MEETING MINUTES
Planning Commission

November 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, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus. Staff members present: Dash Logan, Senior Planner; Terry Barr, Planner; Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Jesse Shamp, Frost Brown Todd; Laura Scott, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Kevin Teaford , Safety Director.

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

Organizational Items:
Chair Oyster asked for approval of the October 8, 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 – Hickory Creek Section 1 – Plat **PID # 202410010046**

Mr. Barr presented the Development Department's findings. He stated that the applicant requests approval for the Hickory Creek Section 1 Plat. The property was rezoned, and the final development plan was approved in 2022. This proposed Plat for Hickory Creek Section 1 contains 40 lots, 4 reserves and dedicated right-of-way for new roadways on 14.305 acres.

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

Tyler Jackson, Kimley-Horn, 7965 N. High Street, Columbus, 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 Plat to City Council as submitted:

Ms. Wemlinger seconded the motion, and the item was approved 5-0.

ITEM #2 – 4371 Broadway – Final Development Plan **PID# 202410020047**

Mr. Barr presented the Development Department's findings. He stated that this proposal is for a Development Plan for 4371 Broadway. The preliminary development plan was approved in 2023, and the property was rezoned to PUD-I in 2024. 4371 Broadway is the previous site of Suburban Propane. The site has two existing buildings, one in the front of the site, and one in the middle of the property. These existing buildings are to remain, and the applicant has indicated that improvements will be made to both buildings including paint and façade repairs.

There are two structures proposed. A 10,000-square-foot building located along the northern property line and a second building proposed to be a 9,750-square-foot building near the site's western edge. The site includes 14 parking spaces in the front portion of the property, which exceeds the number of spaces required per code. The applicant provided a fire apparatus maneuverability plan showing routes through the site, which shows the apparatus route overlapping with the two parking spaces closest to Broadway. To ensure safe site access in an emergency, the two parking spaces closest to Broadway should be removed based on potential conflicts between parked and emergency vehicles. Two sliding gates will provide access to the rear of the site. The proposed sliding gates will be opaque wood on a metal frame and finished or painted to match the proposed buildings. When fully opened, the gates will slide in front of the existing building and be screened by the proposed row of arborvitae. Additionally, per the zoning text, a wooden fence will be installed along the northern property line as screening. The rear of the site is proposed to be paved and will provide access to the new buildings. Code requires a drive aisle and pavement setback of 20 feet with landscaping for truck areas adjacent to compatible uses, and the site plan provided shows a proposed setback of 6.5 feet along the southern property line with no landscaping. Staff supports a deviation to the side yard pavement setback and landscaping required by code, noting that the development on site, will screen the rear portion of the property and the south property line from Broadway.

Both buildings will be 18 feet in height at the highest point and will be constructed of dark gray steel with a light gray metal roof. The 10,000-square-foot building includes one 12-foot-high overhead door on the east façade facing Broadway and two overhead doors on the southern elevation within the enclosed portion of the site. The applicant has indicated that the building will be used for storage and customer pick-up only. The 9,750- square-foot building includes six (6) overhead doors and 3-man doors along the eastern façade, which will be white. A landscape plan was provided showing a variety of landscaping throughout the site, including trees and shrubs. Per code, the site must have 16 trees planted based on the perimeter of the proposed buildings, and the plan submitted shows that 11 trees are proposed. While the proposed number of trees is less than code requirements, staff supports a deviation to reduce the number of required trees from 16 to 11, noting that the applicant is preserving the existing tree stand along the western property line.

The approved zoning text requires that parking areas comply with setbacks, screening, and perimeter plantings standards, which requires a landscaped area to be installed along the north edge of the parking area and drive aisle between Broadway to the proposed building. After working with the applicant and noting the existing site conditions, which include overhead power lines and existing pavement setbacks, staff recommends an additional deviation to reduce the required 10-foot parking setback along the north property line to minimize the impact on the Skate America parking lot, while still allowing adequate green space for plantings. A proposed buffer will be extended to the property line allowing for landscaping along the north side of the parking lot. The applicant has indicated agreement to installing an arborvitae row within the buffer area and will continue to work with the City's Urban Forester to determine final number and location of plantings.

Mr. Barr concluded by noting that the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Final Development Plan with the deviations and stipulations noted in the staff report with the one additional deviation regarding the setback from the north property line.

Jeff Lonchar, CESO, 4371 Broadway, Grove City, OH., was present to speak on the item and answer any questions.

Mr. Titus mentioned that he has worked with Viktor and Vic's Flooring and thanks him for the investment in Grove City.

Ms. Ann-Marie McDonald, Jackson Township Fire Department (JTFD), mentions that the western building exceeds a perimeter of 300 feet which exceeds the distance permitted in Ohio Fire Code and an access drive would need to be installed.

Ms. Shields mentioned that the City will work with JTFD and the applicant to ensure safe access but is hesitant to set specific requirements about fire lanes, noting that the site is close in terms of impervious surface as it relates to stormwater management and adding a lane could change the site layout. She asked to allow for further discussion to take place during the site improvement plan review with the City and JTFD to resolve the issues without setting a specific stipulation. She also noted that the Development Department has had discussions with the Safety Director, Kevin Teaford, and asked that he speak with any additional information.

Mr. Kevin Teaford, mentioned that the Safety Department is reviewing the issues and will work with JTFD and the City throughout the review process.

Hearing no additional questions or discussion from Planning Commission or the public, Mr. Titus noted the city's agreement to continue working with the Fire Department to address any safety issues with the project, then moved to recommend approval for the Final Development Plan to City Council with the six (6) noted deviation and stipulations:

1. A deviation shall be granted from Section 1136.06(b) to reduce the required 20-foot drive aisle setback by 13.5 feet for a total drive aisle setback of 6.5 feet and waive the landscape planting requirements along the southern property line.
2. A deviation from Section 1136.09(a)(4) shall be granted to reduce the number of trees required, based on the total footage of the building perimeter, from 16 to 11.
3. The applicant shall work with the City's Urban Forester to determine appropriate plantings for the planting area shown along the northern property line.
4. Site lighting shall be added to the existing building and front parking area, meeting the 0.5 footcandle requirement outlined in code.
5. The two parking spaces closest to Broadway at the northernmost curb cut shall be removed to ensure safe site access.
6. A deviation shall be granted to reduce the required 10-foot parking setback along the north property line to minimize the impact on the Skate American parking lot, while still allowing adequate space for plantings.

Ms. Wemlinger seconded the motion, and the item was approved 5-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 1:45 p.m.

Kim Shields, Community Development Manager

Julie Oyster, Chair