MEETING MINUTES
Planning Commission

January 7, 2025 – City Council Chambers

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

Roll was taken, and the following members were present: 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; Jesse Shamp, Frost Brown Todd; Matthew Dicken, Public Service Superintendent; Laura Scott, Planning and Zoning Manager; Mike Boso, Chief Building Official, and Ryan Andrews, RMH&T

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

Organizational Items:
Chair Oyster asked for approval of the December 5, 2024, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Mr. Titus seconded the motion, and the minutes were approved 5-0.

Officers for 2025 were nominated and approved. Mr. Tits nominated Chair Oyster and Mr. Farnsworth to be re-elected to their current positions as Chair and Vice Chair. Mr. Farnsworth seconded the nominations. The vote was unanimous, and Chair Oyster and Mr. Farnsworth accepted.

New Items:

ITEM #1 – JP Morgan Chase Bank – Lot Split **PID # 202412030051**

Mr. Barr presented the Development Department's findings. He stated that the applicant is requesting approval of a lot split at 2811 London Groveport Road for a new JP Morgan Chase Bank. A special use permit and final development plan were approved in 2024, and this application is for a lot split to finalize the configuration of the land. The proposed split is 1.979-acres from a 15.346-acre tract of land. The proposed lot split is located near London Groveport Road and will create a lot similar in size to the other Meijer outlets. The parcel is zoned C-2 and the proposed split will create a lot that meets the lot requirements of the C-2 district.

Mr. Barr concluded, stating that after review and consideration, the Development Department recommends Planning Commission Approve the Lot Split.

Ashley Fowler, Mannick Smith Group, 1160 Dublin Road, Columbus OH., was present to speak on the item.

Hearing no questions or discussion from Planning Commission or the public, Mr. Farnsworth moved to approve the Lot Split.

Ms. Wemlinger seconded the motion, and the item was approved 4-0.

ITEM #2 – Credit Union of Ohio – Final Development Plan **PID# 202412040052**

Mr. Barr presented the Development Department's findings. He stated that the applicant is requesting approval for a Final Development Plan for a new Credit Union of Ohio at 2397 Old Stringtown Road. A special use permit was approved in 2024 for the drive thru and this application is for a development plan to review the site layout. The site is located at the southwest corner of Old Stringtown Road and Kelnor Drive. The site currently has a building that will be removed for the new 3,963-square-foot building. The proposed building will be located at the center of the site, with the drive aisle wrapping around the building and will have 3 drive-thru lanes on the south side. The site includes 17 parking spaces, which is less than the number of spaces required per code of 20, based on the square footage of the proposed building. The applicant has indicated that the number of trips during peak hours is expected to be 19 between both the drive-thru and the credit union lobby, based on other similarly sized locations. Based on the anticipated client volumes of the credit union, Staff is supportive of a deviation to reduce the number of parking spaces required by three for a total of 17 spaces, rather than the 20 spaces required by code.

Mr. Barr continued, stating the proposed building will measure 21 feet at the highest point. And will be finished primarily with brick and includes a limestone accent façade at the northeast corner of the building and limestone water tables will be included on all elevations, in addition to glass windows A black metal overhang is located on the southern façade over the drive thru lanes. A landscape plan was submitted showing proposed landscaping in compliance with code requirements including Perimeter screening for the parking lot and building landscaping. Zoning Code requires that all parking row end islands include one 2" caliper tree. However, the island at the east end of the parking row along Old Stringtown Road is shown planted with evergreen and deciduous shrubs. The applicant has indicated that the tree was not included in this location due to the proximity to the intersection to maintain safe sight lines and was replaced with the proposed evergreen and deciduous shrubs. In addition, the applicant has provided more trees than the required total along the southern, eastern and northern property lines. Staff is supportive of a deviation to not require a tree in the end island of the parking row at the intersection of Old Stringtown Road and Kelnor Drive, noting concerns related to safety.

