

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

REGULAR MEETING

February 14, 2012

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 was taken with the following members present: Mr. Marv Holt, Chair, Mr. Gary Leasure, Mr. Mike Linder, Mr. Dan Havener and Mr. Chuck Boso. Others present: Kim Dooley, Planning/GIS Specialist; Kyle Rauch, Planning and Development Officer; Jennifer Readler, Ice Miller; Mike Boso, Chief Building Official; Christy Zempter, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Bill Vedra, Deputy City Administrator; Jodee Lowe, Urban Forrester; Melissa Albright, City Council Member; Capt. Jeff Pearson, Police Department, Tammy Sheaks, Jackson Twp. Fire; Dominic Marchionda, Development Intern, and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the January 10, 2012 regular meeting. They were approved by unanimous consent; Mr. Boso abstained, he did not attend the Jan. 10 meeting and did not vote.

Chair Holt introduced Mr. Boso as the new City Administrator and welcomed him to the Planning Commission.

Agenda Item #8, a presentation of the Grove City Stormwater Code and Design Manual, was withdrawn prior to the start of the meeting. Mr. Linder made the motion to postpone item 8, Mr. Leasure seconded and the vote was unanimous.

Chair Holt noted that there were several visitors to the meeting and if speaking, please limit your time to three minutes to allow others to be heard as well.

ITEM #1 The Pinnacle Club Golf Villas – Development Plan

(PID# 201201170001)

Chair Holt excused himself from the first three items on the agenda due to a personal conflict; he will abstain from voting and the presentation. Mr. Leasure was asked to run the meeting for the three items and agreed to do so.

The applicant is seeking approval of a development plan for the Pinnacle Club Golf Villas, located on Pinnacle Club Drive, directly east of the Pinnacle Club clubhouse. The proposed condo site will contain twenty (20) units, both attached and detached, and will be developed in three phases.

The proposed plans show a 10' front setback, 25' rear setback and 25' side setback on the east side of the property. The western property line has no setback and unit 12 is proposed less than 2 feet off of the lot line, directly adjacent to the parking lot for the clubhouse.

The six detached structures proposed for the development will be an Epcon product. The three attached structures will be finished with materials to match the Pinnacle Club clubhouse. An additional eight single car garage structures are proposed on the site.

Mr. Rauch noted concerns related to setbacks and landscaping and how the applicant will handle guest parking on the site. The setback on the west property was mentioned again and that staff did not feel it was appropriate to locate a structure so close to a parking area with no landscaping or screening between the unit and the parking lot. Mr. Rauch noted a number of outstanding issues, noted below and in the staff report for the project:

1. The side setback along the western property boundary should be increased and screening installed between the residential structure and the Pinnacle Club clubhouse parking lot.
2. Staff recommends the applicant provide a narrative detailing how guest parking will be accommodated.
3. "No Parking Fire Lane" signs should be posted along the private access drive.

4. Details for all proposed structures should be submitted, including specific housing types proposed for the detached single-family structures and exterior materials for the attached structures. It assumed that the detached housing types proposed may include one or more of those proposed for Subarea A₃ however the specific models proposed for Subarea H should be submitted/disclosed.
5. A more detailed landscaping plan should be submitted addressing requirements of chapter 1136.
6. Specific details regarding the intent, operation and design of the “emergency and/or gated access” connection between the private drive aisle and the Pinnacle Club clubhouse parking lot should be submitted.

Mr. Ciminello, the applicant, was present and spoke to the item. Mr. Ciminello agreed with staff comments and stated that he will make changes to the plan and return on March 6 for the next Planning Commission Meeting. He noted that between the single car garages, the pavement will be extended 10-12 feet to allow for off-street parking. He stated that he plans on removing the asphalt for the two parking spaces above the proposed gated access to address the concerns with the setback for unit 12. He further noted that the building itself is not next to the parking lot and removing the noted spaces will leave 100-150 feet between the building and brick pavers adjacent to the clubhouse. Mr. Ciminello noted that they have a “cleaned up” legal description that matches the property boundary. He stated that the condos will use the existing 6 inch water line utilized by the clubhouse, so they plan to combine the condo site with the clubhouse site to make one parcel. It was noted that the parking and set-backs will “go away” when it’s one parcel. The parking won’t be an issue because the first two spaces will be removed and the fifth parking space will be landscaped; landscaping details will follow on March 6.

