# CITY OF GROVE CITY, OHIO
# PLANNING COMMISSION MINUTES

**REGULAR MEETING** **May 6, 2014**

The meeting was called to order at 1:30 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; Bill Vedra, Director of Public Safety; Capt. Jeff Pearson, Police; Sgt. Rick Butsko, Police; Sgt. Eric Scott, Police; Lt. Tammy Greene, JTF Inspector; Cindi Fitzpatrick, Service Superintendent; Laura Scott, Planning & Zoning Coordinator; Tami Kelly, Clerk of Council; Kendra Spergel, Planning Assistant; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the April 8, 2014 regular meeting. They were accepted by unanimous consent.

**Item #1 – Meadow Grove Estates Section 3 Part 2 - Plat** **(Project ID# 201403210010)**

The applicant is requesting approval of a plat for Meadow Grove Estates Section 3 Part 2. The proposed plat would create 21 residential lots on approximately 8 acres of land west of Buckeye Parkway on land held by Rockford Homes. The plat approval will include the extension and dedication of Lilac Avenue and Blue Star Drive. The Blue Star Drive extension will connect existing Blue Star Drive to Buckeye Parkway. The proposed lots and road configuration are consistent with the approved development plan for Meadow Grove Estates.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the plat as submitted.

Donald Wick, representative for the applicant, was present to speak to the item and was in agreement with Ms. Shields' report. Mr. Wick stated that Rockford is currently paving the area and installing underground utilities. With the current housing market, this plat will allow Rockford to start or stop development as the market demands. Mr. Leasure asked how many lots were proposed with this plat; Mr. Wick stated twenty-one.

Being no further questions, Mr. Linder motioned to recommend the approval of the plat as submitted, Mr. Leasure seconded and the vote was unanimously approved.

**Item #2 – Margie's Cove Section 2 Part 3 - Plat** **(Project ID# 201403260011)**

The applicant is requesting approval of a plat for Margie's Cove Section 2 Part 3. The proposed plat would create 12 residential lots on 4.221 acres of land north or Orders Road. The plat approval will extend Keefer Lane to connect the two existing portions or the road. The proposed lots and road connection is consistent with the approved development plan for Margie's Cove.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the plat as submitted.

Kurt Ziessler, representative for the applicant, was present to speak to the item. Mr. Ziessler stated this plat was to connect the road and create additional lots in the development. Chair Holt inquired about a comment in the materials related to the deeding of Reserve C. Mr. Ziessler stated that Reserve C will be deeded over to the HOA. Reserve C is below Keefer Lane north of Orders Road.

Being no further questions, Mr. Leasure motioned to recommend the approval of the plat as submitted, Ms. Oyster seconded and the vote was approved unanimously.

**Item #3 – Pinnacle Club of Grove City Subarea E – Method of Zoning Change (Project ID# 2014033140013)**

The applicant is requesting approval of a Zoning Text Amendment for Pinnacle Club, Subarea E, located west of Buckeye Parkway. The proposed amendment would allow for a new Village Home housing type, with a larger square footage than previously permitted in the zoning text. Other proposed changes include allowing exposed foundations to be poured concrete, finished to simulate the appearance of brick or stone. The amendment will also allow rolled concrete to be utilized in the construction of private alleys. A development plan amendment application has been submitted concurrently with the proposed zoning text amendment to ensure that the development standards text reflects the proposed changes to the zoning text.

The Development Department recommended that the Planning Commission make a recommendation of approval to City Council for the Amendment of the Zoning Text of Pinnacle Club of Grove City with the following stipulation:

1. Amendments shall only apply to Section V (Subarea E) of the Zoning Text.

Jackson Reynolds was present to speak to the item. Mr. Reynolds stated this was their fourth amendment for this property. M/I has introduced a new product reflecting a home size of up to 3300 square feet. Mr. Reynolds said the other requested amendments, the poured basements and rolled concrete alleyways, are more "clean-up" amendments.

Mr. Leasure asked if M/I would be making the alleys wider. Jason Francis, M/I Homes, stated that the alleyways will remain the same width, but that the more recently-developed phases feature lots with longer driveways to allow parking cars behind garages.

