

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

REGULAR MEETING

April 7, 2015

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

Chair Leasure noted a quorum was present and began the meeting with a moment of silence and the Pledge of Allegiance. The following members were present: Mr. Gary Leasure, Chair, Mr. Mike Linder, Vice-Chair, Mr. Chuck Boso, Ms. Julie Oyster and Mr. Roby Schottke. Others present: Kyle Rauch, Community Development Officer; Jennifer Readler, Frost Brown Todd; Tammy Green, Jackson Township Fire Inspector; Jeff Pearson, Grove City Police; Erik Meininger, EMH&T; Cindi Fitzpatrick, Service Superintendent; Laura Scott, Planning and Zoning Officer; Tami Kelly, Clerk of Council; and Mary Havener, Development Assistant.

The minutes from the March 3, 2015 regular meeting and the March 17, 2015 Special meeting were unanimously approved with a request that the ending time on the March 17, 2015 minutes be corrected to reflect an adjournment time of 2:35 p.m. rather than 2:00 p.m.

ITEM #1 – The Village at Gantz Meadows – Preliminary Development Plan (PID #201501270006)

The applicant is requesting approval of a preliminary development plan for a new residential development, The Village at Gantz Meadows, at 2066 Home Road. This is a residential complex consisting of ten buildings, a mixture of two 4-unit structures and eight 6-unit structures for a total of 56 units. The site is located north of Home Road and west of Gantz on a 9 acre site which yields approximately a 6.19 acre dwelling unit density. The primary access road will have a width of 26 feet and will be privately owned and maintained. Access drives to the center parking areas are proposed to be 20 feet in width.

A total of eight 6-unit buildings and two 4-unit buildings are proposed with an approximate height of 22 feet above grade. Each building is to be finished in a combination of vinyl siding, brick, and stone with dimensional asphalt shingles. There are large expanses of garage doors and roof lines, however these are directed internally towards the center parking areas. The remaining elevations appear to have incorporated sufficient architectural details and design elements to reduce the visual mass of the buildings. Additional stone and/or brick may be warranted on the front elevations, however this can be further discussed as part of the final development plan.

Related to parking, code requires 140 spaces; 2.5 spaces per unit. With a total of 155 parking spaces, the proposed plan meets the minimum code requirements.

Landscaping will also be provided for each residential structure and installed around the proposed stormwater pond. Decorative landscaping is also proposed at the entrance to the site. Preliminary planting plans have been submitted for each dwelling type and entryway.

Staff recommended that Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan with the two stipulations as noted in the Staff Report.

Jill Tangeman, Attorney with Vory, Sater, Seymour and Pease was present to speak on behalf of the proposed development. Ms. Tangeman briefly commented on the fact that Village Communities was unable to proceed with the original project due to factors related to the economy and lack of available financing. They are now presenting a new proposal that is different for Village Communities but has the same type of feel. She stated that they are anxious to move the project forward. She also noted the benefit that while they have more units per building in some places, they are able to preserve some additional open space. In terms of setbacks, it remains very consistent to what they presented previously.

Mr. Linder asked whether the access point was at the "peak" of the site, noting possible concerns with ingress and egress as well as visibility. Phil Moorehead, Farris Planning and Design, stated that the access point was what drove the site design and that it was kept where it was initially approved by the City's engineers on their previously approved plans.

Mr. Schottke commented that the landscaping on the east side had 80% density, but he was unable to determine the landscaping on the west side adjacent to the existing Gantz Farm condominiums. He then inquired as to how much landscaping was being used for screening purposes on the west side. Mr. Moorehead stated that a lesser amount of landscape screening was provided because it is a compatible use according to the zoning code. Mr. Schottke also asked if there would be firewalls between the buildings. Ms. Tangeman stated that they would have firewalls that will meet the

building codes for common-wall developments. Mr. Schottke also asked if the elevations for the porches were as shown on the plans. Ms. Tangeman stated that they were correct.

Mr. Linder expressed his concern over the steep grading for the access point and if it will change. Mr. Joe Thomas with Metro Development stated that there is additional grading that will take place and change will occur with the final development plans.