Mr. Leasure asked Mr. Ciminello if the access to these condos will be off of Pinnacle Club Dr. Mr. Ciminello responded that the first four units will have two curb cuts along Pinnacle Club Dr. Units four through twelve are served by one curb cut, for a private drive through the site. An entrance feature similar to the other Pinnacle entry features will be installed. There will be a controlled access gate connected to the club house parking lot for the residents for golf cart use. Emergency access will also be maintained. JTFD representative Ms. Sheaks stated that they are concerned with the parking and the 6-inch main; it was requested an 8-inch. Ms. Sheaks noted that the landscape plan did not note the location of the “No Parking” signs along the roadway, as the submittal letter stated. Mr. Ciminello stated that parallel parking would be available on the south side of the road between the detached structures. This would act as guest parking for units five through twelve and units one through four could park along Pinnacle Club Drive.

Mr. Linder asked Mr. Ciminello about the easement behind units one through eight, along hole number 4, and if it would be a concern for residents that their patio could possibly have to be removed for maintenance within the easement. Mr. Ciminello assured Mr. Linder that the residents would be made aware of the easement; the landscape company would lay the patios on a sand and/or rock base which would be relatively inexpensive to fix, if the problem arose. Mr. Havener reminded the Commission of another condo development with 22’ drives and questioned whether the drive width should be increased. Mr. Rauch stated that this site is considerably smaller than the site mentioned by Mr. Havener and that staff is fine with the 22’ drive, and the previous case, to increase the width to 24’, was driven by residents’ desires. He further stated that 22’ drive aisles are common in many shopping centers and commercial developments..

Mr. Havener motioned to postpone this item until the March 6 meeting, Mr. Linder seconded and the vote was unanimous.

ITEM #2 Pinnacle Club Subarea A₃ – Method of Zoning Change

(PID#20120117002)

The applicant is requesting approval of a Zoning Text Amendment for Pinnacle Club Subarea A₃, located on Pinnacle Club Drive and Bell Classic Drive. The proposed amendment would allow for the construction of a combination of single detached structures in addition to the attached single family structures approved as part of a 2011 Zoning Text Amendment (C-23-11). As proposed the density of Subarea A₃ would remain the same and would contain approximately 44 lots. The applicant is proposing to amend three portions of the approved zoning text.

The first proposed amendment would be for Part A of the text, to allow for single family and/or two-family lots within the subarea. Mr. Rauch stated that staff did not oppose the proposed amendment because the original use of the area was single family.

The second proposed amendment relates to lot size in the subarea. The amendment will allow for a range of minimums for lot width and depths. The range depends on their location, in relation to the reserve area. Mr. Rauch stated that staff recommends that this amendment be simplified to eliminate the ranges and establish minimums for the district. Furthermore, Mr. Rauch stated that staff recommends that a reference to the setback chart for the Pinnacle development be included, as Exhibit 6.

The third amendment proposed is to the permitted house sizes. New house sizes are proposed for the proposed detached units. The proposed amendment gives a minimum house size of 1,170 square feet along Pinnacle Club Drive, with all other areas within the subarea having a minimum of 1,519 square feet with no two adjacent units less than a total of 2,680 square feet. Mr. Rauch stated that proposed text amendment is getting too precise, by regulating house size based on the lot on which the house is located. To simplify the proposed amendment, Mr. Rauch recommended that an exhibit submitted by the applicant be included as an exhibit to the text to clarify lot requirements.

