MEETING MINUTES
Planning Commission

Tuesday, October 8, 2019

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

Chair Julie Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Ms. Julie Oyster, Mr. Larry Titus and Dr. John Dubos. Mr. Mike Linder and Mr. Jim Rauck were both absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jimmy Hoppel, Development Planner, Jennifer Readler, Frost Brown Todd; William Vedra, Deputy City Administrator; Tami Kelly, Clerk of Council; Laura Scott, Planning and Zoning Coordinator; Mike Boso, Chief Building Official; Lt. Jason Stern, Grove City Police Department; Tammy Green, JTFD; and Mary Havener, Development Assistant.

Organizational Items:

Chair Oyster noted a quorum was present and asked for approval of the September 3, 2019, Planning Commission minutes. Dr. Dubos moved that the minutes be approved. Mr. Titus seconded the motion, and the minutes were approved 3-0.

ITEM #1 – Pinnacle Golf Club #1 – Lot Split PID #201909040042
ITEM #2 – Pinnacle Golf Club #2 – Lot Split PID #201909040043
ITEM #3 – Pinnacle Golf Club #3 – Lot Split PID #201909040044
ITEM #4 – Pinnacle Golf Club #4 – Lot Split PID #201909040045

Mr. Hoppel presented the Development Department's findings. He stated that this was for four separate Lot Split applications that are coordinated with each other. As a reminder of the process, Mr. Hoppel explained that the Lot Splits are reviewed by Planning Commission and they are the final determining body. After receiving approval from Planning Commission the applicant is eligible to combine the lots as necessary with the Franklin County Auditor.

A slide was presented that displayed the vacant area along Bell Classic Drive and the existing condition of the lots that are subject to the split. Mr. Hoppel proceeded to explain that Lot Split #1 was to split 0.619 acres into one .343-acre lot and one 0.276-acre lot. Lot Split #2 was to split a 0.041-acre lot off of the golf course to the north. Lot Split #3 was to split another 0.041-acre lot off of the golf course to the north and Lot Split #4 was to split a 0.195-acre lot off of Reserve Y.

He continued to state that upon approval of the four lot splits, the applicant will work with the county auditor to combine the .343-acre lot with the 0.041-acre lot to the north, as well as the 0.276-acre lot with the 0.041-acre lot to the north the 0.195-acre lot to the east. A slide was displayed to show the final resulting lots. After review and consideration, the Development Department recommends Planning Commission approve the four Lot Spits.

Mr. Anthony Ciminello, Pinnacle Landing Holdings, was present to answer any questions. There being no questions or discussion, the four Lot Splits were ruled on as follows:

Lot Split #1:

Dr. Dubos moved to approve the Lot Split with the two stipulations as noted in the Staff Report:

1. The applicant shall combine the 0.343-acre lot with the proposed 0.041-acre lot to the north, subject to approval of application 201909040043.
2. The applicant shall combine the 0.276-acre lot with the proposed 0.041-acre lot to the north, subject to approval of application 201909040044 and the 0.195-acre lot to the east, subject to approval of application 201909040045.

Mr. Titus seconded the motion and it was approved 3-0.

Lot Split #2:

Dr. Dubos moved to approve the Lot Split with the one stipulation as noted in the Staff Report:

1. The applicant shall combine the 0.041-acre lot with the 0.34-acre lot to the south, subject to approval of application 201909040042.

Mr. Titus seconded the motion and it was approved 3-0.

Lot Split #3:

Dr. Dubos moved to approve the Lot Split with the one stipulation as noted in the Staff Report:

1. The applicant shall combine the 0.041-acre lot split with the 0.276-acre lot to the south, subject to approval of application 201909040042 and the 0.195-acre lot, subject to approval of application 201909040045.

Mr. Titus seconded the motion and it was approved 3-0.

Lot Split #4:

Dr. Dubos moved to approve the Lot Split with the one stipulation as noted in the Staff Report:

1. The applicant shall combine the 0.195-acre lot with the proposed 0.512-acre lot to the west, subject to approval of application 201909040042, and the 0.041-acre lot, subject to approval of application 201909040044.

Mr. Titus seconded the motion and it was approved 3-0.

