

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

November 8, 2016

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

Chair Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Chair Gary Leasure, Mr. Chuck Boso, Dr. John Dubos and Ms. Julie Oyster. Mr. Mike Linder was absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Stephen Smith, Frost Brown Todd; Cindi Fitzpatrick, Service Director; Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Bill Vedra, Deputy City Administrator; Tami Kelly, Clerk of Council; Tammy Green, Jackson Township Fire Department; and Mary Havener, Development Assistant.

Chair Leasure noted a quorum was present. The minutes from the October 4, 2016 regular meeting were unanimously approved.

Chair Leasure noted that an additional item was added to the agenda, Item #14 – Woodside at Holton Run, and asked for a motion to accept this addition. Ms. Oyster moved that this item be added, Dr. Dubos seconded and the motion to add was unanimously approved.

ITEM #1 – Seeds Road Water Tower – Lot Split

(PID #201611020077)

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to split the side of the old Seeds Road water tower into two (2) parcels. The two parcels created by the split will be deeded to the adjacent property owners (Electro-General Plastics and FedEx).

After review of the application, Staff is recommending that Planning Commission approve the Lot Split as submitted.

Being no discussion, Mr. Boso moved that the Lot Split be approved as submitted. Ms. Oyster seconded and the motion was unanimously approved.

ITEM #2 – Pinnacle Club, Section 5 | Lot Split

(PID #201610190074)

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to divide 0.732-acres at the southwest corner of Hirth Hill Road East and Hartig Drive into two parcels to return the site to its originally platted state as lots 479 and 480 of Pinnacle Club Section 5. The lots were previously combined; however, the applicant wishes to return the lots back to their original state as two separate lots as approved on the plat for Section 5.

After review of the application, Staff is recommending that Planning Commission approve the Lot Split as submitted.

Being no discussion, Ms. Oyster moved that the Lot Split be approved as submitted. Dr. Dubos seconded and the motion was unanimously approved.

ITEM #3 – Marlane Retail Development | Lot Split

(PID #201610070072)

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to divide a 4.677-acre tract of land on the east side of Marlane Drive, south of Stringtown Road into three new parcels.

The proposed split will create a separate parcel for the Days Inn building remaining after the redevelopment of the site for the Marlane Retail Development as approved earlier this year. The center parcel is being created at the request of the future tenant of Building 3, as shown on the approved development plan for the Marlane Retail Development, who wishes to own the property and not lease as originally intended.

The proposed splits are in general conformance with the approved development plan for the site, therefore Staff recommends Planning Commission approve the Lot Split as submitted.

Being no discussion, Mr. Boso moved that the Lot Split be approved as submitted. Dr. Dubos seconded and the motion was unanimously approved.

ITEM #4 – JC Automotive | Special Use Permit (Automotive Repair Shop)

(PID #201610030068)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting a special use permit to operate an automotive repair shop located at 3184 Southwest Blvd. The proposed business will specialize in minor body work and repairs, interior and exterior detail work, and mechanical work on occasion. The applicant has stated that the business will be conducted entirely inside the building and that they do not have any plans for outdoor storage or outdoor sales.

The building has previously been used for automotive service; however, the previous tenant vacated the building and the previously approved Special Use Permit became null and void after six (6) months of the space being vacant. The Building Division issued a notice of violation in 2015 informing the tenant and property owner that an oil separator was required for an automotive repair business. An oil separator has not yet been installed at the site and will need to be installed prior to the business opening.

After review and consideration, Staff recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the two (2) stipulations as noted in the Staff Report.

Tina Hoge, representative for the applicant, was present to speak to the item. She stated that the estimates for installation of an oil separator have not yet been received. Upon receipt, they will move forward as soon as possible.

Chair Leasure asked Ms. Hoge if she had any issues with the stipulations. Ms. Hoge stated she did not, providing the estimates come back within reason allowing them to proceed.

Ms. Oyster asked Ms. Hoge if she anticipated the need for outside vehicle storage. Ms. Hoge replied that she did not as all cars would be picked up at end of business. Ms. Oyster also asked if the number of parking spaces would be adequate and if there was an arrangement to use some of the parking spaces at the adjoining business. Ms. Hoge replied that they do not anticipate filling all the spots and they have made arrangements with the adjoining business.