A summary of staff's proposed changes to the proposed amendment are outlined below and included in the staff report:

A. Permitted Uses: Subarea A consists of three (3) areas: A₁ consists of 39.1± acres containing approximately 78 lots; Subarea A₂ consists of 16.2± acres containing approximately 36 lots; Subarea A₃ consists of 10.4± acres containing approximately 44 single-family and / or two-family lots. Subarea A₁ and A₂ may be enlarged and the number of lots may be increased provided the views into the golf course from the public rights-of-ways are maintained and further subject to the established minimum lot size requirements set forth below. Subarea A₁ and A₂ also referred to herein as the "Estates Lots", will be sold to custom home builders, which shall include M/I Homes Showcase division. Contiguous platted lots may be combined in whole or part resulting in larger lots.

C. Lot Size: Subarea A₁ and A₂ contains 90' and 100' wide lots, measured at the building line, with a minimum lot depth of 120'. No lot in A₁ and A₂ may be split and combined with a contiguous platted lot if said split results in a lot containing less than 90' of frontage at the building line. Subarea A₃ contains lots with a minimum width of 45' 45 to 50 foot wide lots, measured at the building line, with a minimum lot depth of 110' 120' ~~unless the units back to a Reserve (open space) the minimum lot depth is 110'~~. Lots within Subarea A₃ shall contain single family detached homes and/or attached single family homes sharing one ~~be single family detached units or every two lots within Subarea A₃ shall have one building containing two attached single family homes with a common lot line and wall~~ and subject to the setback requirements set forth in Exhibit 6.

D. House Sizes: The minimum house size in Subarea A₁ and A₂ shall be 2,400 square feet. The minimum house size in Subarea A₃ for each unit shall be 1,250 square feet a total of 2,500 square feet per building for attached units. Detached units within Subarea A₃ shall be a minimum of 1,170 square feet along Pinnacle Club Drive and all other areas within Subarea A₃ will have a minimum 1,519 square feet. No with no two adjacent detached units within Subarea A₃ shall be less than a total of 2,680 square feet. Detached units on lots 1 1111 and 2 1112 as shown on Exhibit 7 sheet 5B shall be a minimum of 2,034 square feet. A minimum of three detached units located on lots 3 1113 thru 10 1120 as shown on Exhibit 7 will have a minimum of three units with at least 2,034 square feet. Minimum square footages are to exclude garages and unfinished basements.

In addition to the modifications noted, Mr. Rauch discussed additional recommended changes, to section 12, the general standards of the Pinnacle Club zoning text to clarify standards and maintenance responsibilities for all subareas. The recommendations are outlined below:

E. Setbacks: A schedule of building setbacks ~~from the street rights-of-ways~~ for Subareas A₁, A₂, A₃, B, C, D and E is set forth in Exhibit 6.

G. Homeowners' Association: Subareas A₃, B, C, D, E, G, H, I and J shall each have a separate condominium or homeowners' association which shall be responsible for the maintenance of the open space and entrance features located within the Subarea. Said Subareas, shall be responsible for the maintenance of the entrance features to the Property and the landscaping along Buckeye Parkway, White Road and Jackson Pike.

A stipulation for recommendation was noted:

1. The applicant incorporate staff's recommended modifications and exhibits into a new "redline" copy of the Amendment of the Zoning Text of Pinnacle Club of Grove City and submit it to the Development Department prior to final Council action.

Mr. Ciminello spoke to the item. He feels he can meet all items in the text, with the exception of G. There will be a sub-homeowners association to handle maintenance and entrances, including the new signs, since they were not originally included in the PUD. Mr. Ciminello then introduced Phil Fankhauser, of Epcon Communities, for a brief presentation. Mr. Ciminello stated that they were looking for a developer to develop housing for empty nesters and that Epcon specializes in this.

