



The City of Grove City, Ohio

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Planning Commission Staff Report
Council Chambers
March 6, 2018 1:30pm

5. APPLICATION: Stringtown Road Telecommunications Tower | Use Approval

Project Number: 201801240004
Location: 3363 McDowell Road (040-005964)
Proposal: To permit a construction of a telecommunications tower at 3363 McDowell Road
Zoning: C-2 (Retail Commercial)
Applicant: Nathan Meyer, New Par dba Verizon Wireless & Capital Telecom Holdings II LLC, 6968 Windjammer Drive, Brownsburg, IN 46112

Relevant Code Section(s):

- 1135.09 – Permitted Uses; Standard Industrial Classification Manual; Adoption by Reference
- 1137.15 — Radio and Television Antennas and/or Antenna Towers

Project Summary

The applicant is proposing to construct a telecommunications tower at 3363 McDowell Road (040-005964). The proposed tower will be 155’ in height and be contained in a 50’ by 50’ (2,500 square foot) enclosure. The site of the proposed tower is owned by the American Legion (Paschall Post 164) and the proposed tower would be located south of the existing structure and parking lot on the property.

The site of the proposed tower is zoned C-2 (Retail Commercial). Per section 1135.09(b)(12), antenna towers are permitted by a special use permit only in IND-1, IND-2, IND-3, CF or SD-4 districts. The existing use on the site (“membership organization”) is not permitted in any of these districts; therefore, the applicant is seeking a use approval to allow for an antenna tower on the site without rezoning the entire property. A similar approval was sought for the antenna tower located on the Grove City High School property (zoned SD-1), which was approved and the tower integrated into the stadium lighting.

The proposed tower and compound area will be located in the southeast portion of the property, with a 20’ easement through the property for access and a second 60’ by 60’ lease area for the tower and compound/tower area. The tower will be located approximately 118’ from the south property line and approximately 54’ from the east property line, which is below the required setback of at least 100% of the height of the tower from property lines. A variance will be needed through the Board of Zoning Appeals (BZA) for the reduced setbacks.

Plans call for a fence six (6) feet in height with one (1) additional foot of barbed wire around the tower area. Code does not allow for barbed wire fencing and all references to barbed wire should be eliminated from plans. Landscaping around the area will include two (2) rows of Arborvitae shrubs and a row of nine (9) Maple trees in between. Plans are inconsistent regarding the height of the evergreen, arborvitae, shrubs with the landscaping plan stating that they will be six (6) feet in height but all other plan sheets stating they will be five (5) feet in height at installation. Code requires the outside row of evergreen shrubs be a minimum of six (6) in height at installation.

Additionally, more information is needed regarding the type of Maple tree to be planted and how the Futerra Blanket used in lieu of hydro-mulch will be installed. A transformer is proposed to be located just north of the tower area, which will also need to be landscaped per Section 1136.08 as it is a service structure.

A 24" sanitary main runs approximately ten feet west of the eastern property line with a corresponding 20-foot easement. Much of the proposed Capital Telecom Access and Utility Easement and much of the landscaping east of the proposed fenced area is within this sanitary easement. Plans incorrectly label this as a storm sewer easement. Staff is not supportive of any improvements, including landscaping, being located within this easement to keep it open for maintenance and to prevent any possible damage to the utility.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the use approval (rezoning) with the following stipulations.

1. A variance shall be obtained through the Board of Zoning Appeals for a reduced setback from the south and east property lines as shown on plans.
2. The Capital Telecom Utility Easement and all improvements including landscaping shall be moved out of the existing sanitary easement.
3. No improvements, aside from landscaping, shall be permitted within a FEMA designated flood hazard area.
4. The aggregate access apron shall be revised to indicate an asphalt access.
5. Barbed wire shall not be permitted on the site.
6. The outside row of evergreen shrubs shall be at least six (6) feet in height at time of planting.
7. The type of Maple tree shall be included on the plan sheets.
8. The proposed transformer shall be landscaped per Section 1136.08 for screening of service structures.