Being no further discussion, Dr. Dubos moved to recommend approval of the Special Use Permit to City Council with the following two (2) stipulations:

1. No overnight parking or storage of vehicles shall be permitted outside of the structure.
2. The proposed automotive repair shop shall comply with all building code standards.

Ms. Oyster seconded and the motion was unanimously approved.

ITEM #5 – Brew Thru | Special Use Permit (Drive-Thru)

(PID #201610040069)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting a Special Use Permit to operate a drive-thru business at 3188 Southwest Boulevard. The site was previously used as a drive thru but the previous tenant vacated the space and it sat vacant for approximately 8 months prior to the Brew Thru business opening.

As currently configured, customers enter the drive-thru from the south; however, Staff has concerns with the potential for vehicles to block the parking on the site as well as stack into the Southwest Blvd. row. Staff believes safer circulation would be to have customers enter from the north to utilize the rear drive for stacking.

Noting these concerns, Staff recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the two (2) stipulations as noted in the Staff Report.

Ms. Deanna Rosser, applicant, was present to speak to the item. Ms. Rosser stated that, as mentioned in prior correspondence, they will comply with moving the ice machine inside the building. However, in the photo that was sent to her, there is a picture of a white chest near parking spot 5, which was from the previous owners. She asked if they could move it to the front of the building rather than out back by the exit. Ms. Shields responded that any type of outdoor sales would require a Special Use Permit application which would then be heard by the Planning Commission.

Ms. Rosser mentioned that she took some pictures of the drive which has pre-existing arrows on the ground that have been there for several years directing the flow of traffic off of Southwest Blvd. and exiting onto Farmbank. She feels this is the best situation and they have never had a backup problem. The drive-thru itself holds four (4) cars at a time and between the entrance backing onto Southwest Blvd., there would be room for six (6) cars. At most, the carryout services 100 cars on any given day. She stated that they can fix the flow of traffic, but the way the building was designed, it's more efficient for serving vehicles the way it is. If the flow is changed, it would be necessary to walk around the car to serve the customers.

Mr. Boso asked if there were any plans to fix the deterioration of the blacktop in the parking lot. Ms. Rosser stated that some patch work had recently been done.

Mr. Boso asked if there had been any discussion in terms of the dumpster enclosure. The response was no. Chair Leasure added that he would also like to see some type of enclosure for the dumpsters.

Mr. Boso moved that this item be tabled until some of the maintenance issues could be addressed as well as the issues related to the ingress/egress conflicts. Dr. Dubos seconded and the motion was unanimously approved.

ITEM #6 – Mona's Eats n' Treats | Special Use Permit (Outdoor Seating)

(PID #201610040070)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting a special use permit to provide outdoor seating at Mona's Eats N' Treats located at 4362 Broadway. There are currently two picnic tables located west of the building, between the structure and Broadway. The applicant is proposing to replace these picnic tables with a 20 foot by 16-foot patio area for outdoor seating west of the building with decorative black, metal fencing around it. The tables and chairs will be black and metal to match and 3-foot tall, decorative black bollards will be spaced around the north and south sides of the patio area. Large landscape planters will also be placed along the north, south, and west sides of the seating area to visually separate the seating area from vehicular areas.

Staff believes the proposed improvements will create a safe and appealing outdoor seating area appropriate for the commercial area and therefore is recommending Planning Commission recommend approval of the Special Use Permit to City Council as submitted.

Mr. Bashkim Bega, owner, was present to speak to the item.

Being no discussion, Ms. Oyster moved to recommend approval of the Special Use Permit to City Council as submitted. Dr. Dubos seconded and the motion was unanimously approved.

ITEM #7 – Home Depot | Special Use Permit (Outdoor Storage)

(PID #201608290058)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting a special use permit to provide the outdoor storage of Penske Trucks for rent at the Home Depot located at 1680 Stringtown Road. This item was postponed at the October 4th Planning Commission meeting to allow the developer time to work with staff to address concerns related to other items being stored and sold outside of the Home Depot facility. The materials have been revised from those reviewed at the October Planning Commission meeting to reduce the amount of parking spaces used in the front parking area from 16 spaces to 8 spaces and adding parallel parking spaces to the rear or north of the building for larger truck parking. The revision also shifts the spaces used in the front parking lot to the west, to utilize proposed screening to be installed along Thistlewood Road.

