



MEETING MINUTES

Planning Commission

October 5, 2021 – City Council Chambers with Webex Component

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: Mr. David Frea, Chair Julie Oyster, Mr. Larry Titus and Mr. Jim Rauck. Other staff members present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Development Planner; Terry Barr, Development Planner; Hannah White, Development Assistant; Jennifer Readler, Frost Brown Todd; Kevin Koesters, Public Service Deputy Director; Josh Reinke, Service Superintendent; Mike Boso, Chief Building and Zoning Official; Kota Wharton, Building Division Assistant and Tami Kelly, City Council Clerk.

Chair Oyster noticed a quorum was present and asked for approval of the September 10, 2021 Planning Commission minutes. Mr. Titus moved to approve the minutes. Mr. Frea seconded the motion, and the minutes were approved 4-0.

New Items:

ITEM #1 – Pinnacle Quarry Section 2 – Plat

PID #202108040053

Mrs. Shields presented the Development Department's findings. She stated that the applicant was seeking approval of a Plat for the second phase of Pinnacle Quarry in the western portion of the site, off White Rd.

Mrs. Shields explained that this plat would continue creating lots and rights-of-way shown on the approved Development Plan from 2020 and contains 36 lots as well as right-of-way portions of six new, public roadways and four reserve areas.

Mrs. Shields went on to state that all reserves would be owned and maintained by the Homeowner's Association and that all easements within the Plat were included within the Pinnacle Quarry Section 1 Plat, approved by City Council at the Oct. 4, 2021 meeting. The easement references on the Section 2 Plat were blank but would be completed after the Section 1 Plat is recorded and prior to Section 2 going before City Council for a second reading.

Mrs. Shields concluded by stating that due to the intent to complete the easement references before a second council reading, and that all lots, roadways and reserves included in the Section 2 Plat are in line with the approved Development Plan, Staff recommended Planning Commission make a recommendation of approval to City Council with one stipulation noted in the staff report regarding easement information.

The applicant was not present to speak to the item.

Hearing no questions or discussion, Mr. Frea moved to approve the Plat, with the noted stipulation,

- I. Easement information shall be populated with the accurate Plat Book and page references from the Pinnacle Quarry Section 1 Plat, prior to City Council approval.

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

ITEM #2 – Beulah Park Subarea A – Lot Split

PID #202109020057

Mrs. Shields presented the Development Department's findings. She stated that the applicant was requesting a Lot Split approval to split 3.319 acres from a 12.258-acre tract of land within Beulah Park Subarea A, west of Columbus St.

Mrs. Shields explained that following Planning Commission approval, the split can be recorded with Franklin County to become an effective lot. The area to be split is the southwest corner of the Southwest Blvd. and Columbus St. intersection. The proposed lot created by the split meets Beulah Park Subarea A standards, established in the Beulah Park Zoning Text.

Mrs. Shields concluded by recommending Planning Commission approve the Lot Split, as submitted.

Ms. Rebecca Mott, Plank Law Firm, was present to speak to the item and added that the future intended use of the land would be for lease or sale for businesses services, retail and restaurant uses.

Hearing no further questions or discussion, Mr. Titus moved to recommend approval of the Lot Split, as submitted.

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

ITEM #3 – Beulah Park Subarea C – Final Development Plan

PID #202109020059

Mrs. Shields presented the Development Department's findings. She stated that the applicant was seeking approval of a Final Development Plan for lots on the north side of Kassidy Drive in Beulah Park Subarea C. This plan is to review the building architecture and landscaping for the single-family home lots 36-48.

Mrs. Shields explained that the approved Beulah Park Zoning Text requires all homes in Subarea C not fronting on Beulah Park Drive or Beulah Way be approved through development plan and be a modern adaptation of "Farmhouse Cottage" and Craftsman style homes, utilizing four-sided architecture. Pulte Homes, the approved developer for Subareas D and E, is the developer of the proposed homes in this Final Development Plan. In order to differentiate the product offered in Subarea C from those found in Subareas D and E, select home models have been identified as acceptable for Subarea C to best provide an appropriate transition from custom home lots (along Beulah Park Dr.) to the future commercial development adjacent to the north.

Mrs. Shields went on to state that all proposed home models meet the 2,000-square-foot minimum house size for Subarea C and that the applicant has further clarified that the "Abbeyville" home plans, whose base model is only 1,900 sq. ft., would be required to have what is typically an optional second floor to meet square footage requirements.

Mrs. Shields added that a deviation from the Zoning Text standards is requested to allow for garage door openings to exceed the permitted 45% width of the house frontage façade by 1%. Staff is supportive of the deviation, noting that similar deviations have been granted in Subareas D and E, and that the setbacks along with the two-car-garage requirement within the established lots make the 45% frontage requirement difficult to achieve.

Mrs. Shields concluded by stating that Staff believes the proposed homes meet the eight standards for PUD review and the GroveCity2050 guiding principles. Therefore, Staff recommended Planning Commission make a recommendation of approval to City Council for the Final Development Plan, with the deviation noted in the staff report regarding garage door frontage.

Ms. Rebecca Mott, Plank Law Firm, was present to speak to the item and provided an exhibit (elevations found in the submitted materials) illustrating elevation types for lots 36-48.