Mr. Barr continued, stating that a photometric plan was provided along with light fixture materials. The site has three light poles. One is located at each entry point to the site, and the third is located near the front entrance to the building. The proposed site lighting does not meet the code requirement of 0.5 footcandles for all vehicle and pedestrian areas, and the applicant will need to work with Staff to locate additional fixtures on site to meet the code requirement.

Mr. Barr concluded, noting the project meets all applicable GroveCity2050 guiding principles. After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval with the following stipulation and deviation:

1. The applicant shall work with staff to ensure that all vehicular and pedestrian areas are illuminated to meet the 0.5 footcandle requirement of code.

2. A deviation shall be granted from Section 1135. 12 of code to reduce the required number of parking spaces from twenty (20) to seventeen (17).

Tyler Jackson, Kimley-Horn, 7969 N. High St., Columbus OH., was present to speak on the item.

Mr. Farnsworth asked about the eastern access off of Kelnor Drive and how the conflict between vehicles entering the site and vehicles leaving the drive-thru would be handled. Tyler responded that the drive-thru would have "do not enter" pavement markings and signage to notify people and the access would act as a "right turn in only".

Hearing no additional questions or discussion from Planning Commission or the public, Ms. Wemlinger moved to recommend approval of the Final Development Plan with the noted stipulation and deviation to City Council.

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

ITEM #3 – Broadway Live – Preliminary Development Plan **PID# 202410010045**

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of a Preliminary Development Plan for Broadway Live, a mixed-use development consisting of a food hall, bar, outdoor plaza, and 137 apartments at Broadway and Columbus Street. The Preliminary Development Plan is the first step in the PUD process and is intended to be conceptual to assess if the proposed uses of the site and layout are appropriate and ensure compatibility with the existing character of the Town Center Area. In-depth reviews and discussions regarding final project details will occur with future applications including the rezoning and Final Development Plan applications.

Mr. Logan continued, stating that the site totals 5.79 acres and is divided into four subareas, divided by Cleveland Avenue. Subarea A, located at the corner of Columbus Street and Broadway, is 0.89 acres and is proposed to contain a two-story, 16,400-square-foot food hall and entertainment building, referred to as "Broadway Live". Materials state this building will contain five food vendors, an indoor-outdoor bar, interior stage, and a bar and lounge on the second floor. This subarea will also include a large outdoor plaza, referred to as the William H. Breck Plaza, which will house five dining options, and eight retail spaces in four smaller buildings, referred to as "The Exchange". Materials state this plaza will include large LED screens to feature sporting events, movies and other programming. Staff recommend that the location and dimensions for outdoor screens be formalized during the rezoning process to ensure both safety and aesthetic concerns are addressed. Subarea B is proposed to contain 80 surface parking spaces and will be accessed from a curb cut onto Cleveland Avenue. Materials state that this area could be used for programming such as movie nights.

Mr. Logan continued, stating that Subarea C is proposed to contain a five-story multi-family residential building, totaling approximately 190,000 square feet._Materials state this building will contain 137 units, ranging from studio apartments to two-bedroom units. The ground floor is proposed to contain a lobby area and 100 structured parking spaces, which will be accessed from the parking lot located in Subarea D._Plans show twelve angled parking spaces on Cleveland Avenue, along the south side of the proposed building. Subarea D is proposed to contain 122 surface parking spaces, accessed from two curb cuts from Cleveland Avenue. The northern half of Subarea D is proposed as open space, as most of this area is within a FEMA Floodway. Most plan sheets do not show any amenities or improvements within this open space. However, submitted renderings do show a soccer field and a seating area with walking paths. While plans do not show where the walking paths would connect, staff recommends a pedestrian connection be included though Subarea D to provide a connection to Breck Avene to the north, as was recommended in the 2021 Town Center Conceptual Framework and other previous plans for the Town Center.