Item #5 – Casino Property – Lot Split **PID #201909160052**

Mr. Hoppel presented the Development Department's findings. He stated that the lot in question for this lot split was located on Elm Street, just south of the intersection of Midland Street and a slide was presented that displayed the surrounding context of the site, which is within an existing historic neighborhood. He continued that the property owner to the north currently has a fence extending into the lot to the south that is proposed to be split. This existing fence does not currently align with the future lot line; however, the applicant has agreed that he will be responsible for the relocation of the fence.

The applicant is the property owner of lot 20, which is north of the subject lot. He has been working with the property owner of lots 17, 18 and 19. Lot 19 is the subject property proposed to be split. This proposal would split a .153-acre lot into a 0.075-acre lot and a 0.078-acre lot, which would provide additional side-yard to the property owner of lot 20, as well as additional access to the rear of their property which is currently accessed by an unnamed public road and an easement agreement with the property owner to the north.

Mr. Hoppel displayed a slide demonstrating the result of the lot split. He explained that the lot outlined in blue will have a width of approximately 60 feet, which is short of the 70-foot width requirement. However, Staff is supportive due to the fact that it will result in a lot width that is closer to conforming with the requirement, given the historical context of the neighborhood in which many of the lots do not meet the current-day requirement.

After review and consideration, Staff recommends Planning Commission approve the Lot Split with the one stipulation as noted in the Staff Report.

Mr. Mark Casino, 3925 Elm Street, was present to answer any questions. There being no discussion, Mr. Titus moved to approve the Lot Split with the one stipulation as noted in the Staff Report:

1. The northern 0.075-acre lot created by the split shall be combined with Lot 20 (040-000647) and the southern 0.078-acre lot created by the split shall be combined with Lot 18 (040-000646).

Dr. Dubos seconded the motion and it was approved 3-0.

Item #6 – Kiddie Academy – Special Use Permit **PID #201909040048**

Mr. Hoppel presented the Development Department's findings. He stated that the proposed site for the daycare center is out-lot 44 of Parkway Centre East and on the east side of Buckeye Parkway, south of Stringtown Road and north of Lamplighter Drive. He continued to state that a preliminary site plan had been provided to assist with determining the appropriateness of the use; however, only the use and the applicable criteria are under review. A final site plan, elevation and supporting materials will be reviewed at a later date with a development plan.

The preliminary site plan shows a building of 8,820 square feet, a play area of 4,536 square feet and 44 parking spaces. Associated landscaping, a dumpster location and monument sign location have also been shown. The hours of operation for the site are 6:30 a.m. to 6 p.m., Monday through Friday. Maximum capacity for the site is 156 children, ranging from 6 weeks old to 12 years old and would include 30 full-time and part-time staff members.

Staff has requested that the applicant provide decorative fencing around the pay area, as well as protective bollards, spaced 4 feet apart around the play area. Additional landscaping has also been requested around the play area.

The applicant has agreed to the requests from Staff, but due to inconsistencies in their comment letter and resubmitted drawings, Staff is recommending Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the three stipulations as noted in the Staff Report.

Mr. Shafi Alam, EDB Internationa, Inc., was present to answer any questions. There being no discussion, Mr. Titus moved to recommend approval to City Council for the Special Use Permit with the three stipulations as noted in the Staff Report:

1. Black mesh shall not be applied to the fencing around the outdoor play area.
2. Bollards shall be installed, spaced a maximum of four (4) feet apart, around all sides of the play area where adjacent to vehicular areas on this and adjacent sites.
3. Landscaping shall be installed on all sides of the play area, with final type and location approved on the development plan for the site.

Dr. Dubos seconded the motion, and it was approved 3-0.

Item #7 – Becknell Industrial – Development Plan PID #201909040050

Mr. Hoppel presented the Development Department's findings. He stated that this proposal is for a 207,000-square-foot industrial spec building on a 21.17-acre site, which is comprised of two parcels.

The future trailer parking does conflict with the FEMA 100-year floodplain; however, the applicant's hydraulic report suggests that there is no conflict based on a simulated flood model. Staff is stipulating that a Special Flood Hazard Area Development permit be obtained before any development occurs, or the FEMA flood map be updated to show an updated model. the site also includes a retention basin on the southern end of the site.

Mr. Hoppel continued to state that setbacks and parking-space sizes meet code. Staff is also stipulating that the narrow strip of the parcel along Seeds Road be dedicated to the City as right-of-way.

An updated photometric plan and lighting fixture sheet has been requested by Staff and is stipulated for approval.

