



MEETING MINUTES

Planning Commission

Tuesday, October 2, 2018

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

Mayor Stage began the meeting by swearing in new Planning Commission member Mr. Larry Titus.

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, Dr. John Dubos, Mr. Jim Rauck and Mr. Larry Titus. Mr. Mike Linder was not in attendance. Others present: Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Jennifer Stachler, Public Service Superintendent; Chief Building Inspector; Ms. Laura Scott, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Lt. Jeff Lawless, Grove City Police; Tammy Green, JTFD; Dalton Walker, Development Intern and Mary Havener, Development Assistant.

Chair Oyster noted a quorum was present and asked for approval of the September 4, 2018 Planning Commission minutes. Mr. Rauck moved that the minutes be approved. Dr. Dubos seconded the motion, and the minutes were approved 3-0, with Mr. Titus abstaining.

Chair Oyster and Mayor Stage both commended Mr. Gary Leasure, who is retiring from the Planning Commission, for his many years of dedicated service.

At this time, Chair Oyster stated that the applicant for Item #6 – The Residences/Cottages at Brown's Farm – Rezoning, requested to be heard at the beginning of the meeting rather than the end. Dr. Dubos moved to grant this request. Mr. Rauck seconded the motion and it was approved 4-0.

ITEM #1 – The Residences/Cottages at Brown's Farm – Zoning Upon Annexation PID #201808010033

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to zone 68.5+ acres on the south side of Orders Road, east and west of Haughn Road, to PUD-R upon annexation into Grove City. The site is proposed to contain two (2) separate housing developments, age targeted to seniors, with single-story apartments proposed on the west side of Haughn Road, adjacent to Fryer Park, and detached condominiums proposed on the east side of Haughn Road. City Council approved the preliminary development plan for the site in June 2018.

The site is bordered to the south and north with other Jackson Township properties zoned as semi-residential, to the north by the StoryPoint Assisted Living Facility zoned as PUD-R, to the east by the First Baptist Church of Grove City zoned as PUD-R and to the west by Fryer Park zoned as SD-3.

The GroveCity2050 Community Plan's Future Land Use and Character Map recommends that this site be "Suburban Living Medium to High Intensity" west of Haughn Road and "Mixed Neighborhood" east of Haughn Road, both of which list multi-family and single-family residential as primary recommended land uses. Staff

believes that the proposed use is appropriate as it will provide a transition between the existing single-family residential located north of the site with the recommended higher-density office uses to the south of the site.

A zoning text has been submitted defining two (2) subareas – Subarea A and Subarea B. Subarea A will be comprised of the acreage west of Haughn Road and is proposed to permit a maximum of 220 multi-family ranch single-story units for a density of 6.4 units per acre. Subarea B will be comprised of the acreage on the east side of Haughn Road, permitting a maximum of 100 single-family condominium units for a density of approximately three units per acre.

The proposed densities for the two subareas are comparable to or less than other multi-family and detached condominium projects recently approved elsewhere in the community. Recent detached condominiums including the Courtyards on Hoover and Courtyards at Beulah have densities ranging from 3.3 units per acre to 5 units per acre. Recent multi-family (apartment) projects including the Summit Apartments and the Beulah Park Apartments have densities ranging from 10.3 units per acre to 15.6 units per acre.

Although a number of issues were raised during the review of the preliminary development plan, including the extension of utilities, traffic impacts, potential roadway improvements, and connections to area development, the submitted application is intended only to set the standards for development of the 68.5+ acre parcel to be rezoned. Staff believes the proposed text will result in a quality development, in line with the intended character outlined in the GroveCity2050 Community Plan, therefore after review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

Mr. Jonathon Wilcox, Wilcox Communities was present to speak to the item. Mr. Wilcox began by giving the Commission a brief overview of his family-owned business. Given their many years of experience in the market, they began to see a trend of empty-nesters and retirees that are ready to transition out of their home and are choosing to rent. Given this finding, they started a new division, which is an age-focused apartment concept that contains ranch-style units with attached garages and amenities at a lower density than comparable multi-family projects. They see this as a complimentary use to the StoryPoint Assisted Living facility next to this property. With their property, they are planning on a ranch-style rental concept and the cottage side will be a free-standing product for sale.

