will be located on the east side of the building and will be enclosed with 4-foot black aluminum fencing with hanging planter boxes and hanging string lights. Four black decorative bollards are spaced 4 feet between the fence and the parking spaces. The outdoor seating area will be accessed from a non-locking gate near the parking lot and will have 6 black iron tables, each with 4 seats and a black umbrella. The hours of operation for the outdoor seating area will be 11 am to 10 pm Monday to Thursday, 11 am to 12 pm on Friday, 9 am to 12 pm on Saturday, and 9 am to 10 pm on Sunday. Speakers will be in use on Friday from 11 am to 11 pm, Saturday from 9 am to 11 pm, and Sunday from 9 am to 10 pm.

The proposed development meets all Special Use Permit Standards and Grove City 2050 guiding principles.

Mr. Barr concluded 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.

Ms. Victoria Palka, Broadway Plates and Pints, 4008 Broadway, Grove City, OH., 43123, was present to speak on the item.

Mr. Rauck commented that it's a great use of space, and Ms. Wemlinger stated she's happy that they're able to do this.

Mr. Farnsworth asked about the bollard location and if any were needed along the north side of the patio between the parking lot. Ms. Palka responded that they could add some if needed. Mr. Terry Barr, Development Planner responded that based on the staff's review of the angle of the parking spaces and the width of the area directly adjacent to the parking lot, four bollards would be adequate based on the size of the patio.

Ms. Ann-Marie McDonald, Jackson Township Fire Dept. said that based on the fire code, more bollards would be required. She estimated three or possibly four more would be needed, but that once they have measured, they will be able to calculate how many will be needed.

Mr. Titus moved to add a stipulation to work with Jackson Township Fire Dept and the Development Department to add additional bollards to the north side of the patio area. Mr. Rauck seconded the motion. The motion for the stipulation was approved 4-0.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Titus moved to make a recommendation of approval of the Special Use Permit to City Council with the following stipulation:

1. The applicant shall work with Jackson Township Fire and the Development Department to determine the appropriate number of bollards to install on the north side of the patio area.

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

ITEM #6 – Moo Moo Express Car Wash – Special Use Permit (Car Wash)

PID # 202401300005

Mr. Barr presented the Development Department's findings. He stated this proposal is a Special Use Permit for a Moo Moo Car Wash at 3019 Turnberry Ct. This application is for the Special Use Permit to review the use. Following will be the final development plan and Site Improvement Plan. The car wash will operate from 7 am to 8 pm Monday to Saturday and from 9 am to 6 pm on Sunday. The car wash is proposed to have two stacking lanes located on the north side of the site that wrap around the building with stacking for 32 vehicles. A "bail-out" lane is located near the entrance to the carwash. Signage on the site will include "Do Not Enter" signs and pavement markings at the exit of the car wash building and the bail-out lane. The car wash will have 21 vacuum stalls along the drive aisle south of the structure that is cylindrical in shape and have a black finish, and the applicant has provided material stating that no speakers projecting music or other noise will be used on the site. The proposed kiosks are like the ones at the Moo Moo Express Car Wash on London Groveport Road with canopies, pay stations, and gates. Canopies will have a brick base with white pillars and a roof. While other area locations include signage on kiosk gates, these signs were not shown on the materials approved with the development plans or special use permits and staff is not supportive of any signs on the kiosk gates.

The proposed development meets all Special Use Permit Standards and Grove City 2050 guiding principles.

Mr. Barr concluded 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 one stipulation noted in the staff report.

Mr. Andy Schall, Kimley-Horn and Associates, Inc., 7965 N. High St., Ste. 200, Columbus, OH., 43235, was present to speak on the item. Mr. Schall added that his clients feel that the kiosk gate advertising is important since they don't have a walk-in store to advertise in and that it's behind the building and well-screened by landscaping.

Mr. Farnsworth asked if the two other Moo Moo sites in the City have gate signage. Mr. Joe Bertucci, Moo Moo Car Wash, 13375 National Rd. S.W., Reynoldsburg, OH., could not verify that the signage was on the kiosk gates.

Ms. Shields, Community Development Manager, responded that from the materials submitted on the two existing washes in the city, no signage was shown, and it was not approved as part of the materials for the other Moo Moo sites in Grove City.

Ms. Wemlinger asked if it was on the gates now. Ms. Shields replied that the existing locations do have signage on the gates, but it was not shown as part of the approved materials, and that staff does not believe them to be appropriate which is why the stipulation is recommended with this application that they not be approved for the proposed location.

Mr. Rauck stated he liked how they softened and opened up the radius on the curbing.

Mr. Christopher Hite, Jackson Township Fire Marshal, asked the height of the overhead arm on the kiosks. He stated they would like it to be no lower than 13'6" so that a ladder truck can go under them in case of emergency. Mr. Bertucci responded they could make it happen. Mr. Titus asked if that bar height is the height limit on what vehicles can go into the car wash. Mr. Bertucci stated they can still have a lower bar on chains that would hit a taller vehicle, warning them it's too high while keeping the kiosk set structure bar high enough for fire trucks to pass through.