Being no further discussion, Mr. Schottke motioned to recommend the approval of the preliminary development plan to City Council as submitted with the following stipulations:

1. The bike path shall be extended around the proposed basin.
2. The Home Road trail crossing and connection within Gantz Park shall be reviewed and coordinated with the City.

Ms. Oyster seconded and the motion was unanimously approved.

Item #2 – Logitech Inc. – Development Plan

(PID #201503020008)

The applicant is proposing to construct an approximately 67,284 square foot office and manufacturing facility for Logitech Inc. off of 6301 Seeds Road. The site is currently vacant and zoned IND-1. The last regular meeting we had, there was a lot split to create a 12 acre site from a 31 acre site on the west side of Seeds Road.

The 12.085 acre site will be accessed by two curb cuts on Seeds Road. The northern cut will be approximately 35' wide connecting to a 30' drive aisle providing access to the truck loading area to the rear of the facility. The southern cut will be 22' wide to access the employee/customer vehicle parking lot.

Storm water is proposed to be handled through three separate ponds, two retention ponds as well as one detention pond located off the southeast corner of the proposed building. Materials indicate that the basins have been designed to meet Ohio EPA and ODNR requirements and best management practices. Although the city's Public and Private Pond Design Standards requires that all detention basins installed in the City be wet ponds with permanent normal pools, other industrial developments have been permitted to develop with dry basins. Due to the industrial and agricultural setting, staff is supportive of a deviation to allow for the dry basin as well as to forego the required walking paths around the ponds.

The building will be finished with metal vertical siding, painted brown, with a split face block water table wrapping around all elevations. A total of five (5) dock doors are to be located on the west side of the building, screened from all public rights-of-way.

Per Table 1135.12-II, one parking space is required per two employees. According to employment information provided by the applicant, a total of 40 employees work at the site, thereby requiring 20 parking spaces. A total of 47 parking spaces were provided, 15 in the front and the remaining 32 spaces behind the building.

Landscaping has been provided in accordance with Chapter 1136. Additionally, trees located with the stream protection corridor zone will be preserved as well as other existing trees located along the property boundaries. It should be noted that there is no proposed supplemental landscaping around the dumpster. Since the dumpster is located in an industrial zone and is screened by the building as well as existing tree stands, staff is supportive of a deviation to waive the supplemental landscape screening requirements.

Staff recommended Planning Commission make a recommendation of approval to City Council for the Development Plan with the three (3) deviations and stipulations as noted on the Staff Report.

Mr. Rieser, Dublin Building Systems, was present to speak on the development and stated that Logitech has experienced significant growth and this facility is necessary to accommodate that growth. He also stated that the industrial building fits within the zoning of the area.

Mr. Leasure asked about the back side of the wall and whether or not this had to do with the flood plain. Ms. Megan Cyr, Logitech, stated that there are two docks on the back that are 4' and are based on the outlet elevations. This is the determining factor for the elevation – not flood plain elevations.

Mr. Schottke asked if the dumpsters had doors on them. Mr. Mark Muhlenkamp, Logitech, confirmed that there would be a dumpster enclosure with swing gates. Mr. Schottke also asked if the City was in agreement that if further buildings were built, no landscaping would divide them. Mr. Rauch stated due to the building configuration, there is already a substantial

amount of tree growth along the northern property line which is protected by a stream preservation corridor, so if there is development to the north, it would not be seen.

Mr. Muhlenkamp asked for comments related to cost saving measures they could incorporate by eliminating the partial height masonry walls on the north, south and west elevations and extending the panel full height to the ground. Mr. Rauch stated that the Planning Commission could address that option at this meeting, however in Staff's opinion, the stone water table is preferred because it provides some detail to the elevation. Consequently, they would like to see it remain. Mr. Boso agreed with Staff's recommendation.

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

1. A floodplain development permit shall be obtained for all work proposed within the identified FEMA floodplain area.
2. A dry basin shall be permitted in place of a wet pond on the southeast side of the building as generally depicted on plan sheet C1.0.
3. Due to the lack of visibility from off-site views, no supplemental landscaping shall be required around the proposed dumpster enclosure.

