



MEETING MINUTES

Planning Commission

July 8, 2025 – City Council Chambers

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

Roll was taken, and the following members were present: Chair Julie Oyster, Mr. Larry Titus, Ms. Kim Wemlinger and Vice-Chair Michael Farnsworth. Mr. Chris Roach was absent. Staff members present: Kyle Rauch, Development Director, Kim Shields, Community Development Manager, Dash Logan, Senior Planner; Terry Barr, Development Planner; Emily Shoup, Development Intern; Jesse Schamp, Frost Brown Todd; Todd Hurley, Information Systems Director; Laura Scott, Planning and Zoning Manager; Tami Kelly, Clerk of Council; Kota Wharton, Building Plans Examiner; and Brooke Doran, Public Service Intern.

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

Organizational Items:

Chair Oyster asked for approval of the June 3rd, 2025, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Ms. Wemlinger seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 - Health Pets - Lot Split

PID# 202506040019

Mr. Logan presented the Development Department’s findings. He stated that applicant is requesting approval to split 0.99 acres from a 1.7 acre parcel at 3400 Broadway. Materials indicate that the split is being requested to accommodate the future development of a veterinary animal hospital, which will require submission and approval of a Development Plan.

Mr Logan concluded, stating that after review and consideration, the Development Department recommends Planning Commission approve the lot split, as submitted.

Mr. Jordan Zickafoose, Sands Decker, 7123 Riverside Drive, Powell OH, was present to speak to the item.

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

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

ITEM #2 - Autumn Grove Section 6 Phase 2 - Plat

PID#202501020002

Mr. Barr presented the Development Department's findings. He stated that the applicant is requesting approval of a Plat for Autumn Grove Section 6 Phase 2. The final development plan for the Autumn Grove addition was approved in 2022, and the Section 6 Phase 2 plat is the final plat of the Autumn Grove subdivision. The plat includes 25 lots, and right-of-way dedication for a new road, Loganberry Loop on 9.079 acres. All proposed lots meet the lot size requirement established in the zoning code for the R-1 (Single Family Residence) zoning district.

Mr. Barr 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.

Mr. John Bruno, EMH&T, 5500 New Albany Road, New Albany OH, was present to speak to the item.

Hearing no questions or discussion from Planning Commission or the public, Mr. Farnsworth moved to approve the Plat as submitted.

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

ITEM #3 - Parkway Centre (Marlane) Arcadia Tower Site - Special Use Permit

PID# 202506160020

Mr. Barr presented the Development Department's findings. He stated that the applicant is requesting a special use permit for a cell tower at 1620 Buckeye Place. The property was rezoned in 2002. In 2023, the city entered into a contract with Arcadia Infrastructure to review the city's cell coverage. In 2024, City council approved legislation to allow cell towers in any zoning district with approval of a Special Use Permit.

Mr. Barr continued stating, the proposed cell tower is located on a 0.808-acre parcel on the northeast corner of Buckeye Place and Parkway Centre Drive intersection. Access is provided off Buckeye Place from a 12-foot-wide gravel driveway that leads to the tower enclosure and a gravel turnaround area. Section 1137.11(a) does not permit gravel driveways and parking areas. However, Staff is supportive of a variance to allow for a gravel drive and turnaround areas, noting the low traffic volume of the site. A 2,500 square foot tower service area is located on the site enclosed by a 6-foot-high tan vinyl fence with a 12-foot-wide gate used to access the area.

Mr. Barr Stated that the proposed cellular antenna tower is approximately 157 feet from Buckeye Place, 61 feet from Parkway Centre Drive, and 37 feet from the property to the east. The tower is a 170-foot galvanized steel monopole finished in gray, with a 4-foot lightning arrestor, bringing the overall height to 174 feet. The proposed cellular antenna tower location does not meet the setback requirements identified in Section 1137.15 of code, which requires a new antenna tower to be setback from all abutting property lines by a distance not less than 100% of the tower's height, and that new antenna towers shall not be located any closer than two times the height of the proposed antenna or antenna tower from any existing, platted residential subdivision or any residential structure within the City. The tower is located approximately 217 feet from the residential properties to the south of Buckeye Place. Staff supports variances to these sections, noting that the lot configuration makes it difficult to meet the setback standards. Additionally, the applicant provided a letter from the tower manufacturers stating that if the monopole tower fails, it is likely to result in the portion of the monopole above

leaning over and remaining in a permanently deformed condition. Materials state that this would effectively result in a 35' fall radius.

