

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

**REGULAR MEETING**

**January 15, 2008**

The meeting was called to order at 1:33 p.m.

Chair Holt began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Ms. Sharon Reichard, City Administrator; Ms. Linda Swearingen; Mr. Marv Holt; and Mr. Gary Leasure. Others present: Kyle Rauch, Development and Planning Officer; Lt. Bob Dolby, Jackson Township Fire Department; Tami Kelly, Clerk of Council; Christy Zempter, Planning and Zoning Coordinator; Chuck Boso, Director of Development; and Jenifer Pfeiffer, Secretary.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes to the minutes for the December 11, 2007 regular meeting. Ms. Swearingen made a motion to accept the minutes of the December 11, 2007 regular meeting as presented; seconded by Ms. Reichard. The motion was approved by the majority.

Chair Holt welcomed the new Planning Commission member, Mr. Gary Leasure.

Chair Holt noted there were no changes to the agenda.

**ITEM #1 Organizational Meeting – Elect Chair and Vice-chair**

Chair Holt asked for a nomination for Chair of the Planning Commission for 2008.

Mr. Leasure nominated Mr. Holt as Chair; seconded by Ms. Reichard. No other nominations were made. Ms. Reichard made a motion to vote the nomination; seconded by Mr. Leasure. All members voted yes.

Chair Holt asked for a nomination for Vice-chair of the Planning Commission for 2008.

Mr. Leasure nominated Ms. Swearingen as Vice-chair; seconded by Ms. Reichard. Ms. Swearingen nominated Mr. Havener as Vice-chair; no second was made. Chair Holt closed the nominations. Chair Holt called for a vote for Ms. Swearingen as Vice-chair. All members voted yes.

**ITEM #2 1929 Gateway Circle – Lot Split (Project ID# 200711300072)  
1929 Gateway Circle**

Applicant: Todd Dillon, The Anchor Companies, 350 E. First Ave., Suite 250, Columbus, Ohio 43201

This application pertains to a 1.458 acre lot split from an original 6.602 tract of land located on the north side of Gateway Circle and west of Marlane Drive. This acreage was originally part of the Gateway AGA, LLC rezoned to Planned Unit Development-Industrial in January of 2003 (C-110-02). As part of the approved Development Plan, a total of seven (7) buildings are to be constructed. It should be noted that Building #7 is the only building currently on site and it would be in compliance with the applicable 25' side yard setback proposed on the western property line. The adjacent building, Building #6 would not meet the 25' setback requirement. The applicant has been made aware that prior to the issuance of a building permit they will be required to revise their plans through a development plan amendment to adjust building placement, obtain a variance for the east side yard setback or recombine the parcels.

Chair Holt noted that Mr. Dillon was present and speaking to this item. Chair Holt then noted there were no stipulations.

There was discussion regarding setbacks and variances. Ms. Swearingen asked if the applicant was going to apply for a variance. The applicant indicated that currently there are no plans to apply for a variance.

Ms. Swearingen made motion that 1929 Gateway Circle – Lot Split be approved as submitted; seconded by Ms. Reichard. The motion was unanimously approved.

**ITEM #3      Party Boutique, Inc. – Certificate of Appropriateness (HPA Sign)      (Project ID# 200709040049)  
3869 Broadway**

Applicant:      Tara Becker, 3869 Broadway, Grove City, Ohio 43123

This application pertains to a replacement sign panel within the existing sign structure in front the business located at 3869 Broadway. The existing frame consists of two wooden posts with decorative tops which are to be refinished white. The proposed sign panel is 24 square feet (72” x 48”) in area and illuminated by existing ground mounted exterior lights. The sign face is to be constructed of Medium Density Overlay (MDO) Plywood and painted ‘Oatlands Gold Buff.’ The applicant has selected ‘Del Coronado Brickstone’ for text and graphics with ‘white’ for the stars, border and address plate.

Chair Holt noted that Ms. Becker was present and speaking to this item.

Mr. Leasure made motion that Party Boutique, Inc. – Certificate of Appropriateness (HPA Sign) be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. The motion was unanimously approved.

Ms. Reichard noted for the record that she will not be attending the January 29, 2008 regular meeting.

Having no further business, Chair Holt adjourned the meeting at 1:46 p.m.

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Jenifer Pfeiffer, Secretary

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Marv Holt, Chair