Mr. Boso seconded and the motion was unanimously approved with Ms. Oyster abstaining from voting.

ITEM #3 – Grove City Dollar General – Development Plan

(PID #201503020009)

The applicant is proposing to construct a Dollar General at 3065 Broadway at the southwest corner of Broadway and Home Road. The applicant presented to Planning Commission last fall with a 9,100 square foot facility. They were approved by Planning Commission but were denied by City Council so they are back before us again. They have reduced the building footprint to 7,500 square feet in order to reduce the number of parking spaces to address Council's concerns.

Three curb-cuts currently exist along the site's frontage along Home Road; however the applicant is proposing to remove two of the cuts, reconfiguring the western most curb cut to provide access to the site.

For the building itself, where you see it proposed is the only location possible in terms of flood regulations. The proposed building will be 7,500 square feet in area and 19'9" tall. The entrance feature over the entrance extends an additional 2.3' over the primary height of the structure. The structure is proposed to be finished in composite brick and composite stone.

A total of 38 parking spaces are proposed for the site in compliance with the City's parking requirement based on the square footage of the building.

Landscaping is proposed throughout the developed site in addition to a number of larger trees being preserved around the perimeter of the site. Parking areas have perimeter landscaping around them to ensure that glare from headlights does not interfere with traffic on Home Road or Broadway and supplemental landscaping is proposed around the dumpster screening. The City requires all parking aisles and spaces end in a peninsula or end island. However there are additional areas where parking does not terminate in compliance with code. Staff recommends these parking areas be installed in compliance with the code requirement.

Staff recommended Planning Commission make a recommendation of approval to City Council for the Development Plan with the four (4) stipulations as noted on the Staff Report.

Mr. Jacob Horvath, Dollar General, was present to speak on the development plan. He stated that Dollar General agreed to all stipulation items, although he requested some additional clarification on the landscaping issues. Mr. Rauch pointed out areas on the plans where the Staff would like additional landscaping. Mr. Horvath stated that Dollar General is hesitant to reduce parking spaces as they are attempting to comply with City Council's earlier recommendations. Mr. Rauch recommended that perhaps the curb could be bumped back to allow for vehicular turning movements.

Mr. Linder expressed concern related to nighttime lighting. Mr. Horvath stated that given the height of the trees, the light should be blocked. Mr. Rauch confirmed that the City has a code requirement that requires the tree height to block lighting. Mr. Linder also commented that City Council also had a problem with truck stacking. Mr. Rauch stated that per the minutes, the main issue appeared to be related to parking. Mr. Horvath stated that they addressed this issue. Mr. Linder also asked the frequency of deliveries. Mr. Horvath stated that deliveries occur 1-3 times per week on average. Mr. Linder's main concern is delivery trucks making left-hand turns out of the parking lot. Mr. Rauch asked the general timing

for deliveries. Mr. Horvath stated that all deliveries are during store hours when employees are available. Mr. Linder asked about the width of the entrance for cars entering when trucks are making deliveries. Mr. Horvath stated that the access has been made considerably wider than before to meet the targeted requirement.

Mr. Schottke asked if the dock area had been redone. Mr. Horvath stated that the building size had been reduced to make it more accessible to trucks. Mr. Schottke expressed his concern that this is not an ideal site due to trucks blocking the roadway when exiting the parking lot.

Mr. Linder asked if deliveries could be made with a smaller truck, however, Mr. Horvath stated this was not an option as all deliveries are made with standard semi-trucks and the hours of delivery are random based on their daily schedule. Mr. Linder continued to express his concern of trucks both entering and exiting and creating a road block due to the limited access point. He would like to see deliveries made after hours to lessen the likelihood of causing a backup of traffic. Mr. Horvath asked if the City had considered straightening the road to eliminate this issue. Mr. Rauch stated that this had not been discussed during his tenure.

Mr. Jeff Pearson, Grove City Police, made a suggestion that all truck traffic exit turning left, going down to Lewis Center Way and backtrack to Southwest Blvd. He stated this would ultimately be a company decision but might be an alternative solution.