Seasonal sales conducted in the parking lot and other items stored outside including sidewalk sales are regulated under the development text for Parkway Centre North. Staff does not feel locating large box trucks in the front parking lot is appropriate for the area, and recommends only permitting 12 foot trucks in the front with all larger trucks relocated to the rear of the building and brought around to the front of the building when the renting customer arrives for pick-up of the truck.

With this noted, Staff recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the three (3) stipulations as noted in the Staff Report.

Mr. Todd Waldo, GreenbergFarrow, was present to speak to the item. Mr. Waldo stated that they are in agreement with Staff's stipulations and recommendations.

Ms. Green, JTF, asked Mr. Waldo who would be responsible for making sure that the trucks would be placed in the correct locations behind the store. Mr. Waldo stated that the Home Depot staff members would take be responsible for managing the trucks behind the store. Ms. Green stated that there are quite a bit of storage items behind the building. Mr. Waldo

responded that there is 24' of clear drive area. Ms. Green also stated that the propane tanks behind the building will need to be protected or moved. Mr. Waldo agreed.

Being no further discussion, Ms. Oyster moved to recommend approval of the Special Use Permit to City Council as submitted with the following three (3) stipulations:

1. All trucks larger than 12 feet shall be parked in the rear (north side) of the site, in the area shown on the submitted site plan.
2. Trucks shall be parked at least 10 feet from any fire hydrants.
3. The rear parking spaces shall be delineated with white striping.

Dr. Dubos seconded and the motion was unanimously approved.

ITEM #8 – Gateway Retail | Development Plan Amendment

(PID #201610140073)

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to amend the development plan for the Gateway Retail development to be located north of London Groveport Road and west of North Meadows Drive. The original development plan for the site was approved in September of this year and included a building designed for four (4) tenant spaces. The proposed amendment would reduce the building size from 11,250 square feet to 4,500 square feet with spaces for two tenants. The parking lot is also reduced to allow for the east portion of the property to remain open for a future development.

The site will be accessed by one full-service curb cut onto Meadow Pond Court, with an additional exit-only curb cut onto Meadow Pond Court.

The proposed parking lot will have 59 spaces exceeding the minimum requirement of 46 spaces based on square footage of the dining area for each tenant.

The proposed use is in compliance with the permitted uses for the Subarea and although a number of variances are requested from the Zoning Code, Staff feels that the proposed amended development is in general compliance with the zoning text for the area and is appropriate and consistent with area developments.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment with the four (4) deviations and stipulations as noted in the Staff Report.

Mr. Joe Smiley, representative for the development, was present to speak to the item and stated that they are in complete agreement with the deviations and stipulations as noted by Staff.

Being no discussion, Mr. Boso moved to recommend approval of the Development Plan Amendment to City Council as submitted with the following four (4) stipulations and deviations:

1. Parking spaces shall be granted a deviation to the minimum square foot requirement.
2. The maximum height of building signage shall be 36".
3. All building signage shall be individually-mounted channel letters with white faces and dark bronze trimcap and returns.
4. The total width of individual tenant signage shall not exceed 80% of the leased tenant frontage.

Ms. Oyster seconded and the motion was unanimously approved.

ITEM #9 – 3315 Columbus Street | Certificate of Appropriateness

(PID #201609160066)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a Certificate of Appropriateness to construct a room addition and attached garage to the rear of the existing home at 3315 Columbus Street. The proposed two-car garage will be attached to a proposed room addition and will front and be accessed

from Arbutus. The proposed garage will have white vinyl siding around all four exterior walls. The proposed garage does not meet the 30-foot front setback requirement from Arbutus, however, Staff is supportive of a deviation from the front setback because the setback allows space for a car to park on the driveway without infringing in the right-of-way. Staff also feels that the deviation is in character with the historic nature of the area, where buildings are typically located closer to the street.

While staff is supportive of the room addition having vinyl siding to complement the vinyl siding on that existing rear portion of the home, staff feels that the exterior walls of the garage visible from Columbus Street and Arbutus Avenue should be finished in brick that matches the brick on the home.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness with the three (3) stipulations and deviations as noted in the Staff Report.

