CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **November 3, 2015**

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

Chairman Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Mr. Gary Leasure, Chair, Mr. Chuck Boso, Mr. Roby Schottke, Mr. Mike Linder and Ms. Julie Oyster. Others present: Kyle Rauch, Development Director; Kim Shields, Planning & GIS Supervisor; Victoria Proehl, Community Development Manager, Jennifer Readler, Frost Brown Todd; Bill Vedra, Director of Public Safety; Cindi Fitzpatrick, Service Superintendent; Captain Bill Dolby, Jackson Township Fire Department; Lt. Tammy Green, Jackson Township Fire Department; Capt. Jeff Pearson, Grove City Police Department; Laura Scott, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Michele Boni, Planning Intern; and Mary Havener, Development Assistant.

Chairman Leasure noted a quorum was present. The minutes from the October 6, 2015 regular meeting were unanimously approved.

Chairman Leasure stated that representatives of three items on the agenda, Scioto Meadows (Ashwood Glen) – Development Plan; Days Inn – Lot Split; and Grove City Family Apartments (Southwestern Apartments) – Preliminary Development Plan, were requesting postponement to the December 8th Planning Commission meeting. He asked for a motion to accept the postponements. Mr. Linder motioned to postpone all three items and Ms. Oyster seconded the motion. All three requests were unanimously approved.

ITEM #1 – Scioto Meadows (Ashwood Glen) – Development Plan **(PID #201506010039)**

Postponed to the December 8th Planning Commission meeting.

ITEM #2 – Pinnacle Pets – Special Use Permit (Dog Kennel, Grooming) **(PID #201509280065)**

Ms. Proehl presented the Development Department's findings. The applicant is requesting a Special Use Permit to operate Pinnacle Pets Play and Stay boarding facility, located on the west side of Farm Bank Way. The facility would offer a variety of supplemental services, including dog daycare, bathing/spa services/grooming and a pool. An outside play area, covered in AstroTurf, will be provided to the rear (west) of the building. An interior play area will be available for indoor exercise, and will be able to be sub-divided to accommodate dogs of different size and temperament. Pinnacle Pets Play and Stay will provide boarding services 24 hours a day, 365 days of the year and the proposed hours of operation for the day care services are 6:30am – 7:30pm, Monday through Friday and 7:00am – 1:00pm on Saturday.

The applicant has indicated multiple measures taken to ensure that the proposed use will not harm neighboring uses. The proposed outdoor play area will be enclosed by a six (6) foot privacy fence. The indoor play areas are proposed to be covered with a specialized rubber floor and the building will be fully insulated to help contain the noise within the building.

After review of the appropriate code analysis, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Mr. Todd Rieser, Dublin Building Systems, was present to answer any questions or concerns. Mr. Linder asked the Fire Department if they would be able to maneuver their vehicles in the parking area. Ms. Green, JTF, responded that she has been in contact with the appropriate people and was waiting on a response. Chair Leasure asked if there would be an outdoor area for the dogs. Mr. Rieser stated that there would be a fenced in exterior play area with a synthetic turf and a 6 foot high privacy fence.

Being no further discussion, Mr. Schottke moved to recommend the approval of the Special Use Permit to City Council as submitted. Mr. Linder seconded and the vote was unanimously approved with the exception of Ms. Oyster who abstained from the vote.

ITEM #3 – Pinnacle Pets – Lot Split **(PID #201509280066)**

Ms. Proehl presented the Development Department's findings. The applicant is proposing to split the southern 1.770 acres from an existing 10.48 acre site on the west side of Farm Bank Way in order to create a unique lot for the development of the proposed Pinnacle Pets Play and Stay boarding facility.

The submitted survey and legal description show some minor discrepancies regarding specific acreage and details. Staff recommends the applicant work out these issues before submitting the lot split to Franklin County.

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.

Mr. Todd Rieser, Dublin Building Systems, was present to answer any questions or concerns. Mr. Schottke asked the City what the discrepancies were regarding the acreage and details. Ms. Proehl stated that there were just a couple very minor number differences on the legal description and survey, but nothing that concerned Staff.

Being no further discussion, Mr. Linder moved to approve the Lot Split as submitted. Mr. Schottke seconded and the motion was unanimously approved with the exception of Ms. Oyster who abstained from the vote.

