

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

**REGULAR MEETING**

**June 15, 2010**

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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. Phil Honsey; Mr. Marv Holt; Mr. Mike Linder, and Mr. Dan Havener. Others present: Kim Dooley, Planning and GIS Specialist; Kyle Rauch, Development and Planning Officer; Jennifer Readler, SZD; Ryan Andrews, EMH&T; Chuck Boso, Development Director; Lt. Bill Dolby, Jackson Township Fire; Christy Zempter, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; and Jennifer Uhrin, Secretary. Mr. Gary Leasure was absent.

Chair Holt noted one member of the Planning Commission was absent and it was an excused absence and that a quorum was present. Chair Holt then noted there were no changes to the minutes for the May 25, 2010 regular meeting. The minutes were approved by unanimous consent.

**ITEM #1      Hoover Homes Communities – Preliminary Development Plan      (Project ID# 200909020036)**  
**2390 Hoover Road**

**Applicant: Larry Gohring, 1641 Windsor Avenue, Columbus, Ohio 43219**

The applicant is proposing to develop a 4.595 acre site with twenty-six (26) dwelling units contained within thirteen (13) structures with attached one-car garages. A twenty-seventh (27) unit is also being proposed without a garage. Twenty-five (25) off-street parking spaces are proposed with the majority of these spaces in the southern portion of the site near the proposed recreation center. This totals twenty-seven (27) dwelling units with a density of 5.876 dwelling units per acre. The development is also to incorporate a small picnic and garden area as well as a recreation center and is to be enclosed by a fence with vehicular access restricted by gates placed at the complex's entrances. A leasing and maintenance building is proposed to be situated along Hoover Road frontage, north of Home Road, outside of the gated community.

The applicant wants to pursue a rezoning to change the site's current zoning of SF- 1 (Single Family Residence) to D-1 (Double, Twin, Duplex).

Mr. Rauch stated that Staff felt this project would be an adverse use to the existing area. This area consists mainly of large lot, single family dwellings that are predominantly in the Township and are on lots of one acre or more. Jackson Township zoning requires 20,000 square feet of area with 100 feet of frontage. As proposed the submitted design indicates an 18 foot setback in the front and 15 foot in the back. The required setback is 30 feet in the front and 25 feet in the back unless a variance is granted.

Staff further believes that what you see on the site today is basically what you will see in the future. Additionally, the 18 foot wide drive aisle is not adequate to service the proposed number of dwellings.

It should be noted that the submitted application is not required by Code for rezoning a property to a straight district. Therefore this application is presented to Planning Commission as a "conceptual plan" and will not be forwarded to City Council for further action.

Chair Holt restated that the application before the Planning Commission today is for discussion purposes only and both the applicant and neighboring property owners will be given an opportunity to speak.

Mr. Steve Gohring of 2594 Willowview Court and Mr. Larry Gohring were present and spoke to this item. Several owners of neighboring properties were also in attendance to discuss this item.

Mr. Steve Gohring began addressing the items noted by Staff. He stated that the 18 foot setback has been amended to meet the D-1 criteria of the 30 foot front yard and 25 foot rear yard with a 6 or 7 foot side yard per building. Therefore, they feel it is in conformity with the D-1 criteria. Additionally, He stated that D-1 requires a minimum of 6,000 square feet per unit, per building. Mr. Rauch interjected that it is 6,000 square feet per family. Mr. Steve Gohring disagreed and said that is not how the Code reads. Mr. Rauch and Ms. Readler explained that the top of the chart clearly indicates that the area of square footage indicates per family and that 12,000 square feet would be required for this proposal. Mr. Steve Gohring stated that he must have misread it, but they have met the setback criteria. He stated they are at just over 8,000 square feet and would request a variance for the other 4,000 square feet.

Mr. Rauch question if this was a typical lot. Mr. Gohring responded that it was all one lot now and the three separate lots had been combined through the county. He further emphasized that this was a 50 and over gated community. In its conception, it was not designed to be individual buildings as such, but was combined to meet the criteria in this private development. Also, these will be rental units, not condominiums and will not be available for sale. Mr. Rauch suggested that it may be better for the applicant to request a rezoning to A-1 which allows for apartments. Mr. Steve Gohring responded that he had read the recommendation for that and considered the option, but that would require items that he felt would not fit the overall perception of the layout. He said they were going with a ranch setting to make it handicap accessible and at the same time to make it as independent as possible. The tenants they currently have on pre-lease are between 55-60 years of age and most want to live there because it is a gated community and they have RVs or homes in other locations that they want to be able to just pack up and go and everything else is taken care of for them.

Chair Holt requested the location of other communities they have developed. Mr. Steve Gohring responded that this is the first.

Mr. Steve Gohring's engineer had site plans for the water and sanitary locations that had been submitted to the City of Columbus. Mr. Steve Gohring apologized that those plans had not been sent to Grove City.

Mr. Steve Gohring stated they wanted to use the D-1 criteria, but with a few variances such as not having separate lots or dedicating a public street. He feels those are the major hurdles to having his project zoned D-1.

Mr. Rauch stated that code section 1135.10(a) has a provision that allows double type structures or units, using that provision would allow the applicant to provide the type of unit they are requesting but has the setback requirements of an A-1 District and avoids dedicating a public street. He further stated that if they want to do a private street they need to meet the setbacks of the A-1 District or the criteria of the D-1 District. Either way, they must comply with the code.

Mr. Chuck Boso stated that the first issue needs to be a land use evaluation in terms of should it be single family verses multi-family.

