



MEETING MINUTES

Planning Commission

December 3, 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; Kim Shields, Community Development Manager; Jesse Shamp, Frost Brown Todd; Matthew Dicken, Public Service Superintendent; Laura Scott, Planning and Zoning Manager; 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 November 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 – Courtyards at Mulberry Run Section 2 – Plat

PID # 202410310050

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of a Plat for Courtyards at Mulberry Run Section 2, north of White Road and east of McDowell Road. City Council approved the Development Plan for the Courtyards at Mulberry Run in March of 2023, and the Plat will formalize the parcels and reserves shown on the Development Plan for the section of the development on the north side of White Road. The Plat includes 40 lots and three reserves on 10.625 acres. Reserves "A" and "B" are to be owned and maintained by the homeowner's association for the purpose of open space, recreation, and stormwater control. Reserve "E" is to be owned and maintained by the homeowner's association and contain two private drives. Since packet distribution, a minor change was made to one of the notes on the plat, and a copy of the revised plat was left for each Planning Commission Member.

Mr. Logan concluded, stating 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 and Associates, 7965 N. High Street STE 200, Columbus OH., was present to speak on the item.

Mr. Rauck asked about how the emergency access shown at the cul-de-sac on Darilyn Drive ties into the existing roadway to the east. Mr. Jackson responded that there is a 20-foot-wide drive that connects from the bulb to Jody drive, with knockdown

bollards which prevents common use but still allows for emergency access and pedestrian access, and an access easement is provided on the emergency access drive.

Hearing no additional questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Plat to City Council.

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

ITEM #2 – Ohio Cannabis Company – Special Use Permit

PID# 202410300049

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of a Special Use Permit to allow for the retail dispensing of marijuana at 1947 Stringtown Road. City Council passed Ordinance C-32-24 in August of 2024 which established the Special Use Permit process for the evaluation and review of proposed dispensary uses. This proposed application falls under the scope of this process and has been reviewed against the regulations and criteria of this Ordinance. Materials state that hours of operation will be adjusted based on demand while remaining compliant with Grove City and State of Ohio regulations. Grove City's Code restricts the hours of operation for this use between 7:00 AM to 9:00 PM, and the materials state the use will comply with these requirements. However, Materials also note that the use proposes to comply with State requirements as well, which allow for these uses to operate from 7:00 AM to 11:00 PM, which is not compliant with the hours of operation outlined in code.

Mr. Logan continued, stating that the use criteria established by City Council prohibit any marijuana retailer from locating within 500 feet, measured from the property line, of a parcel that is residential in use, and the proposed location for this use is not comply with this requirement. Two multi-family residential developments are to the south of this site, less than 500 feet from the proposed location. The submitted materials indicate that a variance to this requirement is being requested. Code states that Planning Commission and City Council may vary any supplementary requirements determined to be an unnecessary hardship on the property owner and in the best interest of the City. The requirements established in code prohibit drive-thrus in association with the proposed use, and the applicant is proposing a drive-thru with their application, utilizing the existing pick-up window on the north side of the structure. Materials state the drive-thru would be for medical customers only; however, there is no mechanism in place to restrict the use of the drive-thru to medical customers only. Additionally, the code restriction does not differentiate types of drive-thru based on customer type. Noting that the special use permit criteria for the use prohibits drive-thru, Staff does not support the inclusion of a drive-thru with this use and does not believe a variance from this requirement is warranted.

Mr. Logan continued, stating that Submitted materials do not show any improvements being proposed for the site; however, code requires that sites be brought into compliance with the landscaping code when a change of use occurs. Should the proposed special use permit application be approved, staff will work with the applicant to identify necessary improvements to the site to bring the property into compliance with the applicable sections of the city's landscape code. The submitted materials indicate that many of the supplementary requirements for a special use permit for retail dispensing of medical and recreational marijuana will be met by complying with Ohio Administrative Code requirements for such a use; However, materials are not specific for many requirements in terms of how the standards will be met.

Mr. Logan concluded, stating that the proposed special use permit does not comply with the criteria established by Ordinance C-32-24, and stated that after review and consideration, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Special Use Permit as submitted.

Mr. Brian Wingfield, Ohio Cannabis Company, 10261 Sunset Isle, Huntsville OH., was present to speak on the item. He stated that they are excited about coming to Grove City and want to find a compliant space. He stated they will be asking for two variances from City Council. He stated he believed that the rules established by City Council were passed very quickly and with respect to the drive thru did not consider handicapped individuals or immune-compromised individuals and believes that based on this, they should allow for a medical drive thru. He also stated they believe the 500-foot buffer from residential is burdensome and will be seeking a variance from this requirement as well.

Mr. Titus stated that he believes this is a horrible location for this use noting the location on one of the City's main commercial corridors, and proximity to the entrance to the City. He stated that while the State has approved of this site for this use, he believes a better location can be found.

Hearing no additional questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Special Use Permit to City Council.

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

ITEM #3 – RedRock Timbers Duplex – Preliminary Development Plan

PID# 202410290048

Mr. Barr presented the Development Department's findings. He stated this proposed Preliminary Development Plan is for a duplex and triplex on the corner of Bruce and Bonnie Avenue on a ±0.32-acre parcel. Following the preliminary development plan the application would require rezoning and final development plan approval.

