

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

REGULAR MEETING

August 2, 2016

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. Bill Vedra, Dr. John Dubos, Mr. Mike Linder and Ms. Julie Oyster. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Jennifer Readler, Frost Brown Todd; Cindi Fitzpatrick, Service Director; Rob Donham, Public Service Superintendent; Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Scott Burris and Tammy Green, Jackson Township Fire Department; Sgt. Rick Hardy, Grove City Police and Mary Havener, Development Assistant.

Chairman Leasure noted a quorum was present. The minutes from the July 5, 2016 regular meeting were unanimously approved.

ITEM #1 – Marco’s Pizza | Special Use Permit (Pick-up Window)

(PID #201605230034)

Ms. Shields presented the Development Department’s findings. The applicant is requesting approval of a special use permit to operate a pick-up window for Marco’s Pizza located in 3057 Turnberry Court in the Turnberry Retail Center. A special use permit was approved for a pick-up window at this location in 2010; however, the previous tenant utilizing the window has vacated the space and the window has not been utilized for more than six (6) month, therefore the previously approved special use permit is null and void. The proposed pick-up window will only be utilized for picking up orders called ahead and orders will not be taken at the window.

Staff believes the proposed pick-up window and drive aisle have been designed to create a safe flow of traffic around the site. The south drive-aisle pavement markings will be refreshed to clarify the one-way traffic on the site and a “Do Not Enter” sign will be placed at the southeast corner of the building to further clarify traffic circulation.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Mr. Jeff Wolhead, Marco’s Pizza, was present to speak to the item. He stated that the pickup window has not moved and is at the same location as it was previously approved. They will only be using it for pick-up orders, for customer convenience.

Being no discussion, Ms. Oyster moved to recommend approval of the Special Use Permit to City Council as submitted. Mr. Linder seconded and the motion was unanimously approved.

ITEM #2 – Pinnacle Club Section 2 Phase 9 Part A | Plat

(PID #201606010038)

Ms. Shields presented the Development Department’s findings. The applicant is requesting approval of a plat to resubdivide 1.426 acres of land within Pinnacle Club Section 2, Phase 9. The proposed plat will subdivide previously approved lots 1023 to 1033 and a portion of Reserve “EEE” into lots nine (9) new lots and a 0.124-acre reserve.

The proposed lot reconfiguration is consistent with the approved Development Plan amendment for Pinnacle Club Subarea E approved in June of 2016 with CR-19-16. After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat as submitted.

Jeff Miller, Civil and Environmental Consultants was present to speak to the item. Chair Leasure asked if there would be screening due to the fact that this area backs up to the interstate. Mr. Miller responded that screening is going up in that area and they are making the lots deeper. They went from 11 lots to 9.

Being no further discussion, Mr. Linder moved to recommend approval of the Plat to City Council as submitted. Dr. Dubos seconded and the motion was unanimously approved.

Ms. Shields presented the Development Department's findings. The applicant is requesting approval of a development plan to construct a 52,000 square foot, four-story hotel at the terminus of Buckeye Place. The proposed hotel is located within the "Stringtown West Property" PUD-C district and development on the site is regulated by the zoning text approved in 2005.

The building will be finished in a combination of brick, stone, and EIFS in a variety of colors. Although the percentage of brick or stone varies on each elevation, the overall finish of the building is approximately 50% brick or stone. Furthermore, staff believes the proposed EIFS colors match the color of area development and comply with the zoning text for the area - requiring a "unified development appearance resulting in a high quality site."

The development will be accessed from two curb cuts off a proposed 24' shared access drive off Buckeye Place along the southeast edge of the property. The shared drive is within an existing 50' access and utility easement along the eastern edge of the property. In order to screen the proposed shared drive from the existing residential condominium development to the southeast, a row of 6' eastern white pines are proposed between the drive and property line. In order to comply with section 1136.07, a continuous 80% opaque landscape hedge, solid fence, wall or earthen mound is required to provide visual screening. If the proposed 6' pines do not provide this 80% opacity, additional landscaping will be required.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulations noted in the staff report.