Mr. Logan stated that Architectural requirements will be established during the rezoning application and included in the zoning text. However, the applicant included preliminary architectural details and renderings along with the application materials. The material sheet provided for Subarea A ("Broadway Live" and "The Exchange") includes red brick, standing seam metal roof, flat metal paneling, and corrugated metal siding. The material sheet and elevations provided for the residential building in Subarea C ("The Apex Apartments") shows that the building is proposed to be finished in brick and vinyl siding and include stone and vinyl accents. Standards to ensure that accent materials, such as the proposed metal panels and corrugated metal siding will need to be incorporated into the zoning text to ensure compatibility with the existing character of the historic Town Center, noting the proposed development is located within the City's Historic Preservation Area. Signage is shown on preliminary renderings at various scales, for individual businesses in "The Exchange" to entrance feature signage for the larger "Broadway Live" development and its subareas. Most of the subarea signs have the appearance of metal shipping containers and are either at pedestrian entrances to the subarea from the street or on top of a structure. While staff are supportive of the incorporation of some modern materials into the architecture and design of the development, staff have concerns with the scale and material as shown for the larger Broadway Live and subarea signs.

Mr. Logan continued, stating that the applicant will be required to conduct a traffic study as part of the rezoning process to assess any impact to the existing street network, and the study will be used to determine any necessary improvements required to accommodate the proposed development. The proposed preliminary plans show some improvements to area infrastructure including the widening of Cleveland Avenue and Cleveland Avenue to two-way, and the addition of a southbound turn lane on Arbutus Avenue. These proposed improvements will be studied more closely in the future traffic study and Final Development Plan. The applicant is providing a total of 314 spaces between all subareas, which is more than what would be required using the code requirement for commercial parking. While the parking requirements for the proposed development will be established in the zoning text, staff believe that the proposed parking is adequate to serve the proposed development, noting that there is additional public off-street and on-street parking available within walking distance of the proposed development elsewhere, if needed. As the application under examination is a preliminary development plan, Future discussions and review will be needed between the applicant and the city regarding the proposed site utilities and stormwater management.

Mr. Logan concluded, stating that this application is the first step in the process, and meant to assess the concept of the proposed development, and Noting that aspects of the proposed development including parking, building architecture, massing and materials, utilities, and open space will need further review during the Rezoning and Final Development Plan to ensure appropriateness for the area, 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.

Mr. Ethan Temianka and Mr. Timothy Kaskewsky, Axiom Ventures, 159 E. Livingston Ave, Columbus OH., were present to speak on the item. Mr. Temianka stated that since the last time this project was before Planning Commission, they have had numerous meetings with City Council, constituents, and revised their project based on these discussions. He summarized some of the major changes to the plan since the last time the project was before Planning Commission. He stated they increased the amount of parking which meets their needs, while adding 200 additional free parking spaces within the Town Center. The buildings in Broadway Live have been decreased in scale to make the development more approachable, and he stated that they will work to decrease the size of the proposed screens, noting the city's concerns. He stated that they revised the site plan to create more of a walkable streetscape, and introduced retail uses into The Exchange. He also highlighted the connectivity the development will have to the existing and proposed infrastructure.

Mr. Kaskewsky highlighted the decrease in the number of multi-family units from the previous plan, as well as decreased building heights. He stated that they have met with the Historical Commission and revised the architecture to pay homage to the history of Grove City.

Mr. Temianka stated that the plan for the elevation along Columbus Street in Subarea A is to include historic images such as the Beulah racetrack to further this nod to the City's history.

Chair Oyster noted that this is a Preliminary Development Plan and would come back before Planning Commission with future applications. She encouraged Planning Commission members to provide their thoughts and feedback, noting that this information is helpful to the developer moving forward.

Mr. Titus stated he lives across the street from the proposed development and has heard from neighbors that they had concerns about Arbutus Avenue and Columbus Street and noted that the proposed plan addresses these concerns. He stated he is excited for the future of this development.

