

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

SPECIAL MEETING

April 22, 2015

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

Chairman Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Mr. Gary Leasure, Chair, Mr. Chuck Boso, Ms. Julie Oyster, and Mr. Mike Linder. Mr. Roby Schottke had an excused absence. Others present: Kyle Rauch, Community Development Officer, Stephen Smith, Frost Brown Todd; Mike Keller and Erik Meininger, EMH&T; William Vedra, Director of Public Safety; Mike Boso, Chief Building Official; Captain Jeff Pearson, Grove City Police; Laura Scott, Planning and Zoning Officer; Cindi Fitzpatrick, Service Superintendent; Tami Kelly, Clerk of Council; Michele Boni, Planning Assistant, and Mary Havener, Development Assistant.

Chairman Leasure noted a quorum was present.

Chairman Leasure motioned to consider adding two additional items to the agenda, Items #5 and #6 – Lot Splits at 3442 and 3454 Grant Avenue. Mr. Boso motioned to accept and Mr. Linder seconded the motion. Roll was called and the motion was unanimously approved.

Item #1 – Grove City Library – Development Plan

(PID #201504140017)

The applicant is requesting approval of a development plan for the new Grove City Library to be located on the northwest corner of Broadway and Grant Avenue. The project involves a combination of site and public improvements. Site improvements include construction of the building and parking lot. Public improvements include relocation of Columbus Street, as well as a pedestrian path to extend from City Hall along the rear of the buildings and extending to Grant Avenue and the Library facility.

The building will be approximately 46,000 square feet with a height of approximately 42 feet above grade. The building will be finished in a combination of brick, stone and decorative metal and glass. In all, there will be 103 parking spaces for the facility, 86 spaces will be off-street parking, six (6) additional spaces will be on-street and an additional 11 spaces north of the facility will be located in a public parking facility on land secured from Mill Street Market, LLC.

Landscaping will be provided in accordance with code.

Staff recommends that Planning Commission make a recommendation of approval to City Council for the Development Plan with the stipulations and deviations as noted in the Staff Report.

Chairman Leasure requested clarification of the height of the structure. Mr. Rauch stated that code allows for 35' above grade, but only 43' would be necessary for the elevator shaft.

Mr. Patrick Lawler, The Pizzuti Company, was present to speak on behalf of the proposed development. He expressed his enthusiasm to begin development on this project and was open to any questions related to the project.

Mr. Linder requested verification of the location of the elevator shaft. Mr. Lawler explained that the shaft would be off to the side of the building. Mr. Linder asked if it would be hidden from view. Mr. Rauch stated that due to the elevation and the parapet walls, the elevator shaft would be fairly hidden. Mr. Linder asked about HVAC equipment that will be visible. Mr. Lawler stated that there would HVAC equipment on the roof; however it will be hidden by the parapet.

Chairman Leasure asked if it would be possible to make the "Grove City Library" lettering darker in order to be more visible. Mr. Lawler stated that it would definitely be possible and could be discussed as they move forward. Mr. Rauch stated that Staff considered signage to be conceptual. When the project moves forward, a Certificate of Appropriateness will be required and specific requirements can be met at that time.

Being no further discussion, Mr. Linder motioned to recommend the approval of the Development Plan to City Council with the following deviations and stipulations:

1. The total height of the structure shall not exceed a height of 43 feet above grade.

2. The structure shall be setback 30 feet from the centerline of Grant Avenue.
3. Additional architectural interest and detail be incorporated into the southern building elevation in proximity to the planned terminus of the pedestrian pathway.
4. An exterior materials sheet (8½x11) shall be provided detailing the material, manufacturer and color of all proposed exterior finishes.
5. A material sample board shall be provided containing the proposed exterior finishes.

Ms. Oyster seconded and the motion was unanimously approved.

Item #2 – Grove City Library – Certificate of Appropriateness

(PID #201504160018)

Code specifically requires the need for a Certificate of Appropriateness with construction in the HPA. The project was reviewed in accordance with 1138.04 to verify that the building takes into account the architectural style, general design, arrangement, texture, material and color within the Historical Preservation Area.

Staff reviewed all code sections and finds that each has been met. The primary building structure is brick and stone lentils are being used to accent the building. All buildings use a combination of metal and glass for the store front. In review of the plan, Staff found that the architectural design is consistent and compatible with the downtown area. Mr. Rauch noted that the library will be the largest structure in the downtown area, however with the variations in design aspects the mass of the building is reduced making it more compatible with other buildings in the downtown area.

Staff recommends that 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 and the addition of a third stipulation that additional architectural elements be added to the south side of the building.

Being no further discussion, Ms. Oyster motioned to recommend the approval of the Certificate of Appropriateness to City Council with the following stipulations as noted in the staff report along with the added third stipulation:

1. An exterior materials sheet (8½x11) shall be provided detailing the material, manufacturer and color of all proposed exterior finishes.
2. A material sample board shall be provided containing the proposed exterior finishes.
3. Additional architectural elements shall be added to the south side of the building.

Mr. Linder seconded and the motion was unanimously approved.

Item #3 – Broadway & Park (Grove City Town Center Apartments) – Method of Rezoning

(PID #201503160013)

The applicant is seeking to rezone 3.25 acres of land located directly west of City Hall to a PUD-R classification with text. The current zoning on the property includes IND-1, C-2, & CBD. This rezoning project will allow for 135 residential units contained in three (3), three-story buildings with a maximum height of no more than 45 feet. Accessory uses for the site are primarily geared to the needs of the residents within the development i.e. business management operations, recreation and retail. Everything permitted will be residential or accessory to the residential use of the property.