The proposed landscaping plan meets most landscaping requirements; however, one concern is in regard to screening. The trees, which were exhibited to the commission, are proposed to be preserved as part of the existing tree mass that will screen the property; however, they have been identified as poor quality or dead by the applicant's tree survey. These trees will not provide foliage adequate to screen the site. Staff is stipulating that the applicant remove these dead or poor quality trees and provide additional trees that will properly screen the site.

Also, due to the location, proximity and visibility to I-71, additional stipulations regarding decorative fencing and visualization of landscaping detail along the northwest property line have been added to the Staff Report.

Mr. Hoppel displayed another slide that demonstrated the elevation of two sides of the building. He stated that the height of the building is proposed to be 39 feet, with parapets at 40.5 feet. Code allows for maximum of 35 feet. Staff is stipulating that the applicant obtain a variance for the height through the BZA. Staff is supportive of this variance due to the change in needs of modern industrial buildings that are increasing height standards. The site is proposed with 40 loading docs on the southeast face of the building.

The building exterior is primarily precast concrete in three colors (Elder White, Mindful Gray and Dovetail). Windows and doors will have aluminum frames with gray-tinted glass, and the parapets will have metal coping that is cohesive with the design of the building.

The GroveCity2050 Guiding principles criteria are either met of not applicable by this proposal.

Therefore, after review and consideration, the Development Department is recommending Planning Commission make a recommendation of approval to City Council for the Development Plan with nine stipulations.

Ms. Amanda Spencer, Hull, was present to answer any questions.

Dr. Dubos asked for an explanation of the right-of-way explanation. Mr. Hoppel explained that the Logitech property to the south was originally part of a larger parcel which was split-off at one point in time. Mr. Rauch added that the City is currently has bid for a roadway project on Seeds Road, to make enhancements on that roadway. Currently, the Development Department is going out and talking to the property owners to ask similar types of requests to allow us to undertake this improvement.

Dr. Dubos asked if the Fire Department had any objections to this plan. Ms. Green, JTFD, stated that they did not.

Ms. Oyster stated that she noticed there were going to be trees along the southern section along I-71, but not the northern end and if we would be asking for additional landscaping to the north. Mr. Hoppel stated that the stipulations were to request fencing along the entire frontage of I-71 as well as additional landscaping. Mr. Rauch added that the white fencing demarcates the right-of-way from the highway to the private property.

There being no additional discussion, Dr. Dubos moved to recommend approval of the Development Plan with the following nine stipulations:

1. Parcels 040-004959-00 & 040-013659-00 shall be combined prior to submitting for building permits.

2. The strip of parcel 040-004959-00 running along and including Seeds Road shall be dedicated to the City for public right-of-way.

3. A variance shall be obtained from the BZA to exceed the permitted building height of 35 feet by 5'6".

4. A Special Flood Hazard Area Development permit shall be obtained for any development in the FEMA 100-year floodplain unless the FEMA floodplain map is updated to show no conflict prior to the future parking expansion being approved for construction.

5. Trees identified as Dead or Poor on the Tree Inventory shall be removed during construction, and additional trees shall be planted to fill in these areas and provide adequate screening to adjacent properties along the southwestern property edge where the existing tree mass is identified.

6. An updated photometric plan shall be submitted showing the lighting on the site in conformance with the 0.5 footcandle minimum in all vehicular and pedestrian areas.

7. Site lighting fixture details shall be submitted to the Development Department to ensure compatibility and appropriateness with area development.

8. White vinyl fence in character with existing decorative fencing along I-71 shall be extended along the entire property's I-71 frontage.

9. A rendering shall be submitted showing the development's relation to the I-71 corridor to ensure the site reflects the desired character of the southern gateway to the community.

Mr. Titus seconded the motion and it was approved 3-0.

Item #8 – Beulah Park (Section 1) – Plat **PID #201908280040**

Ms. Spergel presented the Development Department's findings. She stated that the proposed plat reflects what was approved as part of the Beulah Park Phase 1 Roadways Final Development Plan, approved in August 2018. Since that time, the final engineering plans for this portion of the site have been approved and construction has begun. The plat is the final step prior to selling lots and officially recording and establishing roadways, easements, reserves and lots.

Beulah Park is approximately 215 acres in size and extends from Southwest Boulevard north to the Beulah Subdivision to the south, and from the CSX railroad tracks to the east to Demorest Road to the west.