Mr. Fankhauser's presentation included an overview of Epcon and their communities in Grove City and other areas around Columbus. Epcon has revamped their designs and upgrade offerings. The company has run market research, surveying hundreds of people in the baby-boomer age group and are building what baby-boomers want today. Sixty percent of the group would prefer a home that is a detached, not the condos that share a common wall; these new condos are called "court yard homes." They have prepared seven new court yard homes for the Pinnacle area. Epcon has revised, upgraded, refined and improved their plans for the new court yard homes. Epcon is proposing that the new zoning will allow for these court yard homes, not duplexes, to fit with the estate area of Pinnacle. Epcon will be mimicking the Pinnacle Clubhouse exterior to give more of a feel of belonging. The submitted street rendering shows six of the seven proposed models. Epcon has four base models. Three of the four base models allow for the addition of a second level. None of the same seven models will be built beside each other. Square footage of the condos will be consistent or larger than the requirements for this area. Epcon has committed to build their two largest homes, with upstairs guest suites, closest to the estate homes, with a combined square footage of 5,234 square feet. Opposite the estate lots fronting Bell Classic, at least half of the houses will be developed with the bonus suite.

Mr. Fankhauser distributed examples of six of the models. He continued, by saying that landscaping would be upscale and emphasized with brick driveways and sidewalks. All of the homes will have common hedges and be fully irrigated. He stated that residents of these homes want a maintenance-free lifestyle. This development will provide for all lawn, landscaping, and exterior maintenance.

Mr. Fankhauser continued by stating select demographics for Grove City - that 26% of the population is aged 45-65. He stated that this shows that there is huge potential for future support for this single story living with full maintenance services. Mr. Fankhauser feels this target market and his product will be very successful in Pinnacle.

Mr. Fankhauser stated that he and Mr. Ciminello have held meetings with owners of the estate lots. One of their requests was that there is a clear visual boundary between the existing estate lots and the proposed "village." Green space and landscaping with signage and a decorative stone wall will create a different identity for the proposed area. Another resident suggestion was to create a neighborhood park on the south side of the Pinnacle Club Drive circle. Mr. Ciminello has developed a plan showing this, with walking paths and benches to create a park.

Mr. Fankhauser stated that the previously approved doubles don't work and Mr. Ciminello looked for developers but they "were not there" for that product. He stated that for the past one to two years, Epcon has built and sold these detached homes in four other Central Ohio areas - New Albany, Westerville, Powell, and Grove City. He told the Commission that this development will be the most beautiful of their developments. Mr. Fankhauser went on to elaborate on Epcon's proposed marketing for the site and stated that there is a need to update Pinnacle to connect to today's very changed market.

Mr. Linder questioned the seven different models and asked Mr. Fankhauser to describe the price points and square footages for the models. Mr. Fankhauser described the seven homes as being designed for different families. Essentially, they took seven different sets of paper based on market research, each different based on different market needs. Epcon just sold a home to younger buyers, under 60, who were millionaires and had a baby grand piano that would fit in the home; good entertaining space for large holiday dinners; and a den for a total of 2871 square feet; which doesn't count the court yard or oversized garage. Their homes range from 1500 square feet, 1776 square feet to 1995 square feet. Epcon has gone from offering ten options to offering over 400; Mr. Fankhauser offered examples of several options, including covered porches converted to sitting rooms and four-season rooms. The average size would be approximately 2,000

square feet. The pricing will be from around \$200,000 up to \$350,000. The homes can be customized with updated features such as hardwood floors, cherry cabinets, and granite countertops to increase home value.

Mr. Linder expressed concern over the size of homes on lots 1 through 11, fronting the estate lots. He questioned if Mr. Fankhauser would be opposed to increasing the size and price point for those eleven lots, which would leave 75% of the development for the smaller condos. Mr. Fankhauser repeated that the first two lots were committed to the larger condos and the balance of the homes on that street, 50% would have to have the bonus area. He does not want to commit more than 50%, unless the market trend would change. He would like to preserve the architectural diversity. Mr. Ciminello mentioned the neighbors in the estate lot area who signed a petition in support of the project. Mr. Ciminello believes the average square footage on that street will be over 2000 square feet, which is 500 square feet more than is currently zoned. Mr. Ciminello stated that he couldn't stress enough that this market has not supported the original development plan for Pinnacle. Mr. Linder asked for clarification on the 1170 square foot homes and their location. Mr. Ciminello said they would not be located on Bell Classic Drive, near the estate lots. These smallest homes would be priced at the low \$200's. Mr. Fankhauser reiterated that the average size of the homes would be about 2500 square feet. Mr. Linder expressed concern that with condos across the street from the estate lots, a person may drive along the Estate Lots and decide not to build their dream home in Pinnacle because of the condos adjacent.