There being no questions or discussion, Dr. Dubos moved that Planning Commission make a recommendation of approval to City Council with the Rezoning as submitted. Mr. Rauck seconded the motion and it was approved 4-0.

At this time, Mr. Rauck stated that he would like to request that when the applicant returns with the Final Development Plan, they do their best to design an access coming in at the Discovery Drive intersection. He also requested that the units along Orders Road front on the road, so that the garages are not visible when driving down Orders Road. Mr. Jack Reynolds, attorney for the applicant, stated it was already written in the zoning text that the garages will be in the rear. Mr. Rauck stated that he would also like the setback to remain the same as the residents on the north side of the road.

ITEM #2 – Meadow Grove - Lot Split

PID #201809120043

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to split 11.616 acres from an 84.48-acre property on the north side of Borror Road just east of Buckeye Parkway. The 11.616-acre portion to be split is shown on the approved development plan for Meadow Grove Estates North as being developed with condominium homes. The remaining 72.864 acres is approved for single-family homes, also part of the Meadow Grove Estates North subdivision.

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

Mr. Matt Kirk, EMH&T was present to speak to the item. Mr. Rauck asked Mr. Kirk if they were considering just one curb-cut to access the road. Mr. Kirk stated that for the proposed condominium site there would be just one road coming off of Borror Road. The east line of that split will be the east right-of-way for the new road.

There being no further questions or discussion, Dr. Dubos moved to recommend approval of the Lot Split as submitted. Mr. Rauch seconded the motion and it was approved 4-0.

**ITEM #3 – 3123 Park Street – Certificate of Appropriateness
(HPA New Construction and Renovations)**

PID #201808280038

Ms. Spergel presented the Development Department's findings. She stated that the applicant is seeking an appeal to a denied administrative Certificate of Appropriateness for a chain-link fence in the Historical Preservation Area that exceeds the permitted height of 42 inches for fences in a front yard at 3123 Park Street.

The proposed fencing was denied an administrative Certificate of Appropriateness as chain-link is not an approved material within the HPA, and while some homes in the area do utilize this fencing material, staff does not believe it is appropriate at the proposed location given its visibility from Park Street. Fencing utilizing approved materials such as vinyl, wood or decorative metal have been utilized on a number of area properties and would be in conformance with the standards of Chapter 1138 for the Historical Preservation Area.

Staff believes that permitting the proposed chain link fence will set a precedent that is not in character with the other recently approved projects in the HPA.

Additionally, the fence is proposed to be 48-inches in height, which is above the permitted fence height of 42-inches on corner lots per Section 1137.05. Staff is supportive of permitting the increased height of 48-inches, as it will be located behind the home, approximately 30 feet from Patzer Avenue and will not inhibit line of site for vehicles on Patzer Avenue or Park Street.

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 two (2) stipulations as noted in the Staff Report.

Mr. Thomas Harper, 3123 Park Street, was present to speak to the item. Mr. Harper stated that they would like to appeal the stipulations. He said that the two houses on the right of his property have chain link fences, and the one on the corner of Haughn Road and Park Street is much more visible than theirs would be. He continued that the tree-line covers the majority of the back yard and therefore, visibility of the fence would be very limited. They would be willing to add additional shrubbery to provide increased screening. He feels it would also look better to have conformity around the entire yard than have a portion of the fence in a different material.

Mr. Rauck asked if Mr. Harper whether the type of fence he is proposing is a galvanized metal fence or if they are considering one that is green or brown vinyl covered chain link. Mr. Harper stated that if the Commission would prefer that, they would be happy to consider it. Mr. Rauck asked if there was a design plan for screening. Mr. Harper stated that they already have large pine trees and could add additional shrubbery to hide the portion of the fence that can be seen from the street.

