

CITY OF WORTHINGTON
PLANNING COMMISSION MEETING AGENDA

March 12, 2024; 7:00 p.m.

COUNCIL CHAMBERS, CITY HALL

A. CALL TO ORDER

B. AGENDA ADDITIONS/CHANGES AND CLOSURE

1. Additions/changes
2. Closure

C. APPROVAL OF MINUTES – February 6, 2024 Meeting

D. PLANNING COMMISSION BUSINESS

1. **PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION**
Text Amendment – City Code Chapter 155, Section 42 and Chapter 155
Appendix B: Table 2

2. **PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION**
Text Amendment – City Code Chapter 155 Appendix E: Table 5

E. OTHER BUSINESS

ADJOURNMENT

**CITY OF WORTHINGTON
PLANNING COMMISSION MEETING
Tuesday, February 6, 2024; 7:00 p.m.
COUNCIL CHAMBERS, CITY HALL**

Members Present: Andy Berg, Jason Gerdes, , Chris Kielblock, Erin Schutte Wadzinski

Members Absent: Michael Hoeft, Lizbeth Lerma, Mark Vis

Staff: Matt Selof, Director of Community Development/Planning & Zoning

Others Present: Sam Martin, The Globe

CALL TO ORDER

Andy Berg called the meeting to order at 7:00 p.m.

AGENDA ADDITIONS/CHANGES AND CLOSURE

No changes to the Agenda. Chris Kielblock moved to approve the agenda; seconded by Erin Schutte Wadzinski. Motion was approved unanimously.

APPROVAL OF MINUTES – January 2, 2024, Meeting

Jason Gerdes moved to approve the Minutes; seconded by Kielblock. Motion was approved unanimously.

PLANNING COMMISSION BUSINESS

Planning Commission Discussion – Parking Ordinance

Matt Selof presented proposed changes to the City Parking Ordinance (City Code Chapter 155 Section 42 and Chapter 155 Appendix B: Table 2).

Gerdes approved the changes and supported the option of doing a study for projects, if needed.

Schutte Wadzinski supported not having stringent parking requirements. She noted that some businesses would take parking availability into consideration when looking at a property.

Gerdes said that parking shouldn't be too small, but having some requirements is helpful.

Further discussion took place and Commissioner's agreed they were in favor of the change.

Selof will bring the Commissioners' suggestions to the City Council.

OTHER BUSINESS

Joint Planning Commission/City Council Meeting tentatively scheduled for Wednesday, February 21, at 4:00 p.m., in the Council Chambers.

ADJOURNMENT

Gerdes moved to Adjourn; seconded by Schutte Wadzinski. The motion passed unanimously.

Next meeting: Tuesday, March 12, 2024; 7:00 p.m.

Andy Berg adjourned the meeting at 7:15 p.m.

Meredith Vaselaar, Secretary

1. PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION

Text Amendment – City Code Chapter 155 Section 42 and Appendix B: Table 2

A. Background

The City of Worthington is considering a text amendment to City Code Chapter 155, Section 42 and Chapter 155 Appendix B: Table 2. The proposed changes would require few parking stalls for “retail” and “other commercial” uses. It would also alter cooperative parking allowances and make other minor edits to City Code.

B. Considerations

1. In an effort to encourage development within the City, and to better align our minimum parking requirements with the actual needs of businesses, Staff brought forth the idea of revising them. After a few months of discussion, Planning Commission directed the City to move forward with the changes.
2. At its last meeting, the City Planning Commission reviewed a draft of a text amendment to alter the parking requirements for “retail” uses, “other commercial” uses, and the cooperative parking facilities. After a positive review, it was forwarded to City Council, who supported it and directed staff to schedule a public hearing.
3. The proposed text is as follows:

§155.042

(A) *Requirements.*

(1) All parking and loading space needs generated by development shall be accommodated off-street. Such spaces shall not be less in number than the parking and loading space requirements of Table 2 (See [Appendix B](#) following this chapter), except as provided in division (ML). ~~below of this section.~~

(E) *Collective usage.*

(1) *Mixed occupancies.* In the cases of two or more uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as herein after specified in division (E)(3) below, for joint use.