Mr. Robert Hall, homeowner, was present to speak to the item. He stated that that this is the first of several items that they are planning on doing to the home. The driveway goes from Columbus Street all the way back to the barn at the back of the property. After the garage is built and all the material is removed from the barn, they are planning on having the barn removed and the driveway will be replaced with grass. He would like to request that given the cost of using brick for two sides of the garage, Planning Commission consider allowing them to instead use vinyl siding on all four sides. He also thanked Staff for giving them the variance to allow them to use part of the setback for the garage.

Mrs. Carol Hall, homeowner, reiterated the exorbitant cost of the brick and if forced to use it, they will be going over their allotted budget for this project making it cost-prohibitive. She also pointed out that there are currently 11 cinder-block garages in the neighborhood. The Hall's presented a PowerPoint presentation of the existing garages in the neighborhood.

Mrs. Hall stated that the builder would be placing craftsman-style finishes on the garage in an effort to match the house. Currently, they have vinyl siding on the third floor, dormers and part of the back porch. The majority of the new garage will not be visible from Columbus Street.

Mr. Hall asked if the City had money available for a historic restoration grant given the fact that it's located with the Historical Preservation Area of Grove City. Mr. Rauch stated that there are no monies available for residential projects – only commercial based projects. However, the project is within the Community Reinvestment Area which carries a 15-year, 100% tax abatement on new construction. Consequently, when the new garage is built, the taxes on the new construction will be abated for 15 years based on the improvement value.

Mr. Boso asked if there could be a compromise such as possibly adding brick accents in lieu of using all brick on the two sides. Mr. Rauch suggested they put a water table on the garage using brick on the north, east and south side going up approximately four (4) feet. Discussion was held on possible alternatives to the side of the garage that faces Columbus Street to add character. Chair Leasure asked if Mr. Hall would be agreeable to adding something to the Columbus Street side and Mr. Hall said that he would possibly be able to add approximately 3 ft. of brick on the side that faces Columbus street.

Dr. Dubos stated that his concern is that given the age of the brick on the home, it's going to be difficult to match a new brick.

Ms. Oyster asked if there were landscaping requirements on the back of the garage. Mrs. Hall responded that she was planning on planting flowers and hostas.

Mr. Boso moved to recommend approval of the Certificate of Appropriateness to City Council with the following stipulations and deviations:

1. The proposed driveway shall be constructed of asphalt or concrete.
2. A deviation shall be granted to allow the garage to infringe into the building setback from Arbutus Avenue by 8 feet.

Dr. Dubos seconded the motion was unanimously approved.

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to amend the Stringtown West Property Zoning Standards Text for Subarea A, primarily located north of Buckeye Place and west of Parkway Centre Drive. The proposed amendment would modify the text to remove the requirement for a 40,000 square foot signature office building.

The applicant has submitted renderings of a building containing two (2) Hilton brand hotels proposed for the site. The intent of the elevations is to show the commitment of the developer to construct a "signature" building. It should be noted that the renderings were submitted for the purpose of conveying the quality of the development on the site. The elevations and all other aspects of the future development will be required to be approved through the development plan process through Planning Commission and City Council.

In terms of the proposed text amendment, Staff is recommending Planning Commission make a recommendation of approval to City council for the rezoning with one (1) stipulation as noted in the Staff Report.

Mr. Don Plank was present to speak to the item on behalf of the applicant. He stated that their request is to delete from the zoning text the language which requires a 40,000 sq. ft. signature office building. As background information, this property was originally zoned in 2002, amended in 2002, 2003, 2005 and eventually ended up being 45.66 acres which have two sub-areas. Subarea A is the one in question and is a 16.5-acre piece of property zoned PUD-C. The current uses in the zoning text permits retail, office and commercial, including the hotel use which his client intends to put on the property. They do have the language issue regarding the 40,000 sq. ft. office building and because this is the last of the parcels, it prohibits their development for anything other than that. He continued to state that their proposal is to take 4.397 acres of subarea A and build a 190-room hotel. This hotel would actually be two hotels – a dual brand – where the center is used for shared amenities. One side would be an extended stay type hotel and the other would be a standard hotel.

Indus has provided the elevations and have agreed to the stipulations that Staff has recommended. Indus wanted to show that the building itself would be signature, even though it's not an office building.