Ms. Mott illustrated the location of the lots identified in the Final Development Plan, spoke to the transitional nature of the area being near a future commercial corridor, and reiterated the deviation regarding garage door frontage, explaining that a similar deviation was allowed in Subareas D and E.

Mr. Frea sought clarification regarding the "Abbeyville" model plans and how many stories would be built in the homes on lots 36-48.

Ms. Mott explained that the "Abbeyville" is a 1.5-story home type, and that Pulte would be building these homes with basements. She added that the price point would most likely be \$500,000.00 and up.

Mr. Rauck wished to know more about future mounding and screening between the proposed lots and the commercial property to the north.

Ms. Mott explained that the mounding and screening would be done on the commercial side of the property lines, as the Zoning Text allows for opaque fencing and landscaping to be installed on the commercial side.

Chair Oyster opened the discussion to the public.

Mr. Ed Ritterbeck, property owner at 3716 Beulah Park Dr. (lot 10), wished to speak, voicing concerns regarding conversations between himself and developer Pat Kelley and Francis Pompey. He explained that while considering purchasing the lot for their now built home, they were assured all lots in the subarea would be custom home lots. He expressed concern that by having these lots (lots 36-48) now developed by Pulte, their investment in a custom home area would not be protected.

Mr. Pat Kelley, Beulah Park Developer, spoke to the matter and explained that Subarea C was opened for custom home builders, recognizing that it would be a longer process, and acknowledged that circumstance at present. He stated that the front lots remain as custom home lots as they set the character for Beulah Park, and that the lots in question (lots 36-48) are transitional lots as they back up to a commercial corridor. Mr. Kelley added that developer applications for the area have been turned down due to quality and character impact, and that Pulte homes has committed to continuing to build a quality product within a price point that matches the Subarea C character.

Mr. Frea asked about the plans for home lots south of Kassidy Drive (lots 71-84).

Mr. Kelley explained that two of the lots were in contract and although not the same quality of home found facing Beulah Park Dr., would be consistent with the Pulte home type being proposed for lots 36-48, adding that the majority of homes in Subarea C would be similar to the Pulte home models. He stated that the Pulte home models chosen for the subarea have matched the vision for the area and that development of Beulah Park has been consistent with approved plans and the overarching conceptualization of the Beulah Park development.

Mrs. Shields clarified that this application was carefully reviewed against the approved Beulah Park Zoning Text, specifically noting text indicating that the Architectural Review Board (ARB) is to review homes fronting Beulah Way and Beulah Park Dr. She explained that except for the provision of the ARB review of homes fronting those streets, all homes shall be approved as part of a Development Plan, and standards would revert to what is noted under Subarea C. Mrs. Shields added that the applicant was accommodating in providing home models different from those found in Subareas D and E and matching the intended character and quality of home planned for the area. She stated that Staff's recommendation of approval is due to their belief that the home models provided do achieve the appropriate transition needed in the area.

Mr. Kelley reiterated that although the ARB does not have a formal review of lots 36-48, the developer does review each lot.

Mr. Ritterbeck wished to clarify that he does not find any issue with the type of home that Pulte builds but is concerned about the precedent that this will set, considering the potential that the custom home lots will continue to be slow to sell. He expressed concern over the remaining custom home lots and what it may mean for his investment if other lots surrounding his continue to be sold to a developer in this manner.

Mr. Titus spoke to the matter and stated that he understood Mr. Ritterbeck's concern about the implications this may have for the future of the surrounding custom home lots. He added that he does see the circumstance at present a little differently as it is a transitional area near a commercial corridor. Mr. Titus assured Mr. Ritterbeck that he would not approve of any lots being transitioned along the front corridor, to protect the investment that homeowners are making in custom home lots. He noted that what is being proposed is per the approved text and that a request to change standards for homes along the park would be protected by the Zoning Text.

Mr. Kelley added that he did not anticipate further timing issues related to the custom lots, that between the Columbus St. extension and the central park amazing things have been accomplished at Beulah Park, and that property values will only increase.

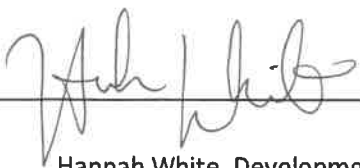
Mr. Frea thanked the homeowner, Mr. Ritterbeck, for attending and voicing his concerns. He encouraged Mr. Ritterbeck to attend the City Council meeting and reiterate his views. He also thanked Mr. Kelley for explaining the background of the circumstance. Mr. Frea explained that he recognized the complications of building in the area, given the commercial corridor location, and that developers in the community should continue to strive to build the best product.

Hearing no further questions or discussions, Mr. Titus moved to recommend approval of the Final Development Plan, with noted deviation:

- I. Deviation shall be granted from Section V(C)(2)(c)(vi) of the Beulah Park Zoning Text to permit garages to encompass a maximum of 46% of the width of a home's front façade.

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

There being no additional discussion, Chair Oyster adjourned the meeting at 1:58 pm.

A handwritten signature in cursive script, appearing to read "Hannah White", written over a horizontal line.

Hannah White, Development Assistant

A handwritten signature in cursive script, appearing to read "Julie Oyster", written over a horizontal line.

Julie Oyster, Chair