ITEM #4 – Environmental Staffing – Certificate of Appropriateness (HPA Sign Appeal) **(PID #201509280067)**

Ms. Proehl presented the Development Department's findings. The applicant is requesting an appeal for a denied Certificate of Appropriateness Application by the Chief Building and Zoning Official for a wall sign for Environmental Staffing, located at 3111 Columbus Street. The original request was submitted to the Building Division in September, and was denied based on exceeding the amount of square footage for signs in the HPA (one square foot of sign per four (4) square feet of frontage, not to exceed twenty-five (25) feet). The existing building already contains one wall sign, which measures approximately twenty-four (24) square feet. The applicant requested a COA for the installation of a similarly sized sign, which would nearly double the amount of permitted total square footage for signs in the HPA.

The proposed sign would be an internally illuminated wall sign made of aluminum, to match the existing sign on the building. All proposed colors correspond with the HPA color palette.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Certificate of Appropriateness Appeal as submitted.

Mr. Andrew Wineberg, DāNite Sign Company, was present to answer any questions or concerns. Mr. Schottke asked for verification that there was already one sign on the building. Mr. Wineberg stated that was correct. He stated that there are two tenants in the building with the same amount of square footage. Mr. Wineberg stated that DāNite Sign Company installed the first sign and would be able to match the requested sign to look like the current one, which is on the building, with HPA approved colors.

Being no further discussion, Mr. Schottke motioned to recommend the approval of the COA to City Council as submitted. Mr. Boso seconded. Vote: Mr. Schottke, No; Mr. Boso, No; Mr. Linder, No; Chair Leasure, No; Ms. Oyster, No. The vote was a unanimous recommendation for disapproval.

ITEM #5 – Prologis Southpark – Development Plan **(PID #201509280070)**

Ms. Proehl presented the Development Department's findings. The applicant is proposing to construct two (2) warehouse buildings along with parking facilities, access drives and truck court areas for Prologis, located at 1933 Marlane Drive. The site is 43.82 acres in size. The proposed buildings are 324,200 square feet.

The site will be accessed from a single 32' wide curb-cut at the terminus of Southpark Place. This cut will be for all vehicular and truck traffic accessing the site. A 24' emergency access drive composed of pervious pavers is proposed in the northeastern corner of the site and includes four (4), three (3) foot high posts with reflectors as well as two (2) "Emergency Access Only" and "No Truck Access" signs. Drives are proposed throughout the site varying in width from 28' to 32'.

In order to comply with the City's Bikeway Planning Map, staff recommended the applicant install an eight (8) foot path along Marlane Drive along the entire width of the site. With the knowledge that the City is anticipating future improvements to Marlane Drive, the applicant has opted to pay the City a fee in lieu of installing the bike path in order for the City to more efficiently and effectively install the path at a later date. Staff believes this is an appropriate compromise, and asks that the future eight (8) foot wide asphalt trail be shown on plans to be installed as part of the Marlane Drive improvements.

The proposal meets most of the required setbacks for building, car parking and truck loading and parking; however, plans show truck parking encroaching into the 20' truck parking setback along the southern boundary of the site. A variance through the BZA will need to be approved in order to rectify this encroachment. Parking is not permitted between the property line and the side setback next to residential districts; therefore, 36 car parking spaces on the west side of the property encroach into this setback, by nearly 50' toward the northern portion of the parking lot. A variance through the BZA will need to be approved in order to rectify this situation.

A large stormwater pond is proposed on the east side of the property. Due to the prominence of the pond, Staff believes higher design features should be incorporated, including decorative landscaping and landscape beds with masonry retaining walls, similar to the Prologis facility located in Etna, Ohio. These decorative features should be incorporated north of the pond along Marlane Drive. The applicant should work with the Urban Forester regarding the specific planting types for this landscape area.

Although the City's Stormwater Design Manual requires that all detention basins installed in the City include an eight (8) foot path to provide an added amenity to the property and workers, other large-scale industrial developments have been permitted to develop without the path and Staff supports this deviation.

The proposal includes two industrial buildings that are 324,800 square feet and 324,000 square feet in size. These buildings will be composed of concrete wall panels finished in textured paint. Dock doors for trucks are located on the north and south sides of the building. No dock doors are proposed on the west or east sides of either Building 1 or Building 2.