Mr. Plank pointed out the justification for the change is that there have been many changes in the area since 2002. With the development of the various medical facilities in Grove City, there will be more of a demand for another hotel space including extended stay hotels.

The Mike Forejt, Myers and Associates, the architecture firm for the development spoke to the item. He stated that the brand standard is an all EFIS building, however, they have been working to enhance all the materials to be primarily brick with some accents of metal panels as well as some cement panels and quite a bit of glass. Their goal is to deliver a building the whole community can be proud of.

Chair Leasure asked how tall the building was planned to be. Mr. Forejt stated that it is planned to be a 4-story building, approximately 50' in height. Chair Leasure asked Ms. Green from the Fire Department if they had any concerns. She stated they did not.

Mr. Don Gilbert, resident of Parkway Crossing Condominiums, asked to speak to the item. Mr. Gilbert stated that while this hotel sounds very impressive, he has many concerns related to the fact that it will be seated directly behind his backyard and how this will disrupt their lives. He specifically mentioned the lighting, traffic, lack of security and safety and the stress induced by the development. Mr. Gilbert respectfully asked that the board disapprove the change in the zoning text.

Mrs. Mary Rossi, president of Parkway Crossing Condominium Association, asked to speak to the item. Mrs. Rossi, stated that beyond what Mr. Gilbert mentioned, if this moves onto City Council, she would request that the City do their best during the development phase to provide as much screening and buffers as possible between the development and the residents of the condominium complex.

Chair Leasure mentioned that in similar projects in the past, they have requested lighting that has a downward angle to be less intrusive to nearby residents.

Mr. Plank stated that at this stage they are simply requesting an amendment to the zoning text. If approved, they will meet with the nearby residents during the development phase to make sure that all concerns are addressed.

Mr. Boso asked if the current use allows a 90' building. Ms. Shields stated that it does. Mr. Boso stated that he feels it will be much less intrusive if they're proposing a building that will be 45' vs. the 90' which is already permitted.

Being no further discussion, Mr. Boso moved to recommend approval of the Zoning Text Amendment to City Council with the following stipulation:

1. Any building west of the Parkway Crossing Condominiums/Buckeye Place shall incorporate a level of architectural significance as shown on submitted elevations dated 11/4/16.

Ms. Oyster seconded and the motion was unanimously approved.

ITEM #11 – Waffle House | Rezoning R-1 to C-2

(PID #201608290060)

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to rezone 2928 London Groveport Road from R-1 to C-2 in order to construct a Waffle House restaurant. This application as well as the corresponding development plan application for the Waffle House project were postponed from the October 4th 2016 Planning Commission meeting to allow the applicant time to address concerns raised by staff and the Planning Commission related to delivery activity on the site and connectivity to adjacent properties. Staff has concerns with connectivity in the area and connections to the site to be rezoned. London Groveport Road is a principle arterial and developments in the area have been required to share access drives in order to reduce the number of curb cuts along the roadway. Furthermore, two additional half-acre lots exist to the west of the proposed site to be rezoned. Staff has concerns regarding the incremental development of these three sites and the safety hazard that could be created by three separate commercial curb-cuts for these individual lots. Staff believes that a more comprehensive approach is needed to address connectivity between properties before a rezoning for the site can be supported.

After review and consideration Staff recommends Planning Commission make a recommendation of disapproval to City Council for the rezoning as submitted.

Mr. Butch Baur, Waffle House, was present to speak to the item. Mr. Baur stated that he had new information on the development since meeting with the Commission in October. Mr. Baur presented a letter to the Commission from Waffle House's vendor, US Foods, certifying that their delivery trucks would be limited to 28'. A software diagram has been submitted to Staff which shows the trucks making maneuvers in the parking lot.

Mr. Baur continued that he has had a discussion with the attorney for Tire Discounters and they have reached an agreement to connect the two properties. He also presented an aerial diagram showing the property including a 22' vacant piece of property between Tire Discounters and the proposed Waffle House property which they will connect the service road to.

Ms. Oyster expressed concern over the connectivity given the multitude of ingress/egress areas at the properties located on S.R. 665 and that a service road that runs behind the properties in that area might be a better alternative. Mr. Baur stated that he is unaware of what the other property owners next to his property were planning on doing and he has no control over them. He reiterated that Waffle House is prepared to do their part and connect with Tire Discounters.