Mr. Schottke asked the City if the underground storm retention system noted on the plans is common on a site such as this. Mr. Rauch stated that this is fairly common as other developments also use this type of storm retention system. Regardless of whether it is above or below ground, it still needs to meet EPA requirements. If it's a tight site, it is common to use the underground system.

Mr. Linder asked if a fifth stipulation could be added that requires all deliveries be made after store hours. Mr. Horvath stated that he was unsure if this stipulation would be able to be met.

Ms. Oyster asked if it would be possible to make the exit a "left turn only". Chairman Leasure also stated that he would like Officer Pearson's suggestion incorporated. He suggested that a sign be erected that states "left turn only".

Being no further questions, Ms. Oyster motioned to recommend the approval of the development plan to City Council with the four (4) stipulations as noted on the staff report and adding a 5th stipulation that a "left turn only" sign be placed on the exit for delivery traffic only. The stipulations are as follows:

1. The access easement should be recorded with Franklin County to ensure legal access across the site and shared drive between properties.
2. A Special Flood Hazard Development Permit shall be obtained from the Building Division for all applicable improvements located within the floodplain to ensure compliance with Chapter 1329.
3. All parking areas shall terminate into a landscaped area in accordance with 1136.06(d).
4. Site lighting fixtures shall be decorative in nature with a black finish similar in appearance to the building mounted gooseneck fixtures.
5. A "left turn only" sign shall be placed on the exit for delivery traffic only.

Mr. Boso seconded the motion. Vote: Ms. Oyster – Yes; Mr. Boso – Yes; Chairman Leasure – Yes; Mr. Linder – No; Mr. Schottke – No, for the reason that the site of the roadway needs to be re-engineered before the site is developed. The motion passed.

ITEM #4 – Mill Street Market Public Parking – Lot Split

(PID #201503260015)

The City is proposing to split 0.117 acres from parcel 040-000070 currently owned by Mill Street Market, LLC. The proposed split is located north of the Mill Street right-of-way and is to be conveyed to the City and redevelopment as part of the library construction. This acreage is intended to be utilized as public parking.

Staff recommended Planning Commission approve the lot split as submitted.

Erik Meininger, EMH&T was present to speak on the Lot Split. He stated that this lot split is to support a new parking lot behind the Mill Street Market and replaces the head-in parking on the north side of Mill Street. Mill Street will be improved

with curbs and sidewalks along that side. This will be a public parking lot owned by Grove City used primarily by customers of the Mill Street Market.

Ms. Oyster asked for clarification as to whether this lot would be north or west of Mill Street Market. Mr. Rauch stated that it will be behind Mill Street Market, north of the Mill Street right-of-way, but west of Mill Street Market.

Being no further questions or discussion, Mr. Schottke motioned to recommend the approval of the lot split to City Council as submitted. Mr. Linder seconded and the vote was unanimously approved.

ITEM #5 – Mill Street Market Public Parking – Lot Split

(PID #201503300016)

The City is proposing to split 21.431 square feet from parcel 040-000479 currently owned by Mill Street Market LLC, located at the northwestern terminus of the Mill Street right-of-way. The proposed split is part of the City's on-going efforts to configure the library site in preparation of its upcoming construction.

Staff recommended Planning Commission approve the lot split as submitted.

Erik Meininger, EMH&T stated that this is similar to the lot split that went before the Commission last month. This is just a small triangle, a little over 21 square feet, north of the railroad spur. This lot split is to simply line up with the other lot split to the northwest which is the lot split that was discussed last month.

Being no further questions or discussion, Mr. Schottke motioned to recommend the approval of the lot split to City Council as submitted. Ms. Oyster seconded and the vote was unanimously approved.

Mr. Rauch took this opportunity to remind the Planning Commission of the working meeting with City Council this evening at 6:30 p.m. to discuss the Grove City Library project.

Having no further business, Chairman Leasure adjourned the meeting at 2:10 p.m.



Mary Havener, Secretary



Gary Leasure, Chairman