



MEETING MINUTES

Planning Commission

Tuesday, October 6, 2020 – Virtual Meeting

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

Chair Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Chair Julie Oyster, Mr. Larry Titus and Mr. Jim Rauck. Dr. John Dubos and Mr. Mike Linder were both absent. Other staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jimmy Hoppel, Development Planner; Dash Logan, Development Planner; Hannah White, Development Assistant; Jennifer Readler, Frost Brown Todd; Tammy Green, JTFD; Kevin Koesters, Service Superintendent; Nick Mill, EMH&T; Laura Scott, Planning and Zoning Coordinator; and Mike Boso, Chief Building and Zoning Official.

Organizational Items:

Chair Oyster noted a quorum was present and asked for approval of the September 8, 2020, Planning Commission minutes. Mr. Titus moved to approve the minutes. Mr. Rauck seconded the motion, and the minutes were approved 3-0.

New Items:

ITEM #1 – Pinnacle Golf Club – Lot Split (Lot 401)

PID #202009170050

Mr. Logan presented the Development Department's findings. He stated that the applicant is requesting approval to split off a 0.039-acre tract of land from the Pinnacle Club Golf Course.

If Planning Commission approves the lot split, then it can move forward for finalization with the Franklin County Engineer's Office, Auditor's Office, and Recorder's Office. The applicant has a year after Planning Commission to complete this process.

The applicant is proposing to split 0.039 acres from the Pinnacle Club golf course property and has indicated that the area to be split will be combined with the adjacent property, Lot 401 within Pinnacle Club Section 3 (The Estate Lots).

Therefore, after review and consideration, the Development Department recommends Planning Commission approve the lot split with the stipulation noted in the staff report.

Joe Ciminello, Pinnacle Development Company, was present to speak to the item.

Mr. Ciminello had no objection to the stipulation and stated that similar lot splits have been approved in many lots along the golf course.

There being no additional questions, Mr. Titus moved to approve the Lot Split with the following stipulation:

1. The 0.039-acre lot created by the split shall be combined with Lot 401 of Pinnacle Club Section 3.

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

ITEM #2 – Red Robin Restaurant – Special Use Permit (Temporary Outdoor Seating) PID #202009170049

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a special use permit for a temporary outdoor seating area at Red Robin located at 1635 Stringtown Road, within the Parkway Centre South shopping center, in order to provide more seating options and meet the state's social distancing requirements during the COVID-19 pandemic.

A special use permit is needed first to establish the outdoor seating area use, layout, and design. Once Planning Commission makes a recommendation on the proposed special use permit, the application will be placed tentatively on the October 19 and November 2 City Council meeting agendas. Following the special use permit process, the applicant can then work with the Building Division and Jackson Township Fire Department for review of building permits and final approvals prior to the installation of the area.

The proposed temporary outdoor seating area is to be located on the east side of the restaurant's parking lot and will occupy 22 of the available spaces. The Parkway Centre South zoning text states that one parking space is required on the site per 125 square feet of gross floor area. Based on this requirement a minimum of 63 parking spaces are required and with the removal of the 22 spaces, the restaurant will still have 108 available spaces, higher than the minimum amount. The site has an existing outdoor seating area attached to the restaurant, and the applicant is requesting to temporarily create an additional area.

The temporary outdoor seating area will be covered with an 800 square foot tent (20' by 40'), which will have flaps that come down in the colder months, as well as heaters placed inside.

Barriers constructed of cinderblocks and 4x4 wood posts are proposed to be placed in the parking lot to block off the seating area from vehicles as shown in the image to the right. These barriers are intended to prevent vehicles from entering the seating area but can be removed in case of emergency. Staff recommends shifting the tent to the west from the location shown on the image to be adjacent to the sidewalk to allow room for a JTFD vehicle to pass through the area in case of emergency, after moving the barriers.

The tables and chairs to be placed in the area are proposed to be from inside of the restaurant, which cannot be used due to COVID-19 seating restriction. Lights will also be placed inside of the tent to allow it to be used during all business hours. Staff is supportive of the proposed temporary outdoor seating area as it will allow

the restaurant to provide more seating options for patrons during the pandemic. Additionally, the Parkway Centre South Zoning Text permits outdoor seating areas with the approval of a special use permit.

The proposed special use permit will allow for the placement of the proposed tent; however, permits will still need to be applied for through the Building Division to ensure proper safety precautions are met. Items related to the installation and stability of the tent, as well as electrical connections, will be examined with building permits. The proposed heaters will also be reviewed by Jackson Township Fire Department to ensure compliance with all applicable regulations.

Per Ohio Building Code, temporary structures may be up for a maximum of 180 days. Approving the seating area with this condition will not only meet building code requirements but will allow the City to re-examine the appropriateness of the tent and seating area should the COVID-19 restrictions extend beyond this timeframe. Staff is recommending the stipulation also state that the tent and seating area be removed should the COVID-19 restrictions be lifted prior to the 180-day timeframe.

A number of nearby businesses have outdoor seating areas, including the Piada and Chipotle within Parkway Centre South. Staff does not believe that an expansion of the outdoor seating area will have an impact on other nearby properties, as it will be on the same site as the current restaurant, not physically impacting any nearby properties, and the site is surrounded by other commercial sites where noise from the seating area will not negatively impact those uses.

Although this is the first property in the area to request a temporary outdoor seating area due to COVID-19 restrictions, staff believes that other businesses may follow suit and should be accommodated to reduce impacts from the state mandated restrictions. Additionally, staff believes that the proposed temporary outdoor seating area will improve the restaurant's ability to provide services and employment during the remainder of the pandemic.