The proposed plat accounts for 67 acres of the site, located primarily in the northern portion of Beulah Park. The plat includes 10 roadways, including both gateways to Southwest Blvd, the future extensions of both Columbus Street and Lincoln Avenue in the southeast corner and a new intersection with Demorest Road. Private rear alleys for Subarea C are also included and will be privately owned and maintained by the HOA.

Subarea C, which is to contain 84 estate lots, is included as part of this Plat. Per the approved Beulah Park Zoning Text, these homes are to be approved by an Architectural Review Board and do not require their own separate Development Plan.

Two reserves are proposed including a 0.234-acre reserve area in Subarea C, which is to be privately owned and maintained by an HOA, and a second 30.509-acre central reserve area. This central 30-acre reserve area is to be a future city park and will be owned and maintained by the City.

All of the roadway configurations, right-of-way widths, lots and reserves meet the approved zoning text and Phase 1 Roadways Development Plan.

Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Mr. Craig Moncrief, Plank Law Firm, was present to answer any questions. There being no discussion, Mr. Titus moved to recommend approval to City Council for the Plat as submitted. Dr. Dubos seconded the motion and it was approved 3-0.

Item #9 – TriLink Storage – Development Plan **PID #201907310034**

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a development plan to expand an existing self-storage facility located on Haughn Road. This site previously received approval for a Special Use Permit for self-storage in July 2019. The self-storage use had been established while the property was located in Jackson Township but had not yet been approved in Grove City. The applicant is filing the development plan as a second step to expanding the site. If City Council approves the development plan at the October 21 meeting, the final engineering plans and building permits can be submitted for review.

The site's current usage is in character with the surrounding area. The site is currently located in the southern portion of Haughn Road and is adjacent to an existing self-storage facility (RHS Self-Storage) and an ODOT facility. The site is also nearby the industrial area along Seeds Road and Enterprise Parkway.

There is a residential property that is located to the south of the site, but this property is zoned as C-2 and could be redeveloped into a commercial property. Another adjacent property includes the property to the west which is currently owned by SWACO and could potentially be developed into an industrial area.

This site is fairly prominent due to its visibility from I-71. Any property that is visible from either I-71 or London-Groveport Road is considered to be part of the city's southern gateway and development in this area is expected to be high quality. Staff believes that the proposed expansion will meet the expectations for high-quality development.

Four different buildings are proposed as part of the expansion. Two 12,000 square foot traditional storage buildings, where the units are accessed from the outside, are proposed in the northern portion of the site. An 18,900-square-foot climate-controlled building is proposed just to the west of the parking lot. This building is expected to be constructed in two phases with the front half constructed in the first phase and rear half in the second. One of the site's current storage buildings is proposed to be demolished to create space for the climate-controlled building. The fourth proposed building is a 600-square- foot front office building.

A number of improvements are also proposed on the site. Currently, most of the site is graveled and the new property owner is proposing to remove most of this gravel area and replace it with pavement. A newly paved parking lot is proposed at the site's frontage with eight new parking spaces. The previous property owner installed an electric fence at the front of the site, which will be removed and replaced with a black decorative metal fence. The site's existing buildings will also be updated to match the proposed buildings. Additionally, the new property owner is working to bring the site into conformance by removing scrap and inoperable vehicles from the site.

The property currently utilizes a well and septic system and connection to public services is not proposed with the exception of connecting to public water to accommodate on-site fire hydrants. Stormwater is proposed within underground chambers, which will lead out to Haughn Road. Further review of all utilities and stormwater management will occur with the final engineering plans, and any updates which alter the site's layout may require a development plan amendment.

The site currently does not have much landscaping. As part of the business's expansion, the site is proposed to be extensively landscaped where the improvements are proposed, including a row of evergreen trees along the north and south property lines and landscaping beds around the existing sign at the site's entrance.

All of the buildings are proposed to be one-story and have similar materials. Portions of buildings visible from Haughn Road and I-71 are to be finished in cultured stone, and portions facing away from a roadway are to be finished in gray metal siding. Each building is proposed to have blue trim, with the front office building having the same blue used on the roof and awnings. Each of the storage doors will be finished in a shade of white, complementary to the rest of the building.