(2) *Cooperative parking facility.* Up to 15% reduction in the number of required parking spaces for ~~three~~ four or more separate uses; ~~10% for three separate uses;~~ and ~~10~~ 5% for two separate uses may be authorized by the Administrator following approval of a plan which provides for a collective parking

facility of no less than 20,000 square feet, serving two or more buildings or uses developed through voluntary cooperation or under any parking district which may hereafter be provided by law.

Appendix B: Table 2:

Use Classification	Number of Parking Spaces Required Per Unit of Measurement		Number of Loading Spaces Required Per Unit of Floor Area	
	Number	Unit	Number	Floor Area
Residential				
Dwelling, 1 & 2 family (including mobile home)	1.0	existing dwelling unit	-	-
	2.0	new dwelling unit	-	-
Dwelling, multi-family	1.5	dwelling unit	1.0	if over 20,000 sq. ft.
Dwelling, multi-family which is specifically designed for and exclusively occupied by persons 60 years of age or older	1.0	dwelling unit, except that at the sole discretion of the Planning Commission it may be reduced to 0.5 spaces per dwelling unit	1.0	if over 20,000 sq. ft.
Guest, Boarding or Lodging House	1.0	dwelling or lodging unit	-	-
Fraternity/Sorority House or Dormitory	1.0	2 occupants	1.0	if over 10,000 sq. ft.
Motel or Hotel	1.0	sleeping unit	1.0	5,001 - 50,000 sq. ft.
			2.0	
Educational, Cultural and Institutional				
Auditorium, Church, Temple, or other place of assembly	1.0	4 seats	1.0 2.0	5,001 - 50,000 sq. ft. if over 50,000 sq. ft.
Public Library, Art Gallery, Museum, etc.	1.0	300 sq. ft. floor area		
Elementary School, Nursery School, and Day Care Center	1.0	employee		
Junior and Senior High School and College	1.0	employee		
	1.0	5 students or		
	1.0	5 seats in auditorium, whichever is greater ^{±A}		
Convalescence or Nursing Home	1.0	3 beds		
Hospital	1.5	bed		

Use Classification	Number of Parking Spaces Required Per Unit of Measurement		Number of Loading Spaces Required Per Unit of Floor Area	
	Number	Unit	Number	Floor Area
Bowling Alley	5.0	bowling lane	1.0 2.0	5,001 - 100,000 sq. ft. if over 100,000 sq. ft.
Funeral Home	1.0	4 seats		
Office, Bank or Public Administration	1.0	300 sq. ft. floor area		
Service Garage	3.0	service bay		
Car Wash (self-service)	2.0	service bay		
Car Wash (not self-service)	1.0	employee		

Drive-In or Roadside Services	1.0 1.0 3.0	20 sq. ft. floor area, or 4 seats, or employee on largest shift, whichever is greater ^A	-	-
Automobile or Machinery Sales	1.0	500 sq. ft. floor area		
Clinics or Service Establishments	1.0	200 sq. ft. floor area		
Furniture or Appliance Store	1.0	600 sq. ft. floor area		
Restaurants, Night Clubs and Clubs	1.0	4 seats	1.0 2.0	5,001 - 10,000 sq. ft. 10,001 - 20,000 sq. ft.
Retail Stores	1.0	400-200 sq. ft. floor area ^B	3.0 4.0	20,001 - 40,000 sq. ft. 40,001 - 70,000 sq. ft.
Theater	1.0	4 seats		
All other commercial	1.0	400-300 sq. ft. floor area ^B		plus 1 per 50,000 sq. ft. over 70,000
Warehouse, Storage, Motor Freight Terminal, Industrial, or Utilities	1.0 1.05	2,000 sq. ft. floor area, or employee on largest shift, whichever is greater ^A	1.0 2.0 3.0	0 - 20,000 sq. ft. 20,001 - 40,000 sq. ft. 40,001 - 70,000 sq. ft. plus 1 per 50,000 sq. ft. over 70,000 sq. ft.

^AIn the event that the lesser standard will provide sufficient off-street parking to accommodate demand generated by development, a property owner may comply with the lesser standard in accordance with the following conditions:
(1) The parking plan shall show, and the property owner shall preserve, areas to be set aside and reserved for the installation of parking sufficient to accommodate, if necessary, the greater standard at some future time; and
(2) In the event that, due to changes in use or intensity of use, the lesser standard becomes insufficient to accommodate parking demand generated by a particular use, then the property owner shall install sufficient parking within one year of such notice being given by the Administrator. In such cases, the number of stalls required for sufficient parking shall be determined by the Administrator, but shall in no event be less than the lesser standard or more than the greater standard.

^B The Administrator reserves the right to determine whether the proposed use will have adequate parking under this requirement. The Administrator may require additional information or a parking generation study be prepared by a qualified professional to aid in this determination. In the event the minimum requirements are found to be insufficient, the Administrator may require additional parking spaces be provided or may request a determination be made by the Planning Commission.

C. Conclusion and Recommendation

Staff recommends approval of the proposed text amendment. A recommendation from the Commission will be forwarded to City Council.

Planning Commission action is requested.

2. PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION
Text Amendment – City Code Chapter 155 Appendix E; Table 5

A. Background

The Worthington Karen Baptist Church is seeking a text amendment to City Code Chapter 155 Appendix E: Table 5 to allow for a cemetery on a property zoned ‘B-3’ General Business District. The proposed change would permit cemeteries by conditional

use only in the ‘B-3’ General Business District. If approved, the applicant would be able to request a conditional use permit for a cemetery on property they own.

B. Considerations

1. Worthington City Code Chapter 155, Appendix E: Table 5 specifies what types of land use are permitted in each zoning district. Presently, cemeteries are permitted only in areas zoned ‘TZ’ Transition Zone and permitted with issuance of a conditional use permit in zones ‘R-2’, ‘R-4’, R-7’, and ‘M-1’. Cemeteries are prohibited in all other zoning districts.
2. The Worthington Karen Baptist Church is seeking to eventually establish a cemetery on property they currently own that is zoned ‘B-3’ General Business District. They have applied for a text amendment that would allow cemeteries on ‘B-3’ zoned properties. City Staff has worked with the Church to alter the request to allow cemeteries to be permitted by conditional use only in the ‘B-3’ zoning district.

The request under consideration is only for a text amendment to City Code. Approval of the text amendment does not constitute approval of a cemetery and the Church will need to later apply for a conditional use permit. At this time, consideration should be limited only to the merits of the text amendment request. The specific site and cemetery request will be considered upon application for a conditional use permit.

3. The majority of commercial properties in Worthington are zoned ‘B-3’ General Business District. Most of these areas would not be suitable for the establishment of a cemetery. By requiring a conditional use permit, it would allow the City to conduct a site-specific review of any request for a cemetery of a property zoned ‘B-3’ General Business District. The City would have the right to deny any request where the use is not suitable for the site, does not align with future land use goals, is not compatible with the surrounding uses, etc.

4. The proposed text amendment is as follows:

RESIDENTIAL USE GROUPS	RESIDENTIAL								BUSINESS				INDUSTRIAL		OTHER			
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	B-1	B-2	B-3	B-4	M-1	M-2	I	S	TZ	L
Y. Cemetery	—	S C	—	S C	—	—	S C	—	—	—	C	—	S C	—	S C	—	P	—

C. Conclusion and Recommendation

The proposed text amendment allows the City to consider any cemetery request on 'B-3' zoned property individually, and with great consideration to the specific conditions of the site. Based on the Religious Land Use and Institutionalized Persons Act (RLUIPA), the City must carefully consider the site specific conditions in regard to any land use decision affecting a religious institution. The proposed text amendment would allow the Church to make that request and the City to conduct a review of it in accordance RLUIPA.

Staff recommends approval of the proposed text amendment.