Mr. Barr continued, noting that a landscape plan was provided showing proposed and existing landscaping on the site including 15 blue spruce trees, and 6 flowering dogwood trees proposed around the fenced service area. Per code, two rows of evergreen trees or shrubs are required. One directly outside of the fencing surrounding the tower base, and a second row located within 25 feet of the fencing. A section of screening is absent due to preserving three existing trees along Parkway Centre Drive. Based on the landscape plan, three variances are required. One to not provide the two rows around the fenced area, and one to allow the second row of screening, where present, not to be evergreen trees, and one to allow trees to exceed the 25-foot setback requirement. Staff supports variances to section 1137.15, noting the applicant is keeping the existing trees that will provide adequate screening along Parkway Centre Drive, and to the two evergreen tree rows, as the proposed dogwood trees will still provide screening of the fenced area. Additionally, the turnaround area does not allow for the second row of trees to meet the 25-foot setback requirement. Noting these requested variances, the development meets all applicable Special Use Permit standards and all GroveCity2050 guiding principles.

Mr. Barr concluded by stating that after review and consideration, the Development Department recommends that Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the variances noted in the staff report.

Mr. Steve Carr, Arcadia Towers III c/o AT&T, 2894 Aldersgate Drive, Greenwood, IN, was present to speak to the item. He stated that the proposed site will improve coverage in the surrounding area for hotels and the shopping centers. He anticipates other carriers to follow AT&T's lead to improve coverage in the area.

Mr. Farnsworth asked how much additional coverage would be added with the new tower and if the tower could be a monopine.

Mr. Carr mentioned that they expect a half mile-to-one-mile improved coverage in the area and that the new tower will offload some of the existing tower capacity and free up existing towers to improve other geographical areas. He mentioned that he would not recommend a monopine tower because it is not natural in the environment and tends to draw extra attention and sticks out as opposed to normal towers that are designed to blend in.

Ms. Wemlinger asked what the timeline is once the tower is approved and that an improvement in coverage is very needed in the area. Mr. Carr stated that they have a number of agencies needing to review and sign off on the plans including federal guidelines, state historical preservation, national environmental protection agency along with a few others. It could take an additional 4 months once the zoning and building plans are approved.

Hearing no questions or discussion from Planning Commission or the public, Ms. Wemlinger moved to recommend approval of the Special Use Permit to City Council, with the following variances:

1. A variance shall be obtained from Section 1137.11 to allow for the driveway and turn around area to be gravel instead of the required asphalt or concrete surfaces.

2. A variance shall be obtained from Section 1137.15 (d (1)) to allow the cell tower to be located less than the required distance of 100% of the tower's height from all abutting property lines
3. A variance shall be obtained from Section 1137.15 (d (4)) to allow the cell tower to be located closer than the required distance of two times the height of the proposed antenna or antenna tower from any existing, platted residential subdivision or any residential structure within the City.
4. A variance shall be obtained from Section 1137.15 to allow the alternative tree species around the cell tower fence area and not meet the requirements of two rows of evergreen trees in all areas, or the 25-foot required setback for the second row.

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

ITEM #4 - Ginn Drive Bungalows- Final Development Plan

PID#202409250044

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval of a Development Plan to construct a three-family structure at the corner of Park Street and Ginn Drive, within Subarea G of Beulah Park. The 0.26-acre lot is located within Subarea G of Beulah Park and was zoned PUD-R in 2018. The three-unit structure will have a footprint of approximately 3,600 square feet and materials state that each unit will be 1,279 square feet. The zoning text for Subarea G does not establish setbacks for the subarea, and the setbacks shown on the plans are compatible with those elsewhere in the subarea, as well as the existing structures along Park Street.

Mr Logan continued, stating the proposed structure will measure 28 feet from grade to the peak of the roof and will be finished primarily in vinyl, with both vertical board-and-batten siding and horizontal siding, asphalt dimensional shingles, and white vinyl windows. The architectural requirements outlined in the zoning text for Subarea G require that no more than 70% of any exterior building elevation fronting on a public right-of-way be finished with vinyl siding, and the proposed elevations do not meet this requirement. The applicant is requesting a deviation from this requirement.

Mr Logan stated that the GroveCity2050 Future Land Use and Character Map identifies this site as Mixed Neighborhood, which is characterized as residential areas that feature a mix of housing types ranging from multi-family, townhomes and small-lot single-family detached homes, and staff believe the proposed development aligns with this land use, providing a transition from the single-family homes along Park Street to the multi-family townhomes within Beulah Park Subarea G.

Mr. Logan concluded by stating that after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan, with the stipulation noted in the staff report.