Dr. Dubos asked Ms. Shields if their recommendation of "disapproval" was made prior to this new information regarding the road connectivity. She stated that it was.

Being no further discussion, Mr. Boso moved to recommend approval of the Rezoning from R-1 to C-2 to City Council as submitted. Dr. Dubos seconded. The motion was disapproved with the following vote: Mr. Boso – No; Dr. Dubos – Yes; Chair Leasure – No; Ms. Oyster – No.

At this time Mr. Josh Shepperd, representative for the property owner, stood up to voice his concern over the vote. Mr. Boso stated that Staff presented a comprehensive review in their Staff Report.

ITEM #12 – Waffle House | Development Plan

(PID #201608290059)

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to construct an 1,875 square foot Waffle House restaurant at 2928 London Groveport Road. The application was initially reviewed at the October 4th Planning Commission meeting but was postponed to discuss the items which were discussed at the meeting.

The site is proposed be accessed by a single 24-foot right-in/right-out curb cut on London Groveport Road, with a 22-foot access drive in the rear of the lot for future connectivity to adjacent developments. Although the proposed right-in / right-out cut will help regulate traffic on the site, staff has concerns with general circulation in the area.

At the time of staff's review and drafting of the project's staff report, the applicant had not provided any documentation of efforts to connect to area properties. Ms. Shields stated that although Staff is supportive of a number of aspects with the development, staff had larger concerns regarding connectivity in the area. Therefore, Staff cannot support the application and we are recommending Planning Commission make a recommendation of disapproval to City Council as submitted.

Mr. Butch Baur was present to speak to the item. Mr. Baur stated that he wanted to point out that 30 days ago, Staff recommended both items for approval and Waffle House has added value to the presentation since then. Mr. Rauch stated that following the last meeting, Staff reexamined the merits of the development and that is why their position changed, specifically, concerns over commercial access points.

Mr. Leasure asked Staff if there could be an opportunity to sit down with the adjacent neighbors to determine what could be worked out. Mr. Rauch stated that Staff would be more than happy to meet with the owners of the area properties to discuss the rear service drive as well as access points onto the major roadway. Mr. Smith stated that there is plenty of time to do this before the item goes to Council.

Mr. Josh Shepperd, representative for the property owner, voiced his concern. After much discussion, Ms. Oyster moved that the Planning Commission make a recommendation of approval of the Development Plan to City Council as submitted. Mr. Boso seconded. The motion was disapproved with the following vote: Ms. Oyster – No; Mr. Boso – No; Dr. Dubos – Yes; Chair Leasure – No.

At this time, Dr. Dubos excused himself from the remainder of the meeting.

ITEM #13 – Trail View Run | Preliminary Development Plan

(PID #201610040071)

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a preliminary development plan for a new residential subdivision that will include 82 single family home properties and 53 detached condominium homes. Planning Commission indefinitely postponed the originally submitted Preliminary Development Plan for this subdivision at the May 3rd 2016 meeting. The stipulations originally recommended were to reduce the density to more closely resemble the adjacent residential subdivision and create more usable greenspace on the site. It was also noted that a traffic impact study was needed.

The site is proposed to have two entrances – one off Borror Road and another off Hemetite Drive. Staff has concerns with the limited connectivity in the subdivision and feels that a number of changes should be made to accommodate better connectivity. As part of the administrative review letter, Staff recommended a number of changes to the proposed roadway network, which have not been addressed.

Additionally, staff has concerns about the impact of the proposed development on Borror Road, currently only 19' wide. A traffic impact study needs to be submitted to determine the potential impacts to the surrounding roadway network and the Borror Road corridor.

A total of 135 units are proposed on the site. 82 lots will be for single family homes that will utilize requirements for the R-1b district, the zoning of the adjacent Grant Run Estates Subdivision. 53 of the proposed units will be condominiums. Staff feels that the condominium units create a higher density than the surrounding subdivisions in the area and we believe that the entire development should be single-family lots. Furthermore, to more effectively transition between the Grant Run subdivision to the west and the rural lots to the east, staff believes the overall size of all lots should be increased.

