

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

February 4, 2014

Prior to the meeting, Chair Holt administered the Oath of Office to Ms. Julie Oyster.

The meeting was called to order at 1:32 p.m.

Chair Holt began the meeting with a moment of silence and the Pledge of Allegiance. Roll call was taken with the following members present: Mr. Marv Holt, Chair, Mr. Chuck Boso, Mr. Gary Leasure, Mr. Mike Linder and Ms. Julie Oyster. Others present: Kim Shields, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Frost Brown Todd; Ryan Andrews, EMH&T; Mike Boso, Chief Building Officer; Capt. Jeff Pearson; Lt. Tammy Greene, JTFD Inspector; Chief Sheets, JTFD; Tami Kelly, Clerk of Council; Laura Scott, Planning & Zoning Coordinator, Cindi Fitzpatrick, Service Superintendent; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the January 7, 2014 regular meeting. They were approved by unanimous consent.

Item #1 – 3909-3911 Broadway Commercial/Residential Conversion – Development Plan

(Project ID #201312230045)

The applicant is proposing to convert the second floor of 3909-3911 Broadway from offices to residential apartments. Three office units exist in the space and the applicant is proposing to convert this area to three one-bedroom apartments.

No structural changes to the building are proposed and the commercial units on the first floor have separate entrances from the proposed apartments. The on-site parking does not meet the required spaces for multi-family residential developments; however, a parking agreement has been submitted between the applicant's property and the three adjacent parcels allowing for parking on the adjacent parcels to be utilized for the apartment tenets.

Ms. Shields stated that staff does not feel that the proposed apartment will negatively affect the use of adjacent properties and feels that the proposed use is appropriate for the area.

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the development plan with the following stipulation:

1. The agreement for ingress, egress, and parking shall be recorded with the Franklin County Recorder.

Mr. Doug Grossman, applicant, was present to speak to the item. He explained that this is the first time that all of the office suites in the building have been vacant and it's a perfect time to remodel the second floor for the apartment space. Chair Holt asked if Mr. Grossman had any issues with the ingress/egress and parking agreement being recorded with the County and asked that he have it recorded prior to the City Council meeting for approval. Ms. Readler suggested that the stipulation state that the agreement be recorded prior to issuance of any building permits. Chair Holt asked the fire and police departments if they had any issues, they did not.

Mr. Boso motioned to recommend approval of the development plan with the stipulation

1. The agreement for ingress, egress, and parking shall be recorded with the Franklin County Recorder prior to the issuance of a building permit.

Mr. Leasure seconded and the vote was unanimous.

The applicant is proposing to construct a new driveway to access the Grove City Christian Child Care site at 2996 Columbus Street. The new drive will be 20' wide and connect to the rear parking area. The applicant has indicated that the new drive will create a more efficient circular traffic flow on the site, with separated traffic movement onto Columbus Street during high use periods. According to submitted materials, vehicles would utilize the existing driveway for entrance to the site and the proposed driveway for exit to maintain the passenger side of vehicles faces the building upon drop-off and pick-up.

Six-foot fencing and supplemental landscaping are proposed along the eastern edge of the property where the proposed new drive abuts residential properties. However, some details were left off the submitted landscape plans, such as what existing trees and shrubs on the site are proposed to be removed, or how trees will be protected on site during construction.

Ms. Shields stated that staff feels the applicant has taken sufficient measures to reduce negative impacts on adjacent properties and therefore, recommends Planning Commission recommend approval to City Council with the following stipulations:

1. An access agreement shall be recorded with the County over the proposed new entrance drive.
2. The Tree Planting Typical shall state that 50% of the Wire cage and 50% of the burlap will be removed from the root ball of the trees along with all trunk wrap and all twine.
3. The proposed America Hollies shall be replaced with another evergreen tree. Final selection shall be approved by the city's Urban Forester prior to installation.
4. Plans shall state which trees/shrubs are to be removed, and there shall be a note stating how the existing trees will be protected during construction.

Mr. Phil Biggs, representative for the applicant, was present to speak to the item. Mr. Biggs stated that there will be a circular flow, improving the parking and drop-off area traffic; he stated he had no issues complying with the stipulations.

Mr. Linder asked if the house would remain on the site. Mr. Biggs said they planned to demolish the outbuilding, but the house would remain.