Mr. Linder asked if Epcon was committed to all 44 lots. Mr. Ciminello replied that he would like to have Epcon committed to all of the lots, but it is not possible at this time. Epcon has committed to building the six detached structures in the Pinnacle Golf Villas condo, located directly to the east of the Pinnacle Club clubhouse being reviewed under the separate development plan, and to the two western-most lots in subarea A3. Epcon does have the option to purchase all 44 in the future. Mr. Ciminello believes that if the product is as successful as the other Epcon developments in Central Ohio, then Epcon will develop all 44 lots.

Mr. Leasure inquired about the pricing of the structures by the club house; Mr. Ciminello stated that the detached structures were in the same price range as they would be in subarea A3. The attached condos in the Golf Villas development will be in the mid \$400,000s.

Mr. Leasure inquired about basements for the homes and Mr. Ciminello said they would be set on slabs; Mr. Fankhauser stated that the market research indicated that owners of this age did not want stairs, so the homes will be built with oversized garages and plenty of storage space.

Mr. Linder asked Mr. Ciminello about the detached versus attached and how the City can create harmony in the proposed village if Epcon is unable to develop the entire property and there is a mix of detached and attached homes and the development starts to break apart. Mr. Ciminello reminded the Commission that he and Mr. Fankhauser held a meeting for area residents and many of them signed a petition in support of the project. At this point, they do not know how to address this. Mr. Ciminello stated that the entire "center area" of the subarea between Bell Classic Drive and Pinnacle Club Drive should be developed with the Epcon product, but there is no guarantee due to the economic climate.

Mr. Leasure asked if anyone in the audience would like to speak to the item.

Mr. John Dubos, 1048 Pinnacle Club Drive, approached the podium. He began by stating that he thought this to be a very nice property and the only reason changes to the proposed development have been suggested is that he would like to uphold the standards. He commented about the petition: after talking to other residents who have signed the petition, it appears that they're settling for the lesser of two evils. Mr. Dubos does not disagree that Epcon has a great product, but stated that it may not be a great product for this location. He understands that an economic downturn has happened but it shouldn't be the responsibility of every resident in the community. His biggest concern is, with this project going forward, is whether or not it will continue. The rezoning was something that Mr. Dubos was not aware had happened and he is here now because the area is rezoned again. If this area is not rezoned to one product, he fears it may be rezoned again. Promises were made that estate lots on the estate side will remain estate lots but he is not sure he can trust that that will happen because so much change has happened already. He has other concerns over what will happen when the homes sell or lots are split. Empty nesters will eventually leave the home and the family will be stuck with a home or it will have to be liquidated; which could leave a situation where a \$250 thousand dollar home will be sold for \$180 thousand or less. Mr. Dubos expressed concerns on his property value should this occur. He stated that the petition had been signed because it's the best option available now because there was never an opportunity to discuss this before the zoning was

area. Before construction can commence, the lots will need to be combined and split into two parcels, configured in a manner to have one double per lot.

Additionally, there are other issues that will need to be addressed with the proposed site/building plans prior to permit approval, such as landscaping and building materials however these items can be addressed administratively under the D-1 zoning and therefore are not subject for review as part of this proposed rezoning request.