Chair Holt clarified that the Applicant must rezone the property from its current SF-1 zoning to allow multi-family. He further stated that the property should not be zoned for anything other than single family. He feels that the Applicant's proposal is not a compatible use for the site as the streets are too narrow and has open ditches. He does not want it to look like the apartments west of this property. The density is just too high. Chair Holt stated that if he was one of the neighboring property owners and this plan was presented, he would be quite upset from the standpoint that they purchased their homes, on one acre lots and this property was annexed in as single family and then a multi-family plan was presented. Chair Holt stated that he would be more favorable with a new plan including single family homes or the proposed density must be drastically reduced.

Mr. Honsey agreed that the nature of the development on this site needs to be assessed and regardless of the zoning, the Applicant is facing many variance requests which should indicate that they are asking for way too much density. He agrees with Chair Holt.

Mr. Steve Gohring stated he appreciated what they were saying, but with the surrounding houses they had to have that much density to begin with due to the fact that they did not have water and sewer available, so they had to have enough property in order to have their septic systems and wells. Several residents in the audience voiced their disagreement with this statement. Mr. Steve Gohring continued that the entire purpose of annexing into the City was to get the water and sewer to allow for a higher density.

Mr. Honsey reiterated that when land is cut up into half -acre and one acre lots, it is very unusual to have that land redeveloped as that land use pattern is established. The goal is to determine how this piece fits within the standard already established.

Chair Holt stated they would be very happy to review a SF-1 proposal. Ms. Readler stated that two of the Commission Members would need to leave in thirty minutes, which would cause them to fall below quorum and the discussion on this item would need to end. She suggested it might be a good time to allow the residents to speak.

Chair Holt agreed and asked for public comments.

Mr. Paul Miranti, 2296 Hoover Road - His property is adjacent to the proposed area. He shared photos of a storm drain that was installed near his property which is causing water to pond on his property for days, to the point that he cannot allow his child or pet to go near there. The poison ivy and weeds continue to grow from this property onto his and it is not currently being maintained. He is also concerned about damage to his septic system. He was acceptable to eight or nine single family homes, but others in the audience did not agree and wanted only three single family homes.

Ms. Christine Weese, 2285 Hoover Road - Her concern is that the plan appears to take eight feet from the front of her property and it is not for sale. She stated that this is a very close neighborhood. She further stated that the Board of Health and Ohio EPA have been contacted about this site.

Mr. Steve Garner, 2517 Old Home Road - questioned Lt. Dolby regarding the ability of safety equipment to reach the residents of this community. Lt. Dolby stated that the roadway is wide enough unless there is a vehicle parked on it. Even if parking is not allowed, people will still park there and this will be a problem. Additionally, the gates are located so close to the roadway, which would force them to stop in the roadway, get out and open the gate. Mr. Garner further questioned where the residents would be parking the RV's Mr. Gohring had referred to earlier. Mr. Steve Gohring responded that those would be parked off-site somewhere and there is additional parking spaces near the proposed recreation building to ensure residents would not park on the main road. Mr. Garner also expressed concerns that water on the site will be redirected to the neighboring properties and contaminate their wells. Mr. Garner stated that he would not allow them to come through his property to run water and sewer lines.

Mr. Brian Hall, 2317 Hoover Road – questioned Mr. Steve Gohring regarding the potential renters and asked how many they had. Mr. Steve Gohring stated that in the prospective stage, at this point, they have 12 letters of intent that would be interested in living there. Mr. Hall asked if financing had been secured. Mr. Steve Gohring stated that he had financing. Mr. Hall requested clarification that Mr. Gohring had the financing all ready and if approved, he could start building today. Mr. Steve Gohring responded “right, right”.

Mr. Honsey encouraged the Applicant to revise his application and come back with an entirely different density to match densities in the neighborhood. Mr. Steve Gohring asked if it would be easier for him to develop a business on this property. He felt that a business was being run out of the front area, three lots

to the rear with an eight foot dam, a 12,000 foot parking lot and a 6,000 square foot warehouse and he was not clear as to what he was supposed to match his property too. He asked which property he was expected to match when these other properties were this way. Chair Holt stated that a business would not be compatible for the area either. Mr. Rauch stated that the properties he is referencing are located in the Township and have different requirements that are administered by the Township. Mr. Steve Gohring agreed and questioned why the Township residents are allowed to do that, but he is being made to comply and match what they have as a Grove City resident. Mr. Rauch responded that they are not in our jurisdiction and we cannot enforce Township requirements, but we can enforce City Code requirements. Chair Holt stated that he had a letter from the Jackson Township Administrator that agrees that the proposal is not a compatible use, so both the City and the Township are in agreement. Chair Holt stated that the Applicant needs to come back with a single family or a very, low density apartment or duplexes and that is it.

Mr. Honsey asked the Applicant to keep in mind that they are here to trade information to help the Applicant determine what they need to get a favorable vote from the Commission.

Mr. Steve Gohring requested clarification that he would only need two variances to get his project approved. Mr. Chuck Boso interjected that he would have to get the zoning first and he does not have that yet. Chair Holt stated that he would come in for a straight zoning and then the variance request would come in with the development plan.

Mr. Havener questioned whether we were trying to have the Applicant come back with A-1 zoning. Mr. Honsey disagreed and did not feel that the density would be low enough with that zoning. Mr. Steve Gohring responded that they were leaning more towards D-1, but they would go back to the drawing board. Chair Holt cautioned him to make sure he has a very low density project when he returns.

**ITEM #2 Mid Ohio Regional Planning Commission (MORPC)**

Ms. Nancy Reger with the Mid Ohio Regional Planning Commission gave a brief presentation. A copy of the handout is attached.

Having no further business, Chair Holt adjourned the meeting at 2:29 p.m.

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Jennifer Uhrin, Secretary

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Marv Holt, Chair