Ms. Oyster stated that she appreciates what they are attempting to do; however, as far as the visibility from Park Street, her preference would be for them to have something that is a little different than the chain link type of fencing such as wood or vinyl.

Mr. Rauck asked if the existing chain link fencing they have is 48". Mr. Harper stated the he believes it is 48"; however, if it's shorter, they will match what is already there.

Ms. Carol Hall, 3515 Columbus Street, stated that she knew the previous owners of the home and there was a chain link fence at that time which they removed.

Dr. Dubos asked if part of the property is already surrounded by chain link fencing. Mr. Harper stated yes, both his neighbor to the rear and to the east side of the property currently have chain link fencing. If their appeal is approved, they would have one short piece of fencing connecting to the neighbor on the east side and approximately 80 feet connecting from the back of the garage to the existing fence in the rear.

Dr. Dubos asked what the City's position was. Ms. Shields stated that if going for consistency, despite the fact that chain link fencing exists at the other homes, it would be better to point him to something that has a more

decorative feel. She continued to state that she understands the idea of going with a vinyl covered chain link fence; however, in the end, it's still a chain link fence which is not the character that we are striving for in the HPA. Mr. Harper stated that they would still like to utilize a chain link fence; not only for the price, but also considering how much will be hidden by the existing trees.

Mr. Rauck asked if there would be any possibility to make the portion that is visible from Park Street a more decorative fence. Mr. Harper stated that they would prefer to keep it all the same given the conformity of the other neighboring fences. Mr. Rauck asked Mr. Harper if he knew when the chain link fence was approved on the home on the corner of Park Street and Haughn Road. Mr. Harper did not know that information.

Dr. Dubos stated that if the property already had a fence, it should be able to stay the way it was. Mr. Rauck asked Mr. Harper if he would agree to going with a green or brown vinyl covered chain link fence. Mr. Harper said he would. Mr. Rauck stated that he would be comfortable with a more decorative vinyl covered chain link fencing.

Ms. Oyster asked Staff's opinion. Ms. Shields stated that they still would be more comfortable with a more decorative wood or vinyl fence.

Ms. Oyster stated that she understands what the applicant is appealing; however, this would set a precedent for additional applicants to come forward with the same request.

Mr. Rauck asked Staff what Mr. Harper's next steps would be if this appeal is denied. Ms. Shields stated that if Planning Commission recommends denial and Council denies it, Mr. Harper would be required to come in with a fence that conforms to the HPA requirements. The only reason it is before Planning Commission is because it was denied by the Building Division for not meeting code. Essentially, there is no way for him to get a chain link fence unless Council approves it.

Dr. Dubos asked how he would change the motion if he wanted to allow the applicant to have a chain link fence. Ms. Shields stated that if the Commission is comfortable with what the applicant is proposing, they can just not take Staff's recommended stipulations and approve it as submitted which would be a 48" chain link fence. Ms. Oyster added that the Commission would need to stipulate that the applicant must use a brown or green vinyl covered chain link fence if that is what they are requesting, along with additional screening.

Being no additional discussion, Dr. Dubos moved to recommend approval of the Certificate of Appropriateness to City Council as submitted, and with two new stipulations:

1. The fence shall be a vinyl-coated chain link fence in an earth-tone color (green, brown or black) with matching post and top rail and shall be permitted to deviate from Section 1135.07 in order to match the height of the existing fence.
2. Additional screening shall be installed to conceal the fence from cars traveling on Park Street or Patzer Avenue.

Mr. Rauck seconded the motion; however, it failed by a vote of 2-2; Mr. Rauck – yes; Dr. Dubos – yes; Ms. Oyster – no; Mr. Titus – no.

ITEM #4 – Broadway Station Apartments – Certificate of Appropriateness (HPA Sign Appeal)

PID #201808270037

Ms. Spergel presented the Development Department's findings. She stated that the applicant is seeking an appeal to a denied administrative Certificate of Appropriateness for a projecting sign for the Broadway Station Apartments that exceeds the permitted four square feet for projecting signs in the Historical Preservation Area. The proposed sign will be 22.5 square feet in size and will be located on the corner of the easternmost apartment building, where the leasing office is located. The development currently features a wall sign along Park Street, but the applicant has indicated that this sign is often obscured by parked vehicles and that visitors are having a difficult time locating the complex's main entrance and leasing office.