Ms. Sara Hines, 1712 Epic Way, asked to speak regarding some questions she had related to the hotel development. As she is a resident next to the area, she asked what hotel management planned to do in regards to security of the area. Ms. Shields explained that typically that issue is not examined at this point in the process. Ms. Hines also expressed concern over the impending noise and privacy. Ms. Shields stated that the privacy should be maintained by the screening of trees that will be incorporated along the property boundary, and in terms of the noise, there are code ordinances in place that noise shall be conducted so as not to disturb the use of the adjacent properties. If it were to become an issue, it would then be handled by the Police Department. Another issue Ms. Hines addressed was the amount of light that shines from other businesses in the area and she is concerned that the lighting from the hotel will also be a problem. Ms. Shields stated that there is a code requirement that the lighting is required to be a certain level for the safety of the people at the hotel site. They need to submit a lighting plan that will depict how much light will be on their property as well as how much will filter onto adjacent properties. There should be no direct light pollution shining onto the adjacent property.

Ms. Hines pointed out the woods that run along the property and asked how the trees would be affected. Ms. Shields stated that for this site, they should not be affected, as the large tree stand appears to be on the property to the south. Ms. Hines last concern was related about the increased traffic as the result of constructing a 92-bed hotel. Ms. Shields stated that a master plan was prepared when Stringtown Road and Buckeye Parkway were initially laid out and the roads were designed for the anticipated traffic. There have also been improvements proposed for Stringtown Rd. with a designated turn lane to get onto the interstate. Ms. Hines asked if there was another interchange proposed for Orders Road. Mr. Rauch explained that ODOT will not allow another interchange due to the close proximity of the other two interchanges. Mr. Vedra stated that there are two improvements; one on Buckeye Parkway northbound – two turn lanes that will turn west onto Stringtown and a dedicated lane to turn northbound onto I-71 in front of Roosters. Consequently, he believes these two improvements will alleviate the congestion currently on Stringtown Road. Mr. Vedra asked Ms. Fitzpatrick, Grove City Safety Director, when the anticipated start date for the widening of Stringtown Road will occur. Ms. Fitzpatrick stated that they are hoping to begin in the spring of 2017 depending on the lane acquisition and provided they can get the underground utilities started in September or October. Mr. Vedra reiterated that these roadways were designed for the anticipated development in the area and with the upcoming changes, the traffic flow should improve.

Ms. Hines asked about the timeliness of the construction project due to the fact that the Marriott, currently under construction, has taken so long and she asked if the City knew the reason for the delay in that project. Mr. Vedra stated that there were some issues with the contractor of that development. Mr. Vedra asked Mr. Boso, Chief Building Official, if he had an update. Mr. Boso stated that there has recently been a new general contractor who was hired and they anticipate that the work would be started up again and move forward.

Ms. Hines final concern was related to the tax burden on the Emergency Services personnel with these new developments. Mr. Vedra stated that this development would not negatively impact the Emergency Services. Mr. Rauch stated that these buildings are typically equipped with sprinklers to suppress fires and allow for a greater response time.

Chair Leasure asked the Fire Department if they had any concerns related to this project. They said that they did not. Chair Leasure then asked if the Police Department had any issues. Sgt. Hardy stated that they would work closely with the property manager when the hotel opens.

Ms. Mary Rossi, Grove City resident, asked to speak to the item. She stated that she is concerned about the sewer system and wants to know if it will be adequate with the addition of a development of this size. Ms. Shields stated that when Ms. Rossi's residential development was planned, they took into consideration the surrounding commercial area as well. Consequently, the sanitary line that was installed was designed to handle future commercial development and it is a public line which the City owns and maintains.

Ms. Rossi also inquired about the storm drainage. Ms. Shields stated that, it would be treated properly on site and eventually will tap into the lines to that site. Ms. Rossi stated that there was no storm easement on the property of her condominium complex. Mr. Rauch stated that it should be on their site under the pavement retained for the required amount of time per the OEPA then released into the public storm sewer at a predevelopment rate. After the development, there should be no increase in terms of flow through the pipe than there was before. Ms. Shields stated that their line will tie into the existing line off of Buckeye Place. Ms. Shields presented a slide depicting where the lines were.