Therefore, 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 stipulations in the staff report regarding the 180-day time limit, shifting the seating area to be adjacent to the sidewalk, and for the applicant to work with the Building Division and Jackson Township Fire department.

Mr. Mark James, Regional Director of Red Robin, was present to speak to the item. Mr. James stated that he was supportive of the process and eager to accommodate more guests with this permit.

There being no additional questions or discussion, Mr. Titus moved to recommend approval of the Special Use Permit to City Council with the following three stipulations:

1. The temporary outdoor seating area shall be permitted on the property for a maximum of 180 days from the effective date or until state-mandated indoor dining restrictions have ended, whichever comes first.
2. The outdoor seating area shall be located adjacent to the sidewalk around the building to provide adequate spacing for an emergency vehicle to access the area.
3. The applicant shall work with the Building Division and Jackson Township Fire Department to obtain all necessary permits to ensure proper installation and safety measures for the proposed tent and seating area.

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

ITEM #3 – Trail View Run (Phase 3B) – Plat

PID #202009020047

Ms. Spengel presented the Development Department's findings. She stated that the applicant is requesting approval of a plat for Trail View Run Phase 3B, which contains the remaining 29 patio home lots in Subarea B and the future city park land on 17.58 acres in the southernmost portion of the site.

Plats are the final step prior to officially creating and selling off the individual lots to the future homeowners and occur after the final engineering plans have been approved. The Phases 1 and 2 plats were approved earlier this year and are currently under construction. The Phase 3B plat is tentatively on the City Council agendas for the October 19 and November 2 meetings.

Each of the proposed 29 lots are to be located in Subarea B (the patio homes section), which requires that the lots be at least 50 feet in width and 120 feet in depth. Each of the lots meets the minimum lot size requirement per the zoning text and are laid out and numbered as approved on the final development plan.

Four different private roadways are shown on the proposed plat including an extension of Hemetite Drive, Kinghorn Circle East, Kinghorn Circle West, and Ryman Drive. Because these are private roadways, they are proposed to be held within a reserve (Reserve K), owned and maintained by the Trail View Run Homeowners Association. Each of the proposed roadways in Subarea B are to be privately owned and maintained and be at least 26 feet in width, per the zoning text and final development plan. The roadways on the plat meet the requirements and match the layout from the development plan.

Two reserve areas are proposed as part of the plat. Reserve K is to be 1.048 acres in size, encompass each of the private roadways noted above, and be privately owned and maintained by the Trail View Run Homeowners Association. Reserve L is proposed in the southernmost 11.118 acres of the site and will be owned and maintained by the City of Grove City. This reserve area will become part of a system of public spaces connecting the Trail View Run development to the existing Indian Trails Park and open space within the Farmstead development. A 10 foot path easement is shown in the reserve to connect the area to the public open space east of Buckeye Parkway adjacent to Indian Trails Park.

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. Terry Andrews, D. R. Horton-Indiana LLC, was present to speak to the item.

Mr. Rauck asked if there would be on-street parking permitted along the roadways. Mr. Andrews replied that there would not be parking allowed on the fire hydrant side of the street, but parking would be available on the opposite side of the street since the pavement is 26 feet wide. Mr. Andrews specified that there would be reserve parking to the south. Mr. Rauck asked if there would be signage to specify parking availability to ensure fire engine access to the area, to which Mr. Andrews replied that there would be.

There being no further discussion, Mr. Rauck moved to recommend approval of the Plat to City Council as submitted.

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

Mr. Hoppel presented the Development Department's findings. He stated that the applicant is requesting approval of a plat for the Hidden Meadows community.

Plats are reviewed for approval after the approval of a Final Development Plan. The development plan for this community was approved by City Council in February of this year. Upon Planning Commission's recommendation today, City Council is slated to hear the application on October 19th of this year.

The proposed plat contains 80 new residential lots and seven reserve areas on approximately 15.618 acres, on the east side of Harrisburg Pike, south of the intersection with Demorest Drive.

The site is zoned as PUD-R (Planned Unit Development - Residential) and each of the proposed lots is in conformance with requirements of associated zoning text and the approved final development plan.

The plat includes the creation of a private looped roadway, contained within Reserve A. The northern side of the loop will be Coach Trail and the southern side of the loop will be Mason Lane.

The site includes sanitary easements and shows an offsite drainage easement on the property to the east.

Reserve G will include a stormwater retention pond as well as provision for a multiuse path around the pond that will have a future connection through the property to the east with public access once developed.

The plat delineates a 10-foot tree conservation zone around the perimeter of the site and an additional 15-foot planting buffer zone on the southern side of the property, each with notes explaining the associated restrictions regarding plant material, and exceptions to these restrictions are made for utility or public access easements, aligning with the approved zoning text and approved development plan.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of Approval to City Council for the Hidden Meadows Plat as submitted.

Mr. Chris Huber, Advanced Civil Design, was present to speak to the item.

Mr. Rauck asked if there would be permitted on-street parking inside the development. Mr. Hoppel spoke to the matter and stated he did not believe there would be. He said that fire apparatus circulation was discussed during final development planning and no concerns were raised.

Tammy Green, of Jackson Fire Township, stated that in regards to parking on either side of the streets, the pavement must be over 26 feet wide. Hidden Meadows development had already been determined to have exactly 26-foot wide streets, therefore no on-street parking would be permitted. Ms. Green also spoke to the same question raised by Mr. Rauck in regards to the Trail View Run (Phase 3B) plat. She stated that since the streets in that development were also only 26 feet wide there would not be on-street parking permitted, on either side.

There being no additional discussion, Mr. Titus moved to recommend approval of the Plat to City Council as submitted.

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

Having no additional items, Chair Oyster adjourned the meeting at 1:53 p.m.



Hannah White, Secretary



Julie Oyster, Chair