Staff is overall supportive of the development plan. The new property owner is working to improve the site with updates to each of the existing buildings to match the proposed buildings, paving much of the site, landscaping, removing scrap and inoperable vehicles and replacing the current electric fence with a decorative metal fence at the site's front. While self-storage facilities do not typically provide many jobs, Staff believes that the expansion of the site provides additional storage spaces for existing and future residents moving into the community, as well as meeting Land Use Objective LU2 from the GroveCity2050 Community Plan that states development should occur on underutilized land prior to developing on the city's fringes.

Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the development plan with the one deviation to permit the parking space size to be 162 square feet and two stipulations regarding the parking lot layout and photometric plan outlined in the staff report.

Mr. Robert Beiter, Crossing Waters Engineering, was present to answer any questions.

Mr. Titus expressed his appreciation to the owner for cleaning up the site.

There being no additional discussion, Mr. Titus moved to recommend approval to City Council for the Development Plan with the two stipulations and one deviation as noted in the Staff Report:

1. A deviation shall be granted to permit the parking spaces to be 162 square feet in size.
2. The landscape plan (Sheet L-1) shall be updated to show the eight proposed parking spaces that are shown on the other plan sheets.
3. A photometric plan shall be submitted showing the updated site's layout, all lighting on the site including the existing buildings, and that it is in conformance with the 0.5 footcandle minimum.

Dr. Dubos seconded the motion and it was approved 3-0.

Item #10 – Tigerpoly Manufacturing – Development Plan PID #201908160039

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing a development plan amendment for an addition to the existing Tigerpoly facility on Enterprise Parkway.

The first section of the building was developed in 1987 and five previous building additions have been approved since then, with the most recent approved in 2015. This currently proposed addition is tentatively on the agenda for the October 21 City Council meeting and if approved, the final engineering phase can occur.

The site is located in a primarily industrial area with other industrial sites including FedEx, ELW Company, Creative Mobile Interiors and Concord Fabricators being located either adjacent or nearby.

The current building is approximately 260,000 square feet in size and contains office, research and development, manufacturing, and distribution space.

The current building is approximately 260,000 square feet in size and contains office, research and development, manufacturing and distribution space, and the proposed addition will be 109,570 square feet in size and be used to further expand warehousing and office space for the business. It is proposed to be located adjacent and to the east of the southernmost portion of the current building. A new access drive off the Enterprise Parkway bulb is also proposed which will access a truck loading area and parking lot for the new addition, as well as to connect with the existing access drive to the south of the building. The applicant has indicated that the southern access drive will not be connected to Seeds Road.

A future expansion area is shown to the north of the building addition. No details have been provided for this expansion and it will require approval through a separate development plan.

The current floodplain maps for the site show the 100-year floodplain going through the center of the site. An approved map revision from 2001 shows that the floodplain was supposed to be relocated along the south property line to go along with the relocated stream, which is along the south property line of this site and FedEx's site. When FEMA updated the maps in 2008, this relocated floodplain location was missed. Consequently, the applicant will need to work with FEMA to relocate its location. The proposed improvements to the site will not be within the current or proposed floodplain locations.

The proposed addition will be one-story matching the height of the existing building. It will be 109,570 square feet in size with between 4,000 to 6,000 square feet being used for office space and the remainder for warehousing space. A total of 11 dock doors are proposed on the east side of the building and will be finished in white, matching the existing dock doors on other portions of the building. The building's façade will also match that of the remainder of the building with vertical, blue metal siding and a flat metal roof.

Staff is supportive of the proposed building addition, as it will expand the existing business, bringing in 50 new employment opportunities and keeping the business on its original site in lieu of developing new. Additionally, the GroveCity2050 plan recommends this site be used for Tech Flex which lists office, research and development and light industrial as primary uses, and this business provides all of those uses which meets the intent of a Tech Flex site.

Therefore, after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment with one deviation related to parking space size and two stipulations.

Mr. Robert Beiter, Crossing Waters Engineering, and Mr. Tim Vanover, Tigerpoly Manufacturing, was present to answer any questions.

Dr. Dubos asked Mr. Vanover was services Tigerpoly performs. Mr. Vanover stated that Tigerpoly manufactures parts for Honda, Toyota and Subaru.

On behalf of the City, Mr. Rauch expressed his appreciation for Tigerpoly's continued investment and commitment to Grove City and that the City looks forward to many more amendments and additions to the Tigerpoly facility.

