



MEETING MINUTES

Planning Commission

Tuesday, November 19, 2019 – Special Meeting

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

Chair Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Ms. Julie Oyster, Mr. Mike Linder, Mr. Larry Titus and Mr. Jim Rauck. Dr. John Dubos was absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost, Brown and Todd; Jimmy Hoppel, Development Planner; Tami Kelly, Clerk of Council; Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Dash Logan, Development Intern and Mary Havener, Development Assistant.

Chair Oyster noted a quorum was present.

ITEM #1 – Beulah Park (Subarea E) – Development Plan

PID #201910020057

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a Development Plan to construct the first portion of Beulah Park Subarea E, located in the western portion of Beulah Park including a secondary access point from Demorest Road into the development. The remaining portion of Subarea E will be included on a separate development plan for review.

The roadways through this portion of Subarea E were previously reviewed as part of the greater Beulah Park Phase 1 Roadway plan approved in August 2018. The development plan is the second step, with the plat for this first portion of the subarea following.

A total of 52 lots are proposed as part of this development, the majority of which conform with the lot requirements of the approved Beulah Park zoning text. Lots 88 and 89 are above the maximum lot width size of 75-feet in the Beulah Park Zoning Text, by three feet for total widths of 78-feet; however, deviations can be approved by City Council through a final development plan, per the Zoning Text. Staff is supportive of the deviation as the request is minor and will allow some additional space to accommodate side loaded garages on the properties.

Two reserves are shown along the western edge of the site. In order to screen this development from existing homes along Demorest Road, the applicant has agreed to install evergreen trees within these reserves; however, an exhibit showing the location and details for the trees will need to be provided.

Four different home models have been proposed on the site (Fifth Avenue, Boardwalk, Park Place and Woodward), which will meet the majority of the standards in the Beulah Park Zoning Text; however, a number of deviations are requested to the Building Requirements section of the Text.

Overall, the homes provide some variation in general architectural style; however, they ultimately reflect a similar layout with a two-car front-loaded garage and an “L-shaped” front porch with the front door set back from the primary, front façade. In staff’s opinion, additional home models should be submitted to create greater variety within the subarea. New home models should provide greater variation in the layout of the homes such as the location of porches, garages, and the general architectural style.

The Beulah Park zoning text requires that all single-family homes within the development utilize four-sided architecture- specifically, that the same material is used on the sides and back of buildings as those used on the building’s front façade. Staff does not believe that the submitted elevations meet this requirement and recommends additional details including masonry, bump-outs, bay windows, or other features be shown or noted on the elevations.

A deviation is requested to permit two-car garages to encompass 46 percent of the home’s front façade width, one percent above the maximum permitted 45 percent in the Zoning Text. Additionally, the applicant is requesting a three-car, front-loaded garage for lot 131 only, resulting in 54 percent of the home’s front façade to be garage. Staff is supportive of granting the deviation for the 46 percent as it will provide some additional space to accommodate two vehicles and is minor; however, staff is not supportive of granting a deviation for the 54 percent maximum for a front-loaded three-car garage. In staff’s opinion this deviation does not meet the intended character for single-family homes in the Beulah Park development, promoting “New Urbanism” with pedestrian-oriented streetscapes and front porches.

The Zoning Text requires that no single-family home has exposed concrete block or poured concrete, and the applicant is requesting a deviation to allow this requirement to be waived when the foundation exposed is six-inches in height or less. Staff is supportive of a deviation from this requirement as long as some treatment such as a stamped brick or stone design is included on the exposed portions.

A fourth deviation is requested to reduce the required setback between the garage and primary building façade from two feet to one foot for the Boardwalk home model. Staff is not supportive of this deviation as this standard was created to highlight the front porches of homes and minimize the prominence of the garage, as well as allow for more differentiation and architectural details on the homes.

Staff believes that with updates to the proposed home models to better meet the intent of the Zoning Text and Beulah Park development that all of the PUD Criteria in Section 1135.14 can be met.

While the proposed development meets some of the criteria of the GroveCity2050 Guiding Principles, as with the PUD Criteria, staff believes that the remaining criteria can be met with some updates to the proposed home designs.

Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the development plan with the three deviations and three stipulations outlined in the staff report.

Mr. Don Plank, Plank Law Firm was present to speak to the item. Mr. Plank proceeded to give an update on Beulah Park. He stated that the roadway system for Phase 1 has been constructed except for returning in the spring to do an over-coating on all of the roads. They are currently doing site work on for the apartments in Section H, there has been a groundbreaking on the condo site for Epcon and this Development Plan is a review for Section E with Pulte Homes, who is in contract to purchase the property.

Mr. Plank continued that they submitted their development plan and Staff responded with a fairly extensive review on October 18, to which they responded on October 28, agreeing with most of the recommendations. They prepared a follow-up submittal and had additional communications with Staff and are down to just a couple of minor issues. On November 15, he sent a final letter to Staff at the same time in which they were finalizing their staff report, so a couple of deviations have gone away. What they are left with is the deviation from 75 feet to 78 feet on two lots, which Staff supports. The garages expand from 46% of the front of the building, from 45 to 46, which Staff also supports. There is the block foundation, that no foundation can show exposed block. They are asking for eight inches, not six, but that it be a stamped foundation that would appear to be brick or stone. There is a model called "The Boardwalk", which they are asking to go from a 2-foot setback to a 1-foot setback for the garage from the primary building façade. They are also looking for some clarification on what the City is looking for in regards to the four-sided architecture.

Mr. Plank continued to state that when they first started Beulah, their philosophy was that this community would be for various income levels at various stages of life. To that end, they have an apartment development which they expect to be people either in transition or people that don't want to own a home. The condo site, even though it's not restricted to 55 and older, the demographics of that use is usually an older group that might be looking for something where they wouldn't be required to do yard work. Section C are higher-end homes with the alleys in the back. Each one of these units will be coming in for review. This is also the area where the Parade of Homes will be. As they go east to west, towards Demorest, Section D and Subarea E have the same standards except for Subarea E where 60% of the front area of lots along the park will be required to have side-loaded garages, and Pulte has agreed to do this. They've always considered this area to be more affordable. Now there is a school site that will take up a part within Section D. The school site will focus more on a younger market.

Mr. Matt Callahan, Pulte Homes, gave a brief introduction to Pulte Homes. He stated that the overall price point for these homes would range between \$320,000 - \$350,000.

Mr. Keith Filipkowski, Pulte Homes, described the architecture of the homes that are being proposed, with a breakdown of the four different elevations being offered at this location. He stated that in regards to the four-sided architecture, because the code doesn't objectively state anything specific that qualifies a house as having four-sided architecture, he's relying on his experience with Pulte Homes to create an instance where they do have four-sided architecture, by bringing elements of the front-home design around the four sides of the home. He continued to state that the elevation package which was presented gives an example of each of their styles and how they intend to do that. In his opinion, it's the important details, not necessarily the minor details. They're trying to bring character from the front and wrap it around the house, tying each side of the homes together.

Mr. Filipkowski continued that on the "Boardwalk" elevation, with the idea that the garage is not off-set more than two feet from the main façade of the house, they ensured that it is recessed significantly further back from what is ordinarily out front. It recesses back further than they typically do. With the overall

comprehensive design of the front elevations and the massing of the home, the front façade is buried underneath that porch. He stated that he's hopeful that Planning Commission can appreciate that the significance of the 12-inch difference is not a detriment to the elevation. They absolutely have a garage offset. The roofline of the porch, which is tied into the overall massing of the structure, is back six feet. The implication of not having a one-foot offset will completely change the configuration of the house.

Ms. Oyster asked if the City would like to address the two-foot to one-foot setback and the four-side architecture issues. Ms. Spergel stated that in regards to the two-foot to one-foot setback issue, the two-foot back from the primary structure, in Staff's opinion, does not start at the porch, it starts at the home to provide more variation between the garage and the home. As far as the four-sided architecture goes, Staff is attempting to stay in line with what the text states, to provide the same materials around all four sides of the building. Some of the elements they have provided, i.e., differences in windows and some of the other elements they're talking about, would provide some of the variations that Staff is looking for, they would just like to see more.