According to the site's approved zoning text, all signage on the site is required to meet city code, which limits the size of projecting signs in the HPA to four square feet. Staff believes that the 22.5 square foot projecting sign is in

scale with the building and the overall scale of the development and is supportive of the proposed projecting sign; however, staff would not be supportive of any further signage on the site in relation to the residential use. Additionally, as this complex is within the Historical Preservation Area, which includes strict architectural and design standards to preserve the historic nature and unique character of the area, and given the prominent location of the development in the Town Center, staff believes that additional window coverings or items placed over exterior windows should be limited in size and to seasonal/holiday decorations to preserve the intended character of the development and the Town Center.

The sign will feature a dark blue background and white lettering displaying the complex's name and gas lamp logo. The sign is proposed to be externally lit with gooseneck lighting fixtures affixed to the top and bottom of the sign. While the submitted materials show an externally illuminated sign, the applicant has indicated that they are requesting the sign be internally illuminated. Staff is not supportive of internal illumination for the site, as external lighting is more in character with other developments in the Town Center and the approved zoning text for the site states that lighting sources for signs shall be external with gooseneck lighting fixtures.

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 one stipulation as noted in the Staff Report and adding a second stipulation that: Window coverings shall be limited in size and to season/holiday decorations to preserve the intended character of the development and the Town Center.

Mr. Bruce Sommerfelt, Signcom, Inc. was present to speak to the item. Mr. Sommerfelt stated that they feel the internal illumination is less intrusive than the gooseneck lighting. The white graphics and white lettering on the sign would be the only part that would be illuminated and would create less light pollution than traditional gooseneck lighting which would cast light over the entire façade. The intent was that it is a more contemporary and upscale feel.

Ms. Oyster stated that an internally illuminated sign, especially in the HPA, does not seem as appealing as the goose neck style of lighting. Mr. Sommerfelt stated that he understands the issue of the look within the HPA. He continued that they are still very interested in the size issue of the 22 ½ square feet.

Having no further discussion, Mr. Rauck moved to recommend approval of the Certificate of Appropriateness with the two stipulations as noted:

1. No additional signage shall be approved within the development for the residential use.
2. Window coverings shall be limited in size and to seasonal/holiday decorations to preserve the intended character of the development and the Town Center.

Mr. Titus seconded the motion and it was approved 4-0.

ITEM #5 – Hall House – Certificate of Appropriateness (HPA New Construction and Renovations)

PID #201808240036

Ms. Spergel presented the Development Department's findings. She stated that the applicant is seeking a Certificate of Appropriateness for 3315 Columbus Street to appeal a denied administrative Certificate of Appropriateness for an extension of the front porch and a new vinyl picket fence that exceeds the permitted height of 42 inches for fences on a corner lot.

The proposed porch addition will be approximately 264 square feet in size, extending an additional 8-feet to the north, toward Columbus Street. The home currently sits approximately 35 feet from the Columbus Street right-of-way, therefore the proposed addition will cause the building to infringe into the 30-foot front setback by three feet. This encroachment will require a variance through the Board of Zoning Appeals; however, staff is supportive of the request as it will be a minor encroachment and multiple other homes along Columbus Street also encroach into the front setback area.

The porch's foundation will be brick, with white railings and posts. The porch's roof will contain vertical trim boards and hardie shake siding all finished in white, and the roof will be finished in metal, matching the metal roofing on

the existing porch roof. Staff is supportive of the proposed porch addition as it will match the existing home, maintaining materials and design features as well as being in compliance with the HPA color palette.