The proposed structures are 40' in height, exceeding the Code requirement of 35'. A variance will need to be obtained from the BZA to exceed this maximum permitted height.

455 total parking spaces are proposed with this development. Of these, 210 spaces are dedicated for Building 1 and 245 spaces for Building 2. Materials list varying parking counts. In order to clarify the amount of parking proposed, revised materials reflecting the accurate number of provided parking spaces should be submitted.

A ten (10) foot earthen mound is proposed along the northern property line along Marlane Drive to provide screening for adjacent incompatible land uses. However, due to the site grading, as seen on the Line of Sight Profile, Staff believes the ten (10) foot earthen mound should be measured from the elevation of the edge of pavement on the proposed sight (772.9 feet) as opposed to the elevation of Marlane Drive.

Materials indicate a six (6) foot earthen mound is proposed along the western property line, which abuts a multi-family residential development. The existing wood line along this property line will remain. The western mound does not extend all the way to the property line, due to grading of the site. Because this portion of the property is adjacent to the retention pond on the property to the west does not abut any residential units, staff is supportive of the proposed design of the mound and does not believe the mound should be required to extend to the northern property line.

Some materials reference a six (6) foot high privacy fence for screening along the western property line. This fence was proposed with the original submittal. Staff is supportive of the proposed mounding and landscaping along the western property line. On the eastern property line, a six (6) foot privacy fence is proposed. Materials indicate the fence will be a solid vinyl fence, but no details were submitted. Staff recommends the applicant submit fence details to ensure the fence is compatible with adjacent developments.

Interior parking lot screening meets the minimum code requirements, except in two landscaping islands where water service extends underneath. Staff recommends shrubs or perennials be planted in these beds in place of the trees, and that the two required trees be planted elsewhere on the site.

The dumpsters/compactors are proposed to be screened with a wall or fence with gates, but no details were submitted. Additionally, code requires supplemental landscaping around service structures, but due to the location of the structures in conjunction with the abundant amount of proposed landscaping around the perimeter of the site, Staff is supportive of granting a deviation to this requirement.

A final photometric plan was not submitted with revised materials. A photometric plan should be submitted showing that all vehicular and pedestrian areas meet the 0.5 footcandle minimum and the lighting is reduced to zero (0) footcandles at the north, east and west property boundaries.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Prologis Development Plan with the thirteen (13) deviations and stipulations as noted in the Staff Report with one (1) additional stipulation:

14. The applicant will contribute funds per lineal foot for the installation of the bike path on Marlane Drive.

Mr. Don Plank, attorney for Prologis, was present to answer any questions or concerns. Mr. Plank reminded the committee that Prologis recently went before Council for Rezoning. At that time, there was concern expressed as to how Prologis would treat the west property line. He stated that their intent is to preserve the trees. Instead of the fence on top of the mound, they plan to provide additional landscaping to supplement the remaining trees. During the zoning process, other issues arose relative to the north property line, one of which was the access. Per the Development Plan, Prologis will not be taking any access onto Marlane Drive; the only access would be an emergency access – there will be no trucks or cars going onto Marlane Drive. The issue that was expressed is the mounding and landscaping. Mr. Plank stated that the only issue which they could not agree on was the 10' mounding measured from the parking lot in order to maintain the 3 to 1 slope that is required under code.

Mr. Plank pointed out that the variances that Staff named are needed in order to make it clear that the front and back of the building are reversed. He continued to state that the definition of frontage in the zoning code basically says "the street in which you take access" and when they moved the access points, it changed the frontage. They will work with Staff on the variances, however, they will also require a variance to make the front of the building, the back. They originally treated the front of the site as Marlane Drive, but from a legal definition, the actual front of the site becomes the south end because that is where the access will be located.

Ms. Elizabeth Crawford, 1888 Marlane Drive, asked to speak to the item. She stated that she is requesting the mound due to the fact that the back of the proposed development faces the front of her property. She expressed concern related to the dock lighting and visibility of the top of the dock doors from her property. Mr. Plank stated that code requires that all lights be screened. The mounding that they are proposing is a minimum mound of 10'. To go much higher, they would be unable to use grass and would instead need to cover with some type of ivy. If that doesn't affectively screen the lights, they will need to go higher which might affect the slope, but it could be accomplished and the trees should block any additional lighting. He stated that they would take the necessary steps to screen the lighting from the neighboring property.