Chair Holt noted that the text says M/I is required to construct the alleyways to the "City" specification, and he is assuming this means Grove City. Ms. Shields stated that the text actually refers to the City of Columbus' standards. Mr. Francis explained that the private alleys have always been developed to public standards, but that they previously did not have RCC as an option for a base, but it is now an acceptable option for alleys, particularly for these alleys that don't have curbs poured on the edges.

Chair Holt asked Mr. Reynolds if he had any concerns with the stipulations; he did not.

Being no further questions, Ms. Oyster motioned to recommend the approval of the method of zoning change with the noted stipulation, Mr. Leasure seconded and the vote was unanimous.

**Item #4 – Pinnacle Club of Grove City – Development Plan Amendment (Project ID# 201403310014)**

The applicant is requesting approval of a development plan amendment for Subarea E of the Pinnacle Club, located west of Buckeye Parkway and east of Interstate 71. The proposed amendment is primarily to ensure that the development standards text for the subarea coincides with proposed amendments to the zoning text, under a separate application. The proposed amendment also includes the removal of the double row of evergreen trees along the western project boundary, adjacent to Interstate 71. A sound wall is proposed to be installed by ODOT along the edge of the ODOT right-of-way adjacent to Subarea E as part of the future improvements to widen I-71 to three lanes in both directions. Materials show supplemental decorative landscaping between the sound wall and Victoria Lane; however, where the sound wall is not proposed, a variety of deciduous and evergreen trees are proposed. Although extensive landscaping currently exists within a portion of the ODOT right-of-way adjacent to Subarea E, staff is not supportive of the removal of the double row of evergreen trees where the ODOT sound wall is not proposed.

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan Amendment with the following stipulations:

1. Amendments shall only apply to Subarea E of the development standards text.

2. A double row of evergreen trees shall be installed between Victoria Lane and the western property boundary where the ODOT sound wall is not installed. Landscaping adjacent to the southern parking area shall be installed as shown on sheet C000 received April 24, 2014.

Mr. Francis remained at the podium, with Mr. Reynolds, to comment. Mr. Francis began by stating they only disagree with staff in one regard. He stated that M/I approached ODOT as ODOT was beginning a noise analysis for the area. He stated that typically ODOT only installs sound walls where there are existing homes in the area; however ODOT agreed to extend the wall to a point where building permits had been issued, which would be to the extent of phase 7 of Pinnacle Section 2. He stated that this does not include the rest of Pinnacle because of ODOT's policy regarding existing homes during a noise study. There are about 6 or 8 homes south of the proposed limits of the wall. Mr. Francis stated that they had never intended for there to be a double row of evergreen trees to be installed in this area, due to the significant tree buffer in the ODOT right-of-way. The double row of evergreen trees was introduced in phase 4 where there were no existing trees in the ODOT right-of-way. When M/I transitioned between design engineers, the note regarding evergreen trees was added; however it was never their intention to plant the trees where there is no visual corridor from their property to the freeway. Mr. Francis explained that ODOT has stated that they won't remove trees unless they interfere with building the sound wall. He requested that the stipulation regarding the double row of pine trees be removed, within the area shown on the presentation slide.

Mr. Leasure asked if there would be new fencing installed. Mr. Francis said he was not aware of any new fencing.

Mr. Francis clarified that the widening of I-71 will take place on the inside lanes, not the outside. These improvements would not cause for the removal of the trees; ODOT indicated a need to clear ten-fifteen feet for construction of the sound wall. Mr. Francis had a map to distribute which showed the limits of the proposed ODOT wall. ODOT had contacted property owners for their input on the wall (color, surface design).

Chair Holt asked if there was a date for construction to start. Mr. Francis stated possibly a year; Mr. Boso agreed it would begin in approximately a year.

Chair Holt asked for the city's position on the request to remove the stipulation. Ms. Shields clarified that staff is primarily concerned with the small section between the wall and a double row of evergreens shown on the revised plans. She stated that although ODOT has promised to keep the trees within their right-of-way, there is no guarantee that they could not be removed in the future.

Mr. Francis said he is fine with keeping the evergreens. He agreed that there is no guarantee that ODOT will not remove the trees in the future, but there is no real reason for them to do so.

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

1. Amendments shall only apply to Subarea E of the development standards text;

2. A double row of evergreen trees shall be installed between Victoria Lane and the western property boundary where the ODOT sound wall is not installed. Landscaping adjacent to the southern parking area shall be installed as shown on sheet C000 received April 24, 2014;

Mr. Leasure seconded and the vote was unanimously approved.