Mr. Tom Schnipple, Schnipple Construction, was present to speak to the item. Mr. Schnipple explained that this was a mid-class, business-men's hotel. He stated that hotels are generally very good neighbors and traffic for hotels is generally very minor. Cars come into the hotel in the evening and go out in the morning. The hotel will also have a light pattern and security to keep their guests secured as well.

Mr. Linder asked the Fire Department if the ladder trucks would be able to swing their trucks in the parking lots. Fire Marshall Burris stated that modifications were made to enable the trucks to go through and all he will require is documentation that lists the turning radius. He stated that they will also need documentation that the ladder truck will fit under the canopy at the front of the hotel.

Being no further discussion, Mr. Vedra moved to recommend approval of the Development Plan to City Council with the following stipulations:

1. Screening shall be installed between the proposed shared access drive and the residential property to the southeast in compliance with section 1136.07.
2. Site lighting fixtures shall match those utilized on the HH Greg and Marriott Courtyard developments.
3. Site fixtures such as trash receptacles and benches shall match those utilized on the HH Greg and Marriott Courtyard development.
4. The dumpster and storage area screening shall be finished in brick matching the primary structure and have stained wood gates.

Mr. Linder seconded and the motion was unanimously approved.

ITEM #4 – Woodside at Holton Run | Preliminary Development Plan

(PID #201606270042)

Ms. Shields presented the Development Department's findings. The applicant is requesting approval of a preliminary development plan for a new residential condominium development to consist of 56 ranch-style homes and one community clubhouse. The development plan approved in 2003 for Holton Run shows the area of the proposed development as "Reserve A, Condominium". Although the site is zoned PUD-R, the zoning text for the area requires that development on the site comply with the provisions of Section 1135.14(a)(5), requiring a preliminary development plan be submitted.

The 14.4-acre site is proposed to have two entrances – one off Demorest Road and another off Edgerton Drive. All roads within the development are private and 27 feet wide. 56 units are proposed on the site, for an overall density of 3.88 dwelling units per acre. Although this density is slightly higher than densities approved for similar ranch-style condominium developments, it is a reduction from the originally approved density of 5.8 units per acre for the site. Residential buildings

are proposed to have a minimum 12' side setback and 20' front setback. A 25' rear setback is proposed around the perimeter of the development.

Two building models are proposed for the development – a one-car garage model and a two-car garage model with a minimum size of 1,400 square feet. Exterior finish materials include vinyl siding, brick, stone, stucco or fiber cement products. The proposed text states that no vinyl will be permitted on the front elevations or side elevations that are immediately adjacent to the interior private streets.

In terms of code analysis, provided that proper screening is installed adjacent to existing and future single-family residences and along public roadways, and quality development practices are utilized within the development, staff does not believe the proposed condominiums will negatively affect surrounding uses or area developments. The proposed development is designed similarly and the proposed exceptions to code are similar to those approved for other recent ranch (courtyard)-style condominium developments.

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

Mr. Jim Lipnos, Homewood Corporation, was present to speak to the item. He stated that this area was originally zoned for 84 units and after looking at the market area, they decided that they would like to do more of an empty-nester style condominium complex. Consequently, they reduced their density which required a zoning change since they were going to 56 units rather than 84. They also decided to include approximately 30% one-car garages because of the price ranges. They anticipate the one-car units to go for about \$230,000 and the two-car to go for about \$280,000. They are also planning on including a clubhouse. There will be internal sidewalks that will connect each unit to the clubhouse. Mr. Lipnos discussed a bike path which currently exists and goes behind a group of homes adjacent to the property. He stated that he has sent letters to the homeowners of the four homes to discuss possibilities for the buffer to be used between the properties. He is proposing that Homewood continue the existing fencing that is currently behind two of the homes and continue a split rail fence on their side of the development as well as landscaping. They are still working through the details on the specifics. In regards to the 3.1 acres of wooded area which is included in the condominium association, he would like to offer it to the City for a wooded or reserve area.

Chairman Leasure asked if any of the units had basements. Mr. Lipnos stated that they do not.

Being no further discussion, Ms. Oyster moved to recommend approval of the Preliminary Development Plan to City Council as submitted. Mr. Linder seconded and the motion was unanimously approved.