The fencing will be vinyl pickets, at 4 feet in height, and is proposed on various portions of the site including the Jackson Street and Arbutus Avenue intersection. Section 1137.05 requires that fencing in this area be no higher than 3.5-feet and be of a split rail design to prevent any site distance issues along the roadway. The applicant has indicated that both Jackson Street and Arbutus Avenue are one-way, prohibiting vehicles from traveling east on Jackson and south on Arbutus, and placing any corners vehicles will turn on opposite this property. Based on this information, staff believes that the design and height of the fencing will not create a site distance problem and is supportive of the fencing as proposed.

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 one stipulation as noted in the Staff Report.

Mrs. Carol Hall, 3315 Columbus Street, was present to speak to the item. She gave a brief description of the background of her project.

There being no additional discussion, Dr. Dubos moved to recommend approval of the Certificate of Appropriateness to City Council with the one stipulation:

1. A deviation from Section 1137.05 shall be permitted to allow for a fence that is higher than 42 inches (3.5 feet) in height.

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

ITEM #6 – Schoedinger Funeral Home – Rezoning

PID #201808280039

Ms. Spergel presented the Development Department's findings. She stated that the applicant is proposing to rezone two parcels totaling 3.59-acres at 4242 Hoover Road, located on the east side of the Kingston Avenue and Hoover Road intersection from R-2 to PUD-C. The applicant is proposing to construct a funeral home on the site to relocate the existing Schoedinger Funeral Home, currently located at 3920 Broadway in the Town Center. The preliminary development plan was approved for the proposed funeral home on the site in September 2018.

A zoning text for the site is included with the application to set the standards for the site's development. Permitted uses on the site will include funeral homes that do not cremate or embalm on site and all uses permitted in the PSO District.

The site is bordered by a variety of different zoning districts including PSO and C-2 to the north and residential to the south.

Although the GroveCity2050 Community Plan Future Land Use and Character Map shows this site as Suburban Living, Low Intensity, staff believes that this site can provide an appropriate transition between the more commercial and office uses to the north and the single-family residential to the south.

The proposed zoning text emphasizes the usage of screening of the site from the neighboring residential properties through a variety of screening techniques including the preservation of an existing tree stand in the northeast corner of the site, staggered rows of evergreen trees, and fencing with supplemental landscaping along with increased parking and building setbacks and lighting level regulations.

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

Mr. Jack Reynolds, Smith and Hale, was present to speak to the item. Mr. Reynolds stated that this was a perfect opportunity for Schoedinger Funeral Home to relocate their property, allowing for redevelopment in the Town Center and to be able to update their facility. There will be no cremating or embalming; it will solely be where they have their services. Mr. Reynolds continued to state that when they were before the Commission previously, Mr. Rauck gave them some suggestions, and as a result, they have already sat down with Staff and are examining

what they will bring when they come back with the Final Development Plan. Today, they have a text that addresses a number of issues that came up at the last meeting and from speaking with the neighbors.

Mr. Rauck asked Mr. Reynolds if there were any of the neighbors they have NOT been in contact with. Mr. Reynolds stated that they sent out letters to all of the neighbors and had a meeting with them prior to filing the application. They also met at the funeral home and received input at that time and provided a list of abutting property owners who would have gotten a notice of the meeting today. He continued that he has been in phone contact with many of them and is always willing to listen if there are concerns.

Mr. Rauck stated that his only other concern is that there is a stub street that hits the south property line and he wants to make sure there are no plans to connect this to their parking lot. He would only want access coming in from the front entrance. Mr. Reynolds stated that there is no access point and one of the elements they are including are some fir trees to be added at the end of Mary Jane Place to create more of a barrier. Mr. Rauck asked if they would have a problem if the Commission added a stipulation that the end of Mary Jane Place can never be connected. Mr. Reynolds stated that they would be in total agreement with that stipulation.

Mr. Rauck moved to recommend the Rezoning to City Council with the one stipulation:

1. There shall be no connected access to or from Mary Jane Place.

Mr. Titus seconded the motion and it was approved 4-0.

Having no additional items, Chair Oyster adjourned the meeting at 2:26 p.m.



Mary Havener, Secretary



Julie Oyster, Chair