There being no discussion, Mr. Titus moved to recommend approval of the Development Plan to City Council with the one deviation and two stipulations noted in the Staff Report:

1. The applicant shall coordinate with the City's Floodplain Manager and with FEMA to update the location of the Special Flood Hazard Area (100-year floodplain) for the site.

2. A deviation shall be granted to permit the parking spaces to be 162 square feet in size.

3. The applicant shall work with the Urban Forester to determine appropriate plantings around the building perimeter and the stormwater pond.

Dr. Dubos seconded the motion and it was approved 3-0.

Item #11 – Amendment to Chapter 1135 of the Codified Ordinances of the City of Grove City – Zoning Districts and Regulations

Ms. Spergel presented the case. She stated that Staff is proposing an amendment to Sections 1135.09(a)(1) and 1135.10(a) to address two discrepancies in the single-family residential garage requirements.

Currently, Section 1135.09, which was last amended in 1994, states that homes within the SF zoning districts may have an attached garage at a maximum of 1,100 square feet in size. However, Section 1135.10(a), which was more recently modified in 2014, states that attached garages for homes in the SF and R districts may be a maximum of 900 square feet in size. Staff utilizes the 900-foot maximum from Section 1135.10(a), and to remain consistent with what has been approved for garages within the city, Staff is proposing to amend Section 1135.09(a)(1) to correct this discrepancy and make the maximum size for attached garages 900 square feet.

Section 1135.10(a) lists the maximum permitted sizes for detached garages at 700 square feet and 900 square feet for attached garages. This section lists all SF and R districts but does not list any single-family homes within the PUD-R zoning district. Typically, recently zoned PUD-R lots have standards included as part of an approved zoning text, approved development text or through an Architectural Review Board for individual review of estate homes. However, there are older PUD-R zoning districts that do not have a text or Review Board. Table 1145.14-III states that single-family properties zoned as PUD-R must comply with what City Council approves as part of the development plan if no text or ARB review accompanies the site, but not all of these properties have an accompanying development plan or home models included as part of the approved development plan. To correct this, Staff is proposing to amend the section and include all single-family residentially zoned districts that do not have those standards addressed in a text or with a Review Board.

There being no discussion, Mr. Titus moved to recommend approval of the Code Amendment to City Council as submitted. Dr. Dubos seconded the motion, and it was approved 3-0.

Item #12 – Amendment to Chapter 1135 of the Codified Ordinances of the City of Grove City – Zoning Districts and Regulations

Ms. Spergel presented the case. She stated that Staff is proposing an amendment to Section 1135.09(b)(2) to permit microblading and permanent makeup in the C-1 zoning district when accessory to a beauty or barbershop.

Currently, beauty and barbershops are permitted in this district which includes a variety of shops that specialize in hair, nails, facials, eyebrows and hair removal, as well as cosmetology schools.

Microblading is a form of tattooing that creates the appearance of eyebrows by creating each hair by hand and can be used to either fill in gaps or make new eyebrows. Permanent makeup is also a form of tattooing that creates the appearance of makeup such as eyeliner, blush, lipstick, pigmentation to cover up scarring and other types of makeup.

Tattooing of any kind is not permitted in any district within the city and requires a Use Approval through Planning Commission and City Council. Within the past two years, three different microblading and permanent makeup services in association with existing salons, have been granted Use Approvals. Staff has been contacted by multiple other salons interested in offering microblading services at their facilities. These facilities are also required to receive approvals from Franklin County Public Health after receiving zoning approval. Staff has not been made aware of any violations or complaints regarding the recently approved microblading facilities from either the Building Division or the Health Department.

The proposed amendment will remove the Use Approval process for microblading and permanent makeup that are accessories to beauty or barbershops, with other forms of tattooing still requiring a Use Approval. This amendment does not remove or alter the approval process for the Health Department, nor remove or alter the Administrative Certificate of Appropriateness review for a change of use on a property through the Building Division. Additionally, any use that is permitted in the C-1 district is also permitted in the C-2 District and CBD, which have been the districts where microblading and permanent makeup services have been applied for.

There being no discussion, Mr. Titus moved to recommend approval to City Council for the Code Amendment as submitted. Dr. Dubos seconded the motion, and it was approved 3-0.

Having no additional items, Chair Oyster adjourned the meeting at 2:15 p.m.

Mary Y. Havener

Mary Havener, Secretary

Julie Oyster, Chair