ITEM #5 – Premier Audio | Special Use Permit (Automotive Services)

(PID #201606280045)

Ms. Shields presented the Development Department's findings. The applicant is requesting a special use permit to operate an automotive accessory store with installation services at 3194 Broadway, in the Anchor Retail Center. Products sold and installed at the location include radios, speakers, amplifiers, window tint, vinyl wraps, alarms, remote starts, and LED lighting.

A single garage bay will be utilized for the installation portion of the business. The applicant has indicated that any vehicle that is to be serviced or picked up by the customer the following day will be stored inside the garage overnight to ensure that vehicles are not left in the parking lot overnight. The hours of operation will be Monday through Friday 12pm – 8pm and Saturday from 10am – 5pm.

Although the applicant has indicated that the cement block walls between the tenant spaces should prevent noise and vibration generated by the proposed business from becoming "overwhelming", staff has concerns over these effects on adjacent businesses and area residences. The business will be required to comply with the regulations of Chapter 509 (Disorderly Conduct) which states that "no person shall knowingly or recklessly cause any amplified sound, live music, recorded music, or other noise to cross real property boundaries at such a volume to disrupt normal daily activities."

The applicant has submitted sufficient information to meet specific standards for an automotive use, particularly that all operations will be conducted inside the building and that sufficient parking is available on the site for vehicles. Therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.

Mr. Spencer Rice, Owner, was present to speak to the item. Mr. Rice stated that he didn't think the noise would be drastic enough to cause issues with other tenants in the building as it won't be extremely loud. On the occasion that someone would want a sub-woofer installed, there might be a little vibration, but with the cement walls, he doesn't see the vibration going through.

Ms. Oyster asked how much of the business would be retail and how much would be installation. Mr. Rice responded that it will be about 50-50. He continued that the main reason he decided to take on this venture is that he has a contract with two companies that do work with the state installing breathalyzers in vehicles for people that get DUI's. He stated that the installation of breathalyzers comprises approximately 95% of his business.

Ms. Oyster asked Mr. Rice his process when installing an amplifier as far as the amount of time that extreme volume would be a problem. Mr. Rice responded that depending on if it's going to be extremely loud, he'll wait until no one else is in the building, but that would be for a very big system. Typically, setup is approximately 30 seconds of actual sub-woofer movement and it's only at about 70% volume of what the unit can handle – so 30 seconds to a minute, at most.

Dr. Dubos asked what other tenants were in this building. Mr. Rice stated that there was a Subway Restaurant, a tanning salon, a new tenant coming in and two bays which are currently empty.

Ms. Oyster asked if there were any zoning issues. Ms. Shields stated that the previous tenant was also automotive, so Staff feels this is an appropriate use in this area.

Being no further discussion, Mr. Linder moved to recommend approval of the Special Use Permit to City Council as submitted. Dr. Dubos seconded and the motion was unanimously approved.

ITEM #6 – Meadow Grove Estates North | Method of Zoning Change (Text Amendment) (PID #201607260047)

Ms. Shields presented the Development Department's findings. The applicant is requesting approval of a Zoning Text Amendment for Meadow Grove Estates North located east and west of Buckeye Parkway, south of Holton Road, and north of Borror Road. The purpose of the proposed amendment is to clarify the standards for garages in the development and will only affect section VI(F) of the zoning text.

Staff is supportive of the proposed amendment and we are recommending Planning Commission make a recommendation of approval to City Council for the Zoning Text Amendment as submitted.

Mr. Corey Theuerkauf, Rockford Homes, was present to speak to the item and answer any questions.

Mr. Boso, Chief Building Official, stated that he was concerned about the wording of the text amendment. His interpretation of the change is that there is no specific limit to the number of garages that are in front of the homes as long as no one garage door exceeds 35%. Ms. Shields clarified that it was not the intent of the amendment to permit homes with a majority of the frontage being garage doors. It was noted that some houses in the area have been built with three-car front loaded garages but that building permits have been halted for these housing types recently because it was determined that they do not meet the zoning text. After discussion of this issue, it was determined to reword the text amendment to specify the number of garage doors permitted and the garage door frontage.