Mr. Mike Sanders, 1858 Marlane Drive, asked to speak to the item. He expressed his concern related to the "line of sight" in relation to the front of his property to the proposed development. He stated that the current proposed mound would not provide adequate screening for the current residents. He stated that there is currently a much larger mound on the Southpark side of the area with a larger slope that is maintained with grass. He also expressed concern over the sound that would come from the trucks and doesn't feel that the mound will diminish it.

Mr. Sanders continued to state that he would like verification that his well would not dry up as a result of the current 43 acres of farmland being developed and diverting water that was previously absorbed into the ground. Mr. Plank stated that the proposed development should not affect the well since this will be a building placed on a slab and there will not be a basement. The flow of water should continue the same as it always has. Mr. Plank again reassured the Committee that the mound would be high enough to obscure all headlights.

Mr. Schottke asked Mrs. Crawford if she and the other residents had an opportunity to meet with the developer. Mrs. Crawford stated they had one meeting and Mr. Plank stated that they had plans to meet again before the proposal goes to City Council.

Mr. Schottke suggested that the developer work with the Urban Forester to consider a different type of tree for the mounds that might provide a more dense covering, similar to Wal-Mart on Southwest Boulevard. He also asked if the lights from the light poles would need to be shielded to prevent light pollution for the surrounding neighbors. Mr. Plank stated that the lights would be facing down towards the parking lot and they will be providing a lighting intensity plan.

Mr. Schottke asked the City about the bike path. Mr. Rauch stated that there would be a future bike path along the south side of the property.

Being no further discussion, Mr. Schottke moved to recommend approval of the Development Plan to City Council with fourteen stipulations:

1. The earthen mound along the north property line along Marlane Drive shall be ten (10) feet, measured from the elevation of the edge of pavement on the proposed development (772.9 feet) as indicated on the Line of Site Profile.

2. The future eight (8) foot wide asphalt trail shall be shown on plans to be installed by the City as part of the Marlane Drive improvements.

3. A photometric plan shall be submitted showing that all vehicular and pedestrian areas meet the 0.5 footcandle minimum and the lighting is reduced to zero (0) footcandles at the north, east and west property boundaries.

4. The applicant shall work with the Urban Forester to select and install shrubs or perennials in the two parking lot islands where trees cannot be planted, and determine where the two required trees can be planted elsewhere on the site.

5. The applicant shall work with the Urban Forester regarding the design of the decorative landscape features on the north side of pond along Marlane Drive.

6. Revised materials reflecting the accurate number of provided parking spaces shall be submitted.

7. All references to the proposed fence along the western property line shall be removed from plans.

8. Details of the proposed fence along the eastern property line shall be submitted to ensure consistency with adjacent developments.

9. No supplemental landscaping shall be required around the proposed dumpster enclosures.

10. The eight (8) foot access path around the proposed pond shall not be required.

11. A variance shall be obtained from the Board of Zoning Appeals for the proposed reduced truck parking setback on the southern boundary of the site.

12. A variance shall be obtained from the Board of Zoning Appeals for the proposed reduced west parking setback.

13. A variance shall be obtained from the Board of Zoning Appeals to exceed the permitted 35' building height.

14. The applicant will contribute funds per lineal foot for the installation of the bike path on Marlane Drive.

Ms. Oyster seconded the motion and the vote was unanimously approved with the exception of Mr. Linder who abstained from the vote.

ITEM #6 – Petland – Special Use Permit (Pet Store) (PID #201509280072)

Ms. Proehl presented the Development Department's findings. The applicant is requesting a Special Use Permit to operate a Petland store in the Village at the Groves Shopping Center. The store would offer a variety of animals for sale including birds, fish, reptiles, small animals, puppies and kittens. No boarding of animals will be conducted as part of the use and no grooming services will be offered. Proposed hours of operation are 10:00am – 9:00pm, Monday through Saturday and 12:00pm – 5:00pm on Sunday.