Chair Holt asked the fire and police departments if they had any concerns with the new drive. Lt. Green responded that she had no problems with the proposed drive and that they had addressed her previous issues by showing No Parking Fire Lane signs along the drive on revised plans. Chair Holt stated that he would like an additional stipulation that No Parking Fire Lane signs also be added to the west side, existing drive.

Being no further questions, Mr. Linder motioned to recommend the approval of the development plan with the following stipulations:

1. An access agreement shall be recorded with the County over the proposed new entrance drive.
2. The Tree Planting Typical shall state that 50% of the Wire cage and 50% of the burlap will be removed from the root ball of the trees along with all trunk wrap and all twine.
3. The proposed America Hollies shall be replaced with another evergreen tree. Final selection shall be approved by the city's Urban Forester prior to installation.
4. Plans shall state which trees/shrubs are to be removed, and there shall be a note stating how the existing trees will be protected during construction.
5. No parking-fire lane signs shall be installed on the existing drive aisle.

Ms. Oyster seconded and the vote was unanimously approved.

Item #3 – Carriage Court of Grove City – Development Plan

(PID #20132300047)

The applicant is proposing to construct a 12- unit memory care addition to the existing Carriage Court assisting living facility at 2320 Sonora Drive. The facility will offer care services for residents experiencing the symptoms of age related dementia and Alzheimer’s disease. The proposed building expansion will create an “L” connecting the north and east wings of the existing structure, with a small courtyard area in the center. A small, 432 square foot storage building is proposed to be constructed to the west of the new paved parking area, west of the primary parking lot. The proposed building expansion, storage building, and parking areas meet setback requirements for the site.

Eight additional parking spaces are proposed to be installed to the south of the existing parking lot, utilizing the existing drive aisle, with an additional six spaces proposed in a new paved parking area near the proposed storage building west of the primary parking lot. The proposed expansion will be 8,387 square feet and will contain 12 units for memory care patients. The proposed addition will be finished in vinyl siding and brick to match the existing structure. The proposed storage structure will be finished in vinyl siding with trim to match the existing primary structure. Additionally, a new canopy with brick columns is proposed to be added to the main entrance as well as a new patio off the western portion of the primary structure.

Ms. Shields stated that staff feels the proposed addition is appropriate, given the existing screening and adjacent uses, and recommended Planning Commission make a recommendation of approval to City Council for the development plan as submitted.

Randall Woodings, applicant, was present to speak to the item. Mr. Linder asked Lt. Green if it would be difficult to reach the proposed addition to fight any potential fires. Lt. Green stated that if the addition is located more than 600’ away from a fire hydrant, a new hydrant will need to be installed.

Chair Holt asked that Mr. Woodings bring a material board to the Council meeting.

Mr. Boso stated that he appreciated the efforts that Carriage Court is making to accommodate the seniors in the area. Mr. Boso said that the issue with the fire hydrant is something that they will have to comply with and wouldn’t need to be a stipulation for approval. Mr. Woodings stated that the project engineers would work with staff to make sure the issue was resolved.

Being no further questions, Mr. Linder motioned to recommend approval of the development plan as submitted; Mr. Leasure seconded and the vote was unanimous.

Item #4 – COTA Park & Ride – Lot Split

(PID #2014011300004)

The applicant is proposing to split an approximately 8.8 acre parcel into three parcels in order to create a unique property to install a COTA Park & Ride at the terminus of Meadow Pond Court. The proposed center of the three lots to be created will conform to the development plan for the Park & Ride approved in January 2014, when combined with the existing adjacent parcel.

The Development Department recommended Planning Commission approve the lot split as submitted.

Brian Weiss, applicant, was present to speak to the item. He stated that the lot split needed to occur so that COTA could close on the purchase of the land for the Park & Ride.

Being no questions from the Planning Commission, Mr. Linder motioned to approve the lot split as submitted, Ms. Oyster seconded and the vote was unanimous.

Chair Holt noted that the Commission members were in receipt of the administration's 2013 Beulah Park Framework and asked if the Commission wished to discuss the item. Mr. Boso stated that Beulah Park was discussed at the previous night's City Council meeting, and the Framework contained recommendations from the administration for the property. He suggested that the Commission read through the document and that staff could give a presentation at the next meeting.

Having no further business, Chair Holt adjourned the meeting at 1:56 p.m.

Molly Frasher, Secretary

Marv Holt, Chair