The text shows the conceptual layout of the site and building design. Building will primarily consist of brick and stone and natural materials similar to other structures within the downtown area and proposed library. Balconies will be on the second story, either full or Juliet balconies on the second story.

Staff recommends that Planning Commission makes a recommendation of approval to City Council for the rezoning as submitted.

Dan Gore, The Pizzuti Company, was present to speak on the rezoning. He stated that The Pizzuti Company has been working very closely with the Development Department to dress up the buildings with brick, including enclosure of the corridors on the exterior and adding elevators. They have also added carports to the back of the site.

Mr. Linder asked Mr. Rauch about the specificity of the amenities and open space as part of the zoning text and what opportunities are available to make changes. Mr. Rauch stated that there is a general provision contained with the zoning text that allows for deviations granted by the Commission and Council during the development plan process, providing the opportunity to make changes as the project moves forward.

Chairman Leasure asked if the brick would coincide with the existing City Hall building. Mr. Gore responded that within the zoning text it should be reddish or brown. Mr. Gore further stated that they would like it to be compatible with the Town Center as a whole and compatible to the brick on the library and City Hall. Finding the right color will be a process, but they will work with the City to find the right fit.

Chairman Leasure asked generally about the parking. Mr. Gore stated that there would be one (1) parking space per bedroom and they have accommodated all the parking internal to the site. They have included the carport structures along the back edge which will also buffer the train tracks from the site. There will be on-street parking along Park Street and they are looking into on-street parking along Grove City Road as part of a separate project.

Being no further discussion, Mr. Linder motioned for Planning Commission to recommend approval to City Council for the rezoning as submitted.

Mr. Boso seconded and the motion was unanimously approved.

Item #4 – Story Point Senior Living Facility – Preliminary Development Plan (PID #201503230014)

The applicant is seeking approval of a Preliminary Development Plan for an 180,000 square foot assisted living facility on the southwest corner of Orders Road and Haughn Road. There will be 158 units in total; 92 senior living units, 30 independent living apartments and a 36 unit specialty memory care.

There will be two (2) curb cuts, one on Orders Road and one on Haughn Road. The building will be approximately 50 feet tall and will be set back over 140 feet from the right-of-way of Orders Road.

Landscaping will be in accordance with City code.

All eight (8) findings for approval have been met and Staff is recommending Planning Commission recommend for approval to City Council with the stipulations as noted in the Staff Report.

Aaron Seymour, Story Point, was present to speak on behalf of the proposed Preliminary Development Plan.

Mr. Linder expressed his concern related to the height of the facility. Mr. Seymour stated that in Story Point's experience, building up as opposed to spreading out and having all amenities in the core area is more preferable to residents who prefer shorter walks to those amenities. Mr. Linder asked Mr. Rauch about the height of other similar facilities in the area. Mr. Rauch stated that other similar facilities were one (1) story, although, we do not have another facility of this size or magnitude in our community that would be a good comparison. Mr. Seymour explained that Story Point is primarily an independent living facility and does not cater to the skilled nursing care resident. He also stated that only a portion of the building will be three (3) stories. The assisted living and memory care area will each be one (1) story. Mr. Boso stated that due to the 140 foot setback the building would seem less tall and in this case and the height will be appropriate.

Being no further discussion, Mr. Boso motioned for approval of the Preliminary Development Plan as submitted with the following stipulation as noted in the Staff Report:

1. An annexation petition be filed with the Franklin County Commissioners prior to approval of a preliminary development plan.

Ms. Oyster seconded and the motion was unanimously approved.

Item #5 3442 Grant Avenue – Lot Split (PID #201504220019)

Mr. Stephen Smith, Frost Brown Todd, spoke on behalf of the City. The two lot splits, #5 & #6 on the agenda are part of the library site where the parking lot will go. The City currently owns the area that is marked in red. Mr. Haughn owns the light blue parcel to the south as per the exhibit shown at the meeting. As part of our agreement with him, we are going to swap the properties. Mr. Haughn would obtain the red piece and the City would obtain the blue piece so that a parking lot can be created. Mr. Smith stated one concern which Mr. Haughn expressed. The blue piece which he is splitting off has a lot line which is 1 ½ feet from his existing building. Mr. Haughn's concern is that should something happen to his existing building, it would be too difficult to repair. Mr. Haughn asked that Mr. Smith request an easement to allow him access to maintain the exterior of his building. Mr. Smith stated that this would not be the proper way to correct the issue and that Mr. Haughn's concern will be addressed in the proper manner before finalizing the split, however, per Mr. Haughn's request, he relayed his concern to the commission.

Being no further discussion, Ms. Oyster motioned to approve the Lot Split as submitted. Mr. Linder seconded and the motion was unanimously approved.

Item #6 3454 Grant Avenue – Lot Split

(PID #201504220020)

Mr. Stephen Smith stated that this was part of the same lot split he previously spoke to.

Being no discussion, Mr. Boso motioned for approval and Mr. Linder seconded. The motion was unanimously approved.

Having no further business, Chairman Leasure adjourned the meeting at 1:57 p.m.



Mary Havener, Secretary



Gary Leasure, Chairman