The vacant .32-acre parcel is comprised of lots 93 and 94 of the Woodlawn Plat and was rezoned from R-2 to D-1 with Ordinance C-84-99 and is adjacent to other properties zoned R-2. A proposed 3,430 square foot triplex will be located along Bonnie Avenue on the western portion of the site with a single attached garage per unit. The units at each end of the triplex will be single story, containing two bedrooms and the middle unit will be two stories with three bedrooms. Two of the garages will be accessed from Bonnie Avenue and the third will be accessed from the public alleyway behind the property. The driveways off Bonnie Avenue are labeled as approximately 18 feet long, which could result in vehicles parked in the driveway infringing onto the street. A proposed 1,848 square foot duplex will be located along the Bruce Avenue frontage with a detached two-car garage, accessed from the alleyway. Each duplex unit will have three bedrooms with one unit on the first floor and the second unit above on the second floor. Elevations were submitted, but finish materials were unclear, and no information was provided regarding finish colors for either structure.

The proposed project does not meet the PUD and GroveCity2050 criteria with regards to conformance with the character of surrounding areas and land use, and overall design. Noting these requirements have not been met, Staff are not supportive of 5 units on this site, based on the current zoning permitting a maximum of two units. The request to rezone the site to D-1 in 1999 was reviewed as a single site, noting that the area consists of two former lots that were combined prior to the rezoning request. Staff does not believe the scale of the proposed development is in character with the existing character of the surrounding neighborhood and believes that the intensity of this proposed plan is not appropriate, given the two lots were combined in order to be rezoned to D-1 and that both of the previously approved requests to rezone the site to PUD-R in the 1990's were to build a single duplex structure.

Mr. Barr concluded by noting that after review and consideration, the Development Department recommends the Planning Commission make a recommendation of disapproval to City Council for the Preliminary Development Plan.

Brandon Gazarek, RedRock Timbers LLC, 1523 Borror Road, Grove City, OH., was present to speak on the item and answer any questions. He mentioned that the parcel was originally 2 lots and there have been other similar sized properties that have had duplexes throughout the City and is looking to hear what planning commission would support. The property is in a Community Reinvestment Area to encourage construction on the infill lots. Due to high prices of land and material, builders need flexibility to make infill projects possible and ultimately four units are needed to make the project feasible.

Mr. Titus asked if two single family homes were considered. He noted that he felt that the proposed development is too intense for the existing neighborhood, stating parking concerns and that the neighborhood character is single family. Mr. Gazarek mentioned the price of the land wouldn't be feasible for that product and there have been other duplexes recently approved throughout the City.

Mr. Farnsworth mentioned that the lot has been vacant for many years and the lot doesn't lend itself to the proposed development. Smaller units with detached garages may be more fitting.

Ms. Wemlinger mentioned that she also felt that 5 units is too many, but it would allow for additional rental units in the City and help with the supply and demand of housing at an affordable rate. She noted that she could potentially be open to 4 units on the site provided that it met the standards of the City.

Mr. Titus asked what the cost of rent would be for four units. Mr. Gazarek said about \$2,300.00 for a three-bedroom unit.

Mr. Rauck asked what can be built on the property under the current D-1 zoning. Mr. Barr mentioned if meeting all setbacks and parking standards, one duplex (two units) could be built.

Ms. Hedrick, 3398 Bruce Avenue, mentioned the scale of the development is too large for the neighborhood that already has parking and traffic concerns from Windsor Park during sporting events. She mentioned the Duplex by the senior center would be ok because it is high quality or a single-family home.

Terri Crawford, 3384 Woodlawn Ave, lives behind the property. She would be comfortable with two homes but does not like the idea of a duplex and renters. She noted that she signed a petition against apartments 25 years ago for this area.

Mr. Gazarek likes the floor plan of the duplex by the senior center and stated his development would be high quality. He mentioned that with ranch style housing, the renters are more likely to be older and will stay for longer periods of time. He also noted his intent is to design the structures to have the appearance of a single-family home.

Ms. Wemlinger asked for clarification on the next steps for the application. Ms. Shields mentioned the application will proceed to City Council after recommendation from Planning Commission and the applicant has the opportunity to submit a rezoning application and final development plan application based on the input received on the Preliminary Development Plan.

Mr. Gazarek asks for guidance on the possibility of rezoning or doing a PUD because single family is not feasible with the prices being asked for the lot. He would have to use cheaper materials for a single-family lot based on the price of the land. He continued that the property is in the Community Reinvestment Area, and he would not sell a single-family home until the tax incentives have expired because he would ultimately lose money selling prior to that.

Mr. Titus mentioned that he sees the reinvestment area as an opportunity for people to come invest in a property they will live in and invest in the community and not for developers and realtors to make a profit.

Hearing no additional questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the Preliminary Development Plan to City Council.

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

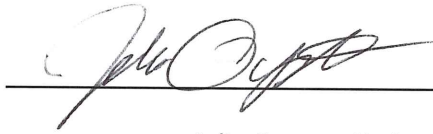
New Business

Ms. Shields stated that Mr. Rauck will be stepping down from the Planning Commission after this meeting, noting that he has been on the Commission since 2018, and thanked him for his service. Mr. Rauck mentioned he has enjoyed working with everyone and watching the community grow during his time on the Planning Commission.

There being no additional discussion, Chair Oyster adjourned the meeting at 2:07 p.m.



Kim Shields, Community Development Manager



Julie Oyster, Chair