Mr. Pat Kelley, BPTH LLC, 250 E. Broad Street Ste 1100, Columbus, OH., was present to speak to the item. He stated that the idea is to create a bungalow feel to play off of the villas built at Grove City Senior Living to create a product with a first-floor master to appeal to an older clientele. He stated he used the same architect who designed everything at Beulah Park, including the townhomes, villas, apartments, sculpture, and archway. He emphasized that the design is key to creating a bungalow feel. He stated that there may have been a miscommunication with staff regarding the variance from the 70% maximum vinyl requirement, and stated they

are requesting the variance solely for good design. He stated that his architect is present to speak to the design, which has gone through several iterations before finalizing the design to keep refining the product. He noted that the higher-end custom homes within Beulah Park utilize vinyl for their primary exterior finish materials and noted that the existing homes in the area are primarily older homes finished in vinyl or aluminum siding. He stated that they do not believe brick or stone will enhance the design and requested that Planning Commission consider granting a deviation to this requirement. He noted that buildings will have front covered porches, patios, and attached garages.

Mr. Craig Murdick, 1441 Kingsgate Road, Columbus, OH., the architect for the project, was present to speak. He stated he understands the intent of the requirement outlined in the zoning text but believes that this requirement should be waived provided the design is of high-quality, regardless of materials. He stated that requiring masonry does not ensure good design. A water table could be added, but there are costs associated with this, which could impact the design in other ways, such as fewer windows or less roofline variation. He reiterated the request for a deviation from this requirement.

Mr. Titus asked Mr. Murdick if he were to add masonry to the building and how it could be done. Mr. Murdick replied that he doesn't think it is appropriate, and he would have to examine what would be eliminated to offset costs.

Mr. Titus followed up stating that if changes were made to the architecture such as removal of features, it may not be approved by Planning Commission.

Mr. Kelley stated that there is not a cost issue with adding the masonry, but a design issue. Adding a water table will not improve the design, but if Planning Commission wants it added, they would.

Mr. Murdick added that he finds it inappropriate to add masonry to the building to meet a requirement, as it does not fit the style of the building.

Mr. Kelley stated that the homes in Beulah Park overlooking the park were designed as craftsmen, farmhouse and cottage-style homes, and the vinyl helps create the design. The bungalow feel is similar, and they believe the design contributes to the overall feeling.

Mr. Titus asked specifically how masonry could be added to the building. Mr. Murdick replied that he would have to go back and study the building to determine the most appropriate way to incorporate masonry. He stated that it takes time and thought to revise the design, and he can't do it on the spot.

Mr. Titus asked if they understood the requirements when they submitted. Mr. Murdick stated that they were aware of the requirements but have been able to work with the City on other projects in Beulah Park regarding deviations from the text.

Mr. Kelley stated that they will comply with whatever Planning Commission decides regarding the stipulation.

Ms. Wemlinger stated that vinyl siding has come a long way and asked if it was the intention to use high end siding. Mr. Murdick replied that they have used high-end siding throughout Beulah Park and would do so here as well. He noted architectural details including window treatments on the proposed project.

Julie Ward, 3666 Park Street, stated her property is the property directly to the east of this property, and noted concerns related to the design of the building, the compatibility of the development with the historic neighborhood, density, and the use of vinyl. She stated that the property is intended for a single-family home fronting on Park Street and has concerns about the number of cars and parking.

Mr. Pat Kelley stated he appreciated the comments, and believes the design blends the historic neighborhood with Beulah Park and respects the integrity of both. They revised the plans and worked to get the best product.

Ms. Ward stated she would like residents of the neighborhood to be considered in the development of this property and noted that several neighbors were unable to attend the meeting but are unhappy with the proposal, and do not feel this development fits the neighborhood.

Hearing no questions or discussion from Planning Commission or the public, Ms. Wemlinger moved to recommend approval of the Development Plan to City Council, with the following stipulation:

1. No more than seventy (70) percent of any exterior building elevation fronting on a public way shall be finished with vinyl siding.

Mr. Farnsworth seconded the motion.


Ms. Wemlinger clarified that she does not agree with the stipulation, then moved to amend the previous motion, to remove the stipulation.

Mr. Farnsworth seconded the motion. The motion to remove the stipulation was approved 4-0.

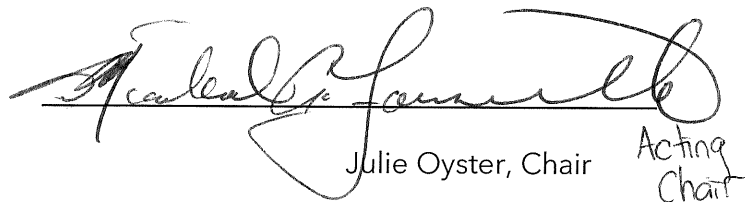
Ms. Wemlinger moved to recommend approval of the Development Plan to City Council as submitted.

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

There being no additional discussion, Chair Oyster adjourned the meeting at 2:14 p.m.



Kim Shields, Community Development Manager



Julie Oyster, Chair Acting Chair