Being no further discussion, Mr. Linder moved to recommend approval of the Method of Zoning Change (Text Amendment) to City Council with the revised wording noted below:

- F. Garages All homes shall have a two-car garage. No single garage door opening shall exceed two-car widths (18') or exceed 9' height. **All homes shall have a minimum of 2 or maximum of 3 front-facing garage doors with a maximum permitted garage door front façade of 25 feet total.** The garage door shall constitute more than 35% of the linear width of the front elevation, not project more than 12 feet from the forward most vertical wall plane of the front façade of the house. The Cypress model, which has a 20-foot projection from the front façade is the only house type permitted **to exceed the 12-foot projection**, per resolution Co. CR-86-05. Garage doors shall be made of durable materials that do not sag, warp, deteriorate or delaminate under normal use and weather conditions. Materials such as particle board or Masonite are prohibited. Garage door color(s) shall be low contrast that are the same or similar in hue and tonal value as the primary color of the house or house trim. The garage door trim shall match the primary trim color of the house.

Dr. Dubos seconded and the motion was unanimously approved.

ITEM #7 – The City of Grove City Maintenance Facility | Development Plan

(PID #201607270048)

Ms. Shields presented the Development Department’s findings. The applicant is requesting approval to construct a new 3,200 square foot maintenance and storage building for the City of Grove City’s Service Department. The building will be located directly adjacent to the north of the City’s Service Complex, on land currently part of Windsor Park. The building will be utilized for storage and will contain a wash bay for cleaning the City’s maintenance equipment.

The building placement does not meet the 50’ setback requirement for buildings on SD-3 property next to residential districts. An application has been submitted to the BZA to obtain a variance to reduce the setback requirement to 37 feet. Staff would be supportive of this variance, provided that screening in accordance with section 1136.07 be installed between the proposed building and existing residences. Asphalt pavement will be extended to access the structure and will span two properties; however, staff is supportive of granting a deviation to the pavement setback requirement as both properties are owned by the City and will be utilized by the Service Department.

Ms. Shields noted that staff has concerns placing the proposed maintenance building on the Windsor Park property, based on the uses permitted in SD-3 districts. Although SD-3 is the Recreational Facilities district, staff is of the opinion that this district should be reserved for private recreational uses. Staff believes that a more appropriate zoning for the proposed development is CF – Community Facilities. This district allows for municipal buildings as well as parks.

Staff recommended Planning commission make a recommendation of approval to City Council for the Development Plan with the stipulations and deviations noted in the staff report.
following stipulations and deviations:

Mr. Mike Keller, EMH & T, was present to speak to the item and answer any questions.

Mr. Linder asked Cindi Fitzpatrick, Grove City Service Director, how the games/leagues will be affected after the back ball diamond is removed. Ms. Fitzpatrick stated that the diamond would be utilized for the duration of the summer and in the fall when it is removed, any games will be relocated to other ball diamonds within the facility. Mr. Vedra stated that there is really no other option as the buildings in the service area are in disrepair. With the construction of the Dream Field, they are unable to build west. Currently, they are unable to park 75% of their fleets indoors during the winter. They are also currently unable to wash anything because they are unable to control the runoff to meet Ohio EPA standards. Consequently, they need a building that, in the wintertime, vehicles can be brought into for cleaning and maintenance. There are locations along Babbert Way where, potentially, smaller diamonds can be placed. Mr. Vedra continued that they anticipate 4 phases of this type of building in the future.

Being no further discussion, Ms. Oyster moved to recommend approval of the Development Plan to City Council with the following deviations and stipulations:

1. A variance shall be obtained from the BZA for the decreased building setback from the east property line.
2. A deviation shall be granted to the pavement setback to allow access between the Service Complex and the proposed maintenance building.
3. Screening shall be installed between the proposed structure and the residential area to the east in compliance with section 1136.07.
4. Six (6) small, medium, or large class trees, 2” caliper minimum shall be planted on the site.
5. 182 square feet of landscape area shall be installed adjacent to the building and contain shrubs, ground cover or other ornamental plantings.

Dr. Dubos seconded and the motion was unanimously approved.

Having no further business, Chair Leasure adjourned the meeting at 2:31 p.m.



Mary Havener, Secretary



Gary Leasure, Chairman

Julia Cyster, Vice Chair