Ms. Oyster asked if the City had any comments on the stamped concrete block being eight inches. Ms. Spergel stated that it had originally been proposed to be six inches, but Staff has agreed to go up to the eight inches due to the fact that that bulk of that area will be screened by landscaping or grass and the homes will only be a few feet apart from each other, so chances are you wouldn't be able to notice it.

Mr. Linder asked for clarification on the "Boardwalk" models in regards to the two versus one-foot setback requirement and if there were any versions of the models with a two-story portion above that part of the home/"flex" front room. Mr. Filipkowski responded that there is not a second story portion above the porch itself, but that as the porches roof goes back it will transition into the second story of the home.

There being no additional questions or discussion, Mr. Linder moved to recommend approval of the Development Plan to City Council with the three deviations and three stipulations as noted in the Staff Report revising deviation 3 to be for eight inches.

1. A deviation shall be granted from Section V(E)(2)(b)(i) of the Beulah Park Zoning Text to permit Lots 88 and 89 to exceed the maximum width of 75 feet by three feet.
2. A deviation shall be granted from Section V(E)(2)(c)(v) of the Beulah Park Zoning Text to permit garages to encompass a maximum of 46 percent of the width of a home's front façade.
3. A deviation shall be granted from Section IV(E)(1) of the Beulah Park Zoning Text to permit a maximum of eight inches of exposed concrete block or poured concrete on the front and sides of the homes if that exposed area is finished in a stamped brick or masonry design.
4. A landscaping buffer shall be provided in Reserves A and B along the western boundary of Subarea E as approved by the Urban Forester.
5. All homes shall meet the standards of the Beulah Park Zoning Text for four-sided architecture. These designs shall be submitted prior to proceeding to City Council.
6. Additional home models shall be provided showing variation in the layout of the homes such as the location of porches, garages, and general architectural style. These models shall be submitted prior to proceeding on to City Council.

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

ITEM #2 – Beulah Park (Subarea E) – Plat

PID #201910020056

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a plat for the first portion of Beulah Park Subarea E. The roadways on the proposed plat including Mystic Way, Glacial Lane, and Boyer Road were part of the larger Beulah Park Section 1 plat approved by City Council earlier this month, which includes the roads in the northern portion of the overall development.

The plat is the final step in the approval process and includes the final lot configurations, easements, and reserves. The plat is tentatively on the agendas for the December 3 and December 16 City Council meetings.

This plat finalizes all remaining easements, lot configurations, and dedicating a small portion of Demorest Road to the City, where the property goes out to the centerline. As with the development plan for Subarea E, this plat contains the first portion of the subarea, with the remainder to be reviewed on a future plat. The roadways and each of the 52 proposed lots match that on the Subarea E development plan. Two reserves, Reserves A and B, are proposed in the western portion of the site bordering with the existing single-family along Demorest Road, for a total of 1.721 acres of the site within a reserve.

Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the plat as submitted.

Mr. Don Plank, Plank Law Firm, was present to speak to the item.

Mr. Rauck asked if the sidewalk on the north and south sides of the Demorest Road entry could be extended so that pedestrians would not be required to traverse through the grass to get to the City sidewalk on the west side of Demorest. He stated that he would like to see a section of sidewalk from the west-side of Demorest Road extend over to the existing sidewalk. Mr. Plank stated that he believes the City has plans for re-doing Demorest Road. As part of the Development Plan, the developer is making a significant contribution to that improvement. Mr. Rauch stated that the improvements to Demorest Road are a priority for the City; however, there is no timeline at this point. This particular application is a Plat application, so its to strictly look at the dedication of right-of-ways, easements and reserve areas. As part of the larger project, the City can sit down with the developer and determine how to get safe access from one side of the street to the other.

There being no additional discussion, Mr. Linder moved to recommend approval of the Plat to City Council as submitted. Mr. Titus seconded the motion and it was approved 4-0.

Having no additional items, Chair Oyster adjourned the meeting at 2:05 p.m.



Mary Havener, Secretary



Julie Oyster, Chair