Mr. Titus moved to add a stipulation to raise the height of the kiosk bar in the outside lane to 13'6" so that Jackson Township Fire Department could pass a ladder truck through for emergency access with a bar hanging down to alert cars of the car wash height restrictions. Mr. Farnsworth seconded the motion. The motion for the stipulation was approved 4-0.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Titus moved to make a

recommendation of approval of the Special Use Permit to City Council with the following stipulations:

1. No signage or advertising shall be placed on kiosk gates.
2. The kiosk canopy shall be raised on the outside lane to a minimum of 13'6" to allow JTFD apparatus to pass for emergency access, with a bar hanging to alert cars to height restrictions for the carwash.

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

ITEM #7 – Moo Moo Express Car Wash – Development Plan

PID # 20240130004

Mr. Barr presented the Development Department's findings. He stated this proposal is a Development Plan for a Moo Moo Car Wash at 3019 Turnberry Ct. This is the development plan to review the building and site layout. Following will be the Site improvement plan to review engineering. The proposed car wash is in the northwestern section of the site. Stacking lanes will start to the right of the access drive and wrap around to the car wash entrance. A photometric plan was provided showing the proposed lighting for the car wash. To create a cohesive appearance with other area developments, all exterior fixtures should match the character and color of the site lighting fixtures used on the Turnberry Retail Center and Sherwin Williams developments. All wall-mounted and site lighting fixtures shall be bell-shaped and finished in black. Additionally, the proposed photometric plan does not meet the 0.5 footcandles for all vehicle and pedestrian areas, and fixtures should be added along the queuing lanes to provide adequate lighting. The proposed building is approximately 3,600 square feet and measures 32'2" at the highest point. The building is finished with hardie board and batten siding (white), a brick water table (reddish brown), and asphalt shingles (grey).

A landscape plan was submitted showing proposed landscaping in compliance with code requirements including trees, parking lot, and service structure screening. The proposed development meets all Grove City 2050 guiding principles.

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

Mr. Andy Schall, Kimley-Horn and Associates, Inc., 7965 N. High St., Ste. 200, Columbus, OH., 43235, was present to speak on the item.

Mr. Chirag, of Buckeye Car Wash and Lube, 3118 Broadway, Grove City, OH., stated he's part of a small family-run business operating in a similar industry, asking what things were considered by the Development Department and Planning Commission knowing there's a car wash within less than a half mile away. He feels more business and development is great for the city overall. He wondered if in the future they would be notified or consulted. Ms. Shields responded that in respect to notifications, signage is put out for every application, it is also posted on the city's website. In terms of placement of specific uses, car washes are not permitted by right in any district and require special use permits, and the districts in which you are allowed to apply for a special use permit are limited. In terms of the proximity of one kind of business to another, there's nothing in the code that speaks to that. The staff looks at the appropriateness of the use based on car stacking capacity, any potential negative impact on public right of way, and safety of the surrounding area in the review of the special use permit application, but that the proximity to similar business is market driven.

Hearing no further questions or discussion from Planning Commission or the public, Ms. Wemlinger moved to make a recommendation of approval of the Development Plan to City Council with the following stipulations:

1. All site lighting fixtures shall be bell-shaped with a black finish, like those used in the Turnberry Retail Center to the south.

2. The photometric plan shall be updated with additional fixtures to meet the code requirement of 0.5 footcandles for all vehicle and pedestrian areas.

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

ITEM #8 – Jackson Township Maintenance Buildings – Development Plan

PID # 202401310008

Mr. Rauck recused himself due to a conflict of interest.

Mr. Barr presented the Development Department's findings. He stated this proposal is a Development Plan for a new 10,000-square-foot maintenance building at the Jackson Township Complex at 3756 Hoover Road. This is the development plan to review the building and site layout. Following will be the site improvement plan to review engineering. This proposed maintenance building is located behind Jackson Township's Administration Building and will be in the eastern portion of the site in the same location as an existing 4,336-square-foot building that will be removed. The proposed building is 10,000 square feet and measures 27 feet in height. The building will be finished with similar materials to existing buildings on the site. The building will have four 14' x 14' overhead doors allowing full access through the building. A fifth 14' x 14' overhead door is located on the south side of the building for a smaller bay along with office and break room areas. The proposed development meets all Grove City 2050 guiding principles.

Mr. Barr concluded after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan as submitted.

Mr. Jason Cottrell, 3351 McDowell Rd., Grove City, OH., 43123, was present to speak on the item.

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 to City Council as submitted. Mr. Farnsworth seconded the motion, and the item was approved 3-0.

There being no additional discussion, Vice Chair Farnsworth adjourned the meeting at 2:16 p.m.



Terry Ellis, Development Assistant



Michael Farnsworth, Vice Chair