

**ITEM #2 Ken's Car Wash – Development Plan (Project ID# 200611070095)
5913-003 Hoover Road**

Applicant: Seth Dorman, Skilken Properties, 4270 Morse Road, Columbus, Ohio 43230

This application pertains to the proposed construction of a car wash facility to be located within the Buckeye Grove Shopping Center parking lot, north of the Kroger Fuel station.

Chair Holt noted the applicant was present for the caucus and spoke to this item. Chair Holt noted the Planning Commission is approving review plans dated January 4, 2007 and January 9, 2007. Chair Holt noted the following stipulations:

- All signage shall comply with PUD-C text.

Chair Holt also noted that the City wishes to inform the property owner that there is litter on the north side of the site that needs to be cleaned and maintained. Mr. Dorman stated that the property owner would take care of the litter and maintenance.

Mr. Havener made a motion that Ken's Car Wash – Development Plan be recommended to City Council for approval with the stipulation as noted; seconded by Ms. Swearingen. The motion was unanimously approved.

**ITEM #3 Parkway Centre East (Outlot #41) – Lot Split (Project ID# 200612070101)
South of Stringtown/East of Buckeye Parkway**

Applicant: Sean Cullen, Parkway Centre East, LLC, 150 E. Broad Street, 8th Floor, Columbus, Ohio 43215

This application pertains to the proposed split of 1.320 acres from the total 29.698 acres at Parkway Centre East in order to carve out acreage for the future multi-tenant retail building to be located on Outlot #41.

Chair Holt noted that Mr. Cullen was present for caucus and spoke to this item. Chair Holt then noted there were no stipulations.

Mr. Havener made a motion that Parkway Centre East (Outlot #41) – Lot Split be approved as submitted; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #4 Chestnut Farms – Lot Split (Project ID# 200612060100)
South of Holton Road, East of Buckeye Parkway, North of Mallow Lane**

Applicant: Corey Theuerkauf, Rockford Homes, 999 Polaris Parkway, Suite 200, Columbus, Ohio 43240

This application pertains to the proposed split of 12.101 acres and 1.100 acres from the total 73.008 acres of the Meadow Grove Estates North subdivision. This proposed lot split will carve out acreage for the Chestnut Farms condominium project which will be developed with 52 condominium units and a clubhouse. The 1.100 acre parcel that is a part of this lot split request will serve as a reserve set aside as open space on the approved development plan

Chair Holt noted that Mr. Theuerkauf was present for caucus and spoke to this item. Chair Holt then noted there were no stipulations.

Ms. Oyster made a motion that Chestnut Farms – Lot Split be recommended for approval as submitted; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #5 4976 Grove City Road – Zoning Change (Project ID# 200612110102)
4976 Grove City Road

Applicant: Mr. Jack E. Thomas, 4976 Grove City Road, Grove City, Ohio 43123

This application pertains to the proposed zoning change for the property located at 4976 Grove City Road. The property is currently zoned SF-1 (Single-Family Residence) and the applicant is requesting the zoning classification be changed to PSO (Professional Services).

Chair Holt noted that Mr. Thomas was present for caucus and spoke to this item.

Mr. Thomas' representative wished to reiterate that his client was not proposing to change the zoning to commercial. He is just proposing the change to be PSO which would only allow professional services only.

Chair Holt asked if anyone from the public would like to speak to this request.

Dr. Peter Feldkamp, 3351 Holt Road, Grove City Ohio. Dr. Feldkamp noted that this application was before Planning Commission and City Council in November (2005) and it was voted down then. He empathizes with Mr. Thomas and the situation with his horses. He stated that he and his neighbors do not want to see the zoning change. He also stated that in December he and the neighbors sent a petition around and collected 70 names in opposition of the zoning change. He hopes that Planning Commission will not recommend this for approval.

Chair Holt asked Dr. Feldkamp if he is a Grove City resident. Dr. Feldkamp stated that he is a Grove City and Pleasant Township resident.