The applicant has indicated multiple measures taken to ensure that the proposed use will not harm neighboring uses including the installation and use of a separate HVAC system and exhaust to control odor, temperature and humidity of the indoor kennel area. The puppies will not be walked outside in the parking lots.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Mr. Anthony Samples, Petland, Inc., was present to answer any questions or concerns.

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

ITEM #7 – Days Inn – Lot Split **(PID #201509280074)**

Postponed to the December 8th Planning Commission meeting.

ITEM #8 – Tahna's Busy Bees – Special Use Permit (Day Care Center) **(PID #201510070075)**

Ms. Proehl presented the Development Department's findings. The applicant is proposing to operate a child care facility. The proposed child care services will be for infants and toddlers, as well as before and after school children. Proposed hours of operation are from 6:00am to 6:00pm Monday through Friday. The applicant has indicated that 39 children will be able to be care for on the site in one of two (2) playrooms, and five (5) staff members will be employed.

The proposed child care facility will be located within a multi-tenant structure. The facility will occupy approximately 2,800 square feet of the front portion of the building and provide adequate parking and circulation on site. The applicant has submitted a site plan showing the location of employee and customer parking as well as proposed pick-up and drop-off circulation on the site for both buses and individual parent vehicles.

The proposed outdoor play area is located on the southwestern portion of the building. Materials indicate the play area will be enclosed by a white vinyl fence; however details were not submitted for the fence and staff is not aware of the height or style of the fence. The play area is proposed to be directly adjacent to the driveway utilized for the drop off and pick up of children. Staff recommends the fence be moved back from the drive and that landscaping be installed between the drive and the fence to separate the play area from the drive both visually and physically. Staff recommends the applicant work with the Urban Forester to determine appropriate landscaping along the proposed fence to separate the play area from the drive aisle.

After review and consideration, the Development Department 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.

Ms. Wells-Bridges was present to answer any questions or concerns. Ms. Oyster inquired as to the number of rooms that would be in this child care center. Ms. Wells-Bridges stated that there would be a front room with a larger room in the middle. Towards the back there would be a break room and an office in the front.

Mr. Schottke recommended that a stipulation be added for safety bollards to be placed around the outdoor play area to provide added protection from vehicles.

Being no further discussion, Mr. Schottke moved to recommend approval of the Special Use Permit with four stipulations:

1. The proposed fencing around the play area shall be 6' vinyl white privacy fencing.
2. The proposed fencing around the play area shall be setback at least 8' from the pick-up / drop-off drive.
3. The applicant shall work with the Urban Forester to determine appropriate landscaping along the proposed fence to visually separate the play area from the drive aisle.
4. Safety bollards shall be installed on three (3) sides of the play area for safety reasons.

Mr. Linder seconded the motion.

Chair Leasure asked the Fire Department if the safety bollards would create a problem for the trucks. Ms. Green stated that they would not.

At this time, roll was called and the vote was unanimously approved.

ITEM #9 – Aladdin Shrine Center – Lot Split **(PID #201510070076)**

Ms. Proehl presented the Development Department's findings. The applicant is proposing to split the eastern 0.606 acres from an existing 5.144 acre tract of land owned by the Aladdin Shriners Holding Corporation, located on the north side of

Gateway Circle. The area to be split currently contains a portion of the parking lot for the Ohio State Board of Cosmetology and the proposed split will remedy the encroachment onto the Aladdin Shriners' property.

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.

Ron Leonard, Aladdin Shriners Holding Company was present to answer any questions or concerns. Mr. Linder asked if there was a setback issue with the adjacent property. Mr. Leonard responded that the proposed property line is 10' from their parking lot and the setback will be fine.

Being no further discussion, Ms. Oyster moved to approve the Lot Split as submitted. Mr. Schottke seconded and the motion was unanimously approved.

ITEM #10 – Grove City Family Apartments (Southwestern Apartments) – Pre. Dev. Plan (PID #201510140078)

Postponed to the December 8th Planning Commission meeting.

Other Business –

Ms. Proehl stated that there will be a training session for the Planning Commission to go over the bylaws and some proposed changes. This session is tentatively scheduled for Friday, January 8, 2016 and additional details will be provided closer to that time. She asked that the Commission notify her of any conflicts.

Having no further business, Chair Leasure adjourned the meeting at 2:25 p.m.

Mary Havener, Secretary

Gary Leasure, Chairman