Ms. Wemlinger stated that from what she has heard, the public is excited about this development. She is excited to see the development come back before Planning Commission and asked if there was any timeline for construction.

Mr. Kaskewsky noted that a public-private partnership would be needed, but this step will continue to advance discussions with the City regarding the project. He stated that these discussions would inform the project timeline, but ideally, they would like to begin moving dirt next spring. However, he noted that given the scale and complexity, this may not be feasible.

Mr. Farnsworth stated he believes this is a great project and can act as a springboard for more development within the area.

Mr. Temianka stated that they conducted an economic impact study, which shows that there is the potential for additional development and could provide this for Planning Commission if they wish.

Chair Oyster stated she is excited to see this project come back. She stated that she appreciates the architecture that pays homage to the City's history. She noted that she thought the height could be out of character, but she has faith that the final product will be designed appropriately.

Mr. Temianka stated that they decreased the overall height of the proposed buildings, and oriented the multi-family building differently to create an urban-corridor along Cleveland Avenue, rather than Broadway to try to minimize the scale of the building.

Mr. Kaskewsky stated that they would continue to work on the scale and appearance of the building to address these concerns.

Chair Oyster stated that the traffic study would be an important piece of the project, noting that the public will likely have concerns about future traffic.

Crystal Engle, 3275 Longridge Way, Grove City OH., stated she has concerns about the project. She has concerns about the addition of apartments in the city's historic core, stated that Franklin County has too many food courts and many are failing, and have trouble finding renters. She stated that she doesn't believe food courts are a good place to have a meal and are too loud, she stated that she is concerned about flooding in the area, as well as noise and sounds from the proposed development, and that she wants to see small businesses come back to the Town Center area. She believes this project would be better somewhere else.

Mr. Rauch stated that the review process for this project examines impacts on the area, such as the stream and flooding. The City has regulations in place regarding stormwater management, and a worse condition cannot be created. He stated that the review process examines traffic and other aspects such as land use but does not examine market factors.

Mr. Kaskewsky stated that they appreciate resident feedback and try to address it where possible. He stated that one thing that may not have been clear in the application materials is that part of "The Exchange" is intended for small business and small retailers and is an opportunity to reintroduce these uses into the Town Center. He said the intent is that the size and nature of the spaces allows these smaller businesses to enter the Town Center while keeping overhead costs low. He stated that their team has done a lot of research regarding food halls, as they are the ones who would have to underwrite this use.

Mr. Temianka stated that a "food court" is typically found indoors at a mall, and what is proposed is a food hall, which will be largely outdoors and act as a community gathering hub. He stated that this food hall is a dining experience, which will also allow businesses to keep their overhead costs lower and is geared towards attracting small businesses. He stated they have spoken to a number of existing businesses in the Town Center about the project, and the vast majority of these businesses are excited for this project and believe it will help their businesses.

Ms. Anne Marie McDonald, Jackson Township Fire Department (JTFD) stated that while this project is in the beginning stages, the Fire Department has some concerns and questions. She stated that they will need a fire flow test to ensure that there is adequate pressure for the multi-family building, and more hydrants would likely need to be added. She stated that a fire lane or access would be needed through Subarea A, because it measures more than 300 feet.

Mr. Temianka stated that they would work with the Fire Department to address these issues, noting that some of the issues are not viable.

Ms. McDonald continued with concerns regarding the parking garage. She stated that there can be no EV changing stations in the garage. She stated they have concerns about fire department access, and there doesn't appear to be access for a fire truck. She also stated that FDCs must be remote from all buildings.

Hearing no questions or discussion from Planning Commission or the public, Mr. Farnsworth moved to recommend approval of the Preliminary Development Plan as submitted.

Ms. Wemlinger seconded the motion, and the item was approved 4-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 2:06 p.m.

Kim Shields, Community Development Manager

Julie Oyster, Chair