Ms. Tracy Sparks, 4736 Grove City Road, Grove City, Ohio. Ms. Sparks stated that when she decided to build with Rockford Homes she was told that the area was to be zoned residential. She stated that she would not have decided to build in the area if she had known there was a chance that the zoning might change to PSO. She stated that she could speak for her neighbors and say that they would not have built there if they had know there was a chance for rezoning.

Mr. Dale Stalter, 4765 Grove City Road, Grove City, Ohio. Mr. Stalter stated that he would like to keep the zoning residential.

Mr. Thomas stated that several of his neighbors have small businesses in their homes. He stated that there are eight businesses on the 4000 block of Grove City Road that are doing business everyday. Mr. Thomas' representative stated that as Dr. Feldkamp has admitted several of the signatures on the petition they submitted have discrepancies.

Ms. Katherine Baumgartner, new home currently being built, Grove City Road, Grove City, Ohio. Ms. Baumgartner stated that when she obtained permits she was required to build 10 feet from the property line. She asked why it was okay for Rockford to build within 8 feet of the property line. It was stated that there was a difference in zoning.

Mr. Havener made a motion that 4976 Grove City Road be recommended to City Council for approval as submitted; seconded by Ms. Oyster. The motion was unanimously disapproved.

**ITEM #6 Turnberry Retail Center – Development Plan (Project ID# 200612140103)
Lot #1 – Turnberry Court**

Applicant: David Puckett, Home Road Properties, LLC, 1115 South 4th Street, Louisville, Kentucky 40203

Ms. Swearingen made a motion that Turnberry Retail Center – Development Plan be postponed to the January 23, 2007 regular meeting; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #7 Turnberry Retail Center (Starbucks) – Special Use Permit (Drive-Thru Station) (Project ID# 200612140104)
Lot #1 – Turnberry Court**

Applicant: David Puckett, Home Road Properties, LLC, 1115 South 4th Street, Louisville, Kentucky 40203

Ms. Swearingen made a motion that Turnberry Retail Center – Special Use Permit (Drive-Thru Station) be postponed to the January 23, 2007 regular meeting; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #8 Turnberry Retail Center (Starbucks) – Special Use Permit (Outdoor Seating) (Project ID# 200612180105)
Lot #1 – Turnberry Court**

Applicant: David Puckett, Home Road Properties, LLC, 1115 South 4th Street, Louisville, Kentucky 40203

Ms. Swearingen made a motion that Turnberry Retail Center – Special Use permit (Outdoor Seating) be postponed to the January 23, 2007 regular meeting; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #9 The Pinnacle Club, Section 2, Parts 1 & 2 – Zoning Text Amendment (Project ID# 200612190106)
Grand Strand Avenue (Lots 181-90; 319-30)**

Applicant: M/I Homes of Central Ohio, c/o Donald Plank, Plank & Brahm, 145 East Rich Street, Columbus, Ohio 43215

Ms. Swearingen made a motion that The Pinnacle Club, Section 2, parts 1 & 2 – Zoning Text Amendment be postponed to the January 23, 2007 regular meeting; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #10 The Pinnacle Club, Section 2, Parts 1 & 2 – Development Plan Amendment (Project ID# 200612190107)
Grand Strand Avenue (Lots 181-90; 319-30)**

Applicant: M/I Homes of Central Ohio, c/o Donald Plank, Plank & Brahm, 145 East Rich Street, Columbus, Ohio 43215

Ms. Swearingen made a motion that The Pinnacle Club, Section 2, Parts 1 & 2 – Development Plan Amendment be withdrawn with fees waived upon resubmission; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #11 3387 Park Street – Certificate of Appropriateness (Demolition)
3387 Park Street**

(Project ID# 200701030109)

Applicant: Sharon Reichard, City of Grove City, 4035 Broadway, Grove City, Ohio 43123

This application pertains to the proposed demolition and removal of the vacant residential structure located at 3387 Park Street.

Chair Holt noted that Ms. Reichard was present for the caucus and that Mayor Grossman spoke to this item. Chair Holt then noted there were no stipulations.

Mr. Havener made a motion that 3387 Park Street – Certificate of Appropriateness (Demolition) be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. Mayor Grossman abstained from voting. The motion was approved by the majority.

Having no further business, Chair Holt adjourned the meeting at 2:58 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair