



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Agenda
Lower Level Conference Room
January 5, 2016 1:30pm

- A. CALL TO ORDER/ROLL CALL**
- B. MOMENT OF SILENCE AND PLEDGE**
- C. APPROVAL OF MEETING MINUTES – December 8, 2015**
- D. APPLICATIONS**

ORGANIZATIONAL ITEMS

- Elect Chair
- Elect Vice-Chair

PREVIOUSLY POSTPONED CASES

- 1. APPLICATION: Scioto Meadows (Ashwood Glen) | Development Plan**
Project Number: 201506010039
Location: 6524 Jackson Pike, located on the east side of Jackson Pike, 800± feet north of Scioto Meadows Boulevard (040-008543).
Proposal: The development of 52 residential units on approximately 7.6 acres of land.
Applicant: Redwood Acquisitions, Inc., c/o James Frey; 23775 Commerce Park, Suite 7; Beachwood, Ohio 44122.
- 2. APPLICATION: 3927-3937 Front Street | Rezoning R-2 and IND-1 to PUD-C**
Project Number: 201510210079
Location: 3927-3937 Front Street, located at the southwest corner of Front Street and Grant Avenue (040-000758 & 040-000015).
Proposal: To rezone approximately 0.32 acres of land from R-2 (Residential) and IND-1 (Industrial) to PUD-C (Planned Unit Commercial Development District).
Applicant: Vera Shoaf; 1640 Chestnut Farms Loop, Grove City, Ohio 43123

NEW CASES

- 3. APPLICATION: Pinnacle Pets | Development Plan**
Project Number: 201509280073
Location: Located on the west side of Farm Bank Way, 430± feet north of Southwest Boulevard (040-009908).
Proposal: The development of a dog day care, overnight kennel and grooming facility on approximately 1.77 acres of land.
Applicant: Red Architecture and Planning; c/o Matthew Althouse; 855 Grandview Avenue, Suite 295; Columbus, Ohio 43215.

- 4. APPLICATION: Speedway #1231 | Special Use Permit (Outdoor Sales)**
 Project Number: 201510080077
 Location: 1895 Stringtown Road, located at the southwest corner of Stringtown Road and Marlane Drive (040-004537).
 Proposal: A Special Use Permit to allow for outdoor sales.
 Applicant: Matthew T. Russell; 4713 Glanstonbury Drive, Hilliard, Ohio 43026.
- 5. APPLICATION: Grove City Brewery | Special Use Permit (Outdoor Seating)**
 Project Number: 201511300088
 Location: 3946 Broadway, located on the east side of Broadway, 90± feet north of Columbus Street (040-000360).
 Proposal: A new front outdoor seating area which will accommodate approximately 32 seats and an expansion of the existing rear patio to allow for approximately 16 more seats.
 Applicant: David Crosby; 7441 Young Road; Grove City, Ohio 43123.
- 6. APPLICATION: Grove City Brewery | Certificate of Appropriateness**
 Project Number: 201511300089
 Location: 3946 Broadway, located on the east side of Broadway, 90± feet north of Columbus Street (040-000360).
 Proposal: A renovation to an existing storefront for a new brewery in the Town Center.
 Applicant: David Crosby; 7441 Young Road; Grove City, Ohio 43123.

REQUESTED ADDITION

- 7. APPLICATION: Woods at Pinnacle | Lot Split**
 Project Number: 201512310091
 Location: Located on the south side of Pinnacle Club Drive, 164± feet east of McNulty Street (040-012702).
 Proposal: A split of 22.898 acres out of a 32 acre tract of land.
 Applicant: Paul S. Coppel, c/o Jeffrey A. Miller, Civil and Environmental Consultants; 250 Old Wilson Bridge Road, Suite 250; Worthington, Ohio 43085.