**Item #5 – Woods of Pinnacle – Preliminary Development Plan (Project ID# 201403310015)**

The applicant is requesting approval of a preliminary development plan for a single-family development on approximately 32 acres of land north of Holton Road and south of Pinnacle Club Drive. The site is currently located in Jackson Township, and has been approved for annexation by the Franklin County Board of County Commissioners. The preliminary development plan application has been filed with the intent to pursue final development and rezoning applications to zone the site PUD-R with its annexation to the city. The proposed development would create 73 single-family homes with 6.7 acres of open space. The proposed lots and development standards for the area are intended to

match those of adjacent lots in The Pinnacle Club of Grove City, "The Links" and "The Estates" subareas. The proposed development would be accessed from Calum Way in "The Links" of Pinnacle, currently terminating at the site. Potential access is also shown at Pinnacle Club Drive; however the site does not directly front on Pinnacle Club Drive, as a strip of land owned by Pinnacle Land Holdings LLC lies between the site and the right-of-way. Connectivity to the area road network, as well as utilities, will be reviewed further by staff with the final development plan application.

Ms. Shields stated that staff does not feel the proposed development will harm present and potential surrounding uses. The site will be governed by a zoning text, which has been drafted to match the standards of the adjacent lots in The Pinnacle Club "Links" and "Estates" lots. Furthermore, the applicant has indicated measures taken such as a tree preservation zone around the perimeter of the site to minimize disturbance to existing lots in the area.

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan as submitted with the following clarification:

1. The preliminary development standards text was reviewed as a draft and will be formally reviewed and approved as part of the property rezoning to be heard at a later date.

Paul Coppel was present to speak to the item. Chair Holt confirmed that Mr. Coppel concurred with the stipulation. Mr. Coppel stated the final development plan and the rezoning applications have been submitted. He stated that the final development plan shows the connection at Pinnacle Club Drive, as he believes Schottenstein Homes, the city, and Pinnacle Land Holdings have come to an agreement regarding the connection.

Mr. Leasure asked if the Pinnacle Club Drive connection would be made at SR 104. Mr. Boso stated that there is discussion occurring regarding the connection, but that the attitude is that the majority of residents don't want the connection. He further stated that 104 is an ODOT right-of-way, and any connection would have to go through ODOT's process. Mr. Coppel stated he had no position on that issue. Mr. Leasure stated he was concerned with the traffic this proposed development would bring.

Lt. Greene stated that Chief Dawson was concerned that the density of the street trees would scratch the fire trucks. Mr. Coppel stated that they would be planting street trees, but that the appearance of the trees over the street shown on plans is a function of the graphic/rendering.

Chair Holt asked if there were any other questions from the Planning Commission. He addressed the chamber for public comments. Roby Schottke, 4912 McNulty St., stated that he had a petition to save the tree line on McNulty Street. Mr. Coppel said that there was a 15' buffer request in the petition and he will make it a 20' buffer. The only trees to be removed are those that are dead or dying or would be removed for underground utilities.

Fred Camp, 1326 Ironwood Dr., also presented a petition. His petition was in regards to traffic-flow. Specifically, objecting to the south egress on Calum Way in the Links. Residents desire an entry on the north side at Pinnacle Club Drive, but not at Calum Way or Holton Road. Mr. Camp stated that there are a lot of young families in his neighborhood and worries that the additional traffic could be a hazard. Ms. Shields stated they were still investigating the appropriateness of road connectivity; whether at Holton or Pinnacle Club Dr. She further stated that Calum Way was stubbed as part of the development of Pinnacle with the intent for the development of the McClish property in the future; therefore the Development Department does not feel that connection would be inappropriate. Chair Holt asked if we had a copy of Mr. Camp's petition; Mr. Camp provided a copy.

Mr. Leasure recalled that the City wasn't permitted to connect at Holton because the County said there were drain tiles. Mr. Coppel would like to access from Pinnacle Club Drive and that would be the primary access. Mr. Coppel agreed with Ms. Shields that Calum Way needs to be connected but will serve more as a secondary street through the neighborhood to the west. The proposed entrance on Holton was only to be used as an emergency access; the County is not in favor of access at Holton Road, so it was removed.