Due to the number of concerns related to density, roadway connections, and the impact on Borror Road, Staff is recommending Planning Commission make a recommendation of disapproval to City Council for the Preliminary Development Plan as submitted.

Karl Billisits, Harmony Development Group, was present speak to the item. Mr. Billisits stated that they met with the surrounding residents on Thursday evening and as a result, they are asking to table this item until the next meeting in December. He would, however, like to discuss some of the comments made from the neighbors he met with.

Mr. Joe Looby, Stantec Consulting, asked to speak to the item. He stated that originally, they were planning for over 100 condominiums, and now they are down to 53. They did have some additional connectivity, but as the plan evolved it is now more of a private neighborhood with a couple of cul-de-sacs. There is also a long stretch of roadway which could lend itself to a high rate of traffic speed, so it was laid out to try to alleviate that.

He continued to state that the entry has changed from the first two applications. Originally, they did not include 2.5 acres at the corner which has since been acquired allowing them to add a longer landscape treatment along Borrow Road and add signage on both sides. It will also allow them to do more of a greenspace preservation along the creek corridor and there are a couple of homes along the front which will give it more of a residential character.

Mr. Looby stated that in reference to the Staff Report comment of multi-family, there will be no multi-family units in this project. They will all be single-family condominiums.

Other comments that were made were related to hydrants, spacing, tree preservation etc., all things they plan on addressing.

Originally they planned on 60' right-of-ways and 32' pavement width. They are now proposing a 50 right-of-way with 26' pavement width in order to provide a larger buffer for the surrounding neighbors.

Mr. Billisits stated that the neighbors were concerned about the speed on Sapphire Drive and asked for speed-bumps or some other traffic controlling option, which is why they left the northern connection closed off. They also showed the residents pictures of other projects they have around the city.

Mr. Billisits continued to state that all of their proposed lots will be as large, if not larger, than the minimum lots in Grant Run, with the units being 1,600 to 2,000 square feet. In addition, the 20 feet along the western property line is heavily wooded. Those lots in Grant Run are approximately 108 feet deep. The lots proposed will be 120 feet deep at a minimum and with an additional 20' to those properties to increase the depth in the backyard area.

Chair Leasure asked if any the proposed condos will have basements. Mr. Billisits responded that there will be basements and walk-out basements.

Chair Leasure asked Mr. Billisits if they had reached out to officials with Jackson Township related to the widening of Borrow Road. Mr. Billisits responded that they have met with both Mr. Mike Lilly, Jackson Township and with officials from the Franklin County Engineer's office. He explained that they had discussed different ideas and options related to widening the roadway.

Mr. Jack Conaboy, resident on Platinum Drive, asked to speak to the item. Mr. Conaboy stated that he backs up to this development and he is also on the Homeowner's Association. His major concerns are that his development have comparable value, comparable density and to limit the amount of condos. Of major importance is the roadway on the north side which he feels will take the brunt of the traffic through their development. He stated that they already have speed issues on Sapphire Road.

Per request of the developer, Ms. Oyster moved that Planning Commission table the item until the December Planning Commission meeting. Mr. Boso seconded and the motion was unanimously approved by the four remaining members.

ITEM #14 – Woodside at Holton Run | Lot Split

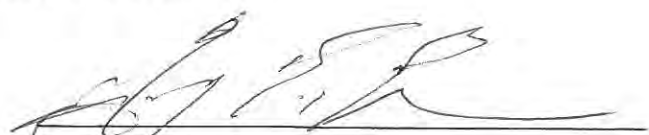
(PID #201611040078)

Ms. Shields presented the Development Department's findings. She stated that the applicant is proposing to split 3.104 acres of land on the south side of Edgerton Drive owned by Homewood Corp. The area to be split is delineated as a Tree Preservation Area on the plans for the Woodside at Holton Run development and a signed letter from the Homewood Corporation states that it is the intent of the developer to transfer the tree preservation area to the City.

After review of the application, Staff is recommending that Planning Commission approve the Lot Split as submitted.

Being no discussion, Mr. Boso moved that the Lot Split be approved as submitted. Ms. Oyster seconded and the motion was unanimously approved by the four remaining members.

Having no further business, Chair Leasure adjourned the meeting at 3:10 p.m.


Mary Havener, Secretary
Gary Leasure, Chairman