The applicant, Kerry Ferguson, was present and spoke to the item. Chair Holt clarified that the application is for the zoning of the property. Mr. Linder requested Mr. Ferguson add a window to the south wall of the structure. Mr. Ferguson said that he could add shutters or a false-window, but the room configuration would not allow for a true window. Mr. Ferguson said he plans to dress-up the south side of the rentals for a more appealing look. Chair Holt asked that the future garages of the apartments all be of the same finish. Mr. Ferguson agreed. It was clarified that these are just suggestions and are not tied to the approval of the rezoning.

Mr. Leasure made a motion that the Method of Zoning Change be recommended for approval to City Council as submitted. Chair Holt asked to include in the motion support of variances to setbacks and the detached garages. Mr. Leasure was agreeable to amending his motion to include the support of the variances. Mr. Linder seconded and the vote was unanimously approved.

ITEM #5 MTK Auto Detailing – Special Use Permit (Automotive Service) (PID# 201201180005)

The applicant is requesting a special use permit to conduct automotive services and detailing at 3188 Southwest Boulevard. MTK Auto Detailing will operate from 9am to 6pm, with two (2) employees on the site. MTK is located in the same structure as a drive-thru convenience store; however the uses are not related and are separated within the structure. Access to the site is located off Southwest Boulevard and Farm Bank way.

There are a total of eleven (11) parking spaces on the site, two of which would be used for employee parking for the use. Parking for customers picking up and dropping off vehicles for service is located along the east side of the structure. Materials indicate that cars not claimed at the end of the day will be parked inside the structure and no cars will be parked outside overnight. Furthermore, no equipment or other materials will be stored outside the structure at any time.

The following stipulation was noted:

1. There shall be no overnight parking or storage of vehicles on the site.

The applicant, Mr. Virgil McDaniel, was present and agreed to the stipulation.

Mr. Havener made a motion that the Special Use Permit be recommended for approval to City Council with the noted stipulation, Mr. Leasure seconded and the vote was unanimous.

ITEM #6 China Bell – Lot Split (PID# 201202060006)

The applicant is requesting to split 0.833 acres from parcel 040-004536, the current site of the vacant Value Inn. The area to be split is currently used for vehicular parking. Mr. Rauch recommended that the 0.833 acres proposed to be split be combined with parcel 040-013252 directly to the west, the current site of China Bell

The applicant, Gary Shyu, was present and spoke to the item. Chair Holt questioned access to the Value Inn property. Mr. Shyu responded that there will still be access to the property off Gantz Road and to the south. Capt. Pearson asked the applicant if he planned to use barriers to divide the parking area at the property boundary. The applicant had not planned to use a barrier but will consider doing so. There was discussion regarding the future of the Value Inn. Mike Boso stated that on May 1st the property will be turned over to the City and gives us permission to demolish the structure and assess the property owner the fees. Mr. Boso said that it would be “his intention” to also have the asphalt removed from the property along with the building. He stated that it is very common to have parking lots that cross property lines, particularly in shopping centers.

Mr. Leasure made a motion to approve the lot split, Mr. Linder seconded and the vote was unanimously approved.

ITEM #7 Amendment to Section III(B) of the Grove City Planning Commission Rules and Regulations

The proposed Amendment to Section III(B) of the Grove City Planning Commission Rules and Regulations will amend the dates of regular Commission meetings. The proposed amendment will return the meetings dates to the first Tuesday following the first Monday of each month. In December 2011, the bylaws were amended to allow the applicant time to revise plans to address stipulations set by the Planning Commission before being reviewed by City Council; however this process is no longer being conducted. City Council will review the same plans as Planning Commission; therefore the extended time is not needed between meetings. Holding Planning Commission meetings on the first Tuesday following the first Monday will ensure that applications are heard by Council in a timely manner following Planning Commission.

No other sections to the Rules and Regulations will be affected by this amendment.

Mr. Havener made a motion to accept the Amendment, Mr. Linder seconded; the vote was unanimous.

Having no further business, Chair Holt adjourned the meeting at 3:17 p.m.

Molly Frasher, Secretary

Marv Holt, Chair