Steve Edwards, 3040 Broadway. While reviewing the application, he noted that the property owners are listed as Richard F. and Harriet E. McClish; however Mr. Edwards stated the Franklin County Auditor site lists the owner as being the McClish Family Irrevocable Living Trust, with Richard and Harriett as trustees. He stated that the reason behind his concern is that he has spoken to multiple area residents that were sold their property with the presentation that this

property was to be preserved as a nature reserve. He requested that the Commission get a hold of the Trust to see if the Trust is allowed to do what is proposed. He further noted that Code Analysis #2 in the staff report for the application was unclear of any exceptions to the Zoning Code. Mr. Edwards also questioned if there had been an analysis of wetlands or endangered species on the property before the site is developed.

Mr. Coppel was not aware of any terms in the Trust that would prevent the development of the property. He explained that no one from his company would have informed residents that the area was to be a preserve. He was not aware of any variances requested from the Zoning Code for the proposed development. Ms. Shields stated that, as currently presented, lots meet the size requirements for R-1 lots.

Chair Holt asked Ms. Readler for input regarding the Trust. Ms. Readler stated that the city should follow-up with the applicant to ensure we have the proper documentation in place. Chair Holt then asked of the analysis of a wetland; Ms. Shields stated there is floodplain on the property, but that will be further examined in the review of the final development plan. Mr. Coppel stated that an environmental and wetland analysis has been completed, and they found no wetlands on the property. He showed the limits of the floodplain on the property.

Chair Holt explained to the public that this was a preliminary development plan and that the city will be reviewing the issues brought up at this meeting in the review of the final development plan.

Being no further questions, Mr. Leasure motioned to recommend the approval of the preliminary development plan with the following stipulation:

1. The preliminary development standards text was reviewed as a draft and will be formally reviewed and approved as part of the property rezoning to be heard at a later date;

Mr. Linder seconded and the vote was unanimously approved.

**Item #6 – Braden's Fitness/Crossfit 43123 – Development Plan** **(Project ID # 201404080016)**

The applicant is requesting approval of a Development Plan for a crossfit fitness facility at 3995 Thistlewood Drive. The site is located in a PUD-I district with no associated zoning text, therefore the permitted uses defer to those listed in 1135.14. The proposed use has been submitted for consideration as an "other use approved by the Planning Commission." The proposed facility would offer classes for small private groups of up to ten (10) people per class for either a 30 minute Cardio MMA or 45 minute CrossFit class. Classes would be held at 6:00am Monday through Friday, 6:00-8:45pm Sunday through Thursday, and 9:30am to noon Saturdays. No changes are proposed to the exterior of the facility. The interior will have dedicated changing rooms, an office, bathroom, and the training floor with commercial gym flooring for safety. Two flood lights are on each side of the building and the parking lot has two light poles with flood lights for additional lighting. The site has an on-site security guard that does routine grounds checks and lives on site. Lockers will be available for patrons so items are not left in cars unattended.

Ms. Shields stated that staff does not feel the proposed fitness facility will harm present and potential surrounding uses. The facility will have limited hours of operation, typically outside the hours of operation of other businesses in the area, and all operations will be conducted within the structure with adequate parking on the site.

The development department recommended Planning Commission make a recommendation of approval to City Council for the development plan as submitted.

Timothy Braden, applicant, was present to speak to the item. He stated that he and his wife started their crossfit business in 2006 to help other people become healthier. Their business has grown and now they are in need of a larger space. Chair Holt inquired as to what crossfit means. Mr. Braden replied that crossfit is constantly varied functional exercises at high intensity. He further explained it is not a traditional gym or conventional workout. It requires little equipment besides kettlebells and pull-up stations. All of their clients are required to have a background medical assessment prior to starting training.

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

Tami Kelly clarified that the request is to permit a use not permitted outright in the PUD-I zoning district. She referred to Code Analysis #4 in the staff report: "The proposed use of a fitness facility is being requested to be approved for the site as an 'other use as approved by the Planning Commission' per section 1135.14." She requested that the Commission make a motion to recommend the approval of the use.

Mr. Linder motioned to recommend the approval of the use, Ms. Oyster seconded and the vote was unanimous.

Having no further business, Chair Holt adjourned the meeting at 2:16 p.m.

Molly Frasher, Secretary

Marv Holt, Chair