

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

**REGULAR MEETING**

**February 12, 2008**

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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; Mr. Dan Havener and Mr. Gary Leasure. Others present: Kyle Rauch, Development and Planning Officer; Phil Hartman, Schottenstein Zox & Dunn; 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 January 15, 2008 regular meeting. Mr. Leasure made a motion to accept the minutes of the January 15, 2008 regular meeting as presented; seconded by Ms. Reichard. The motion was approved by the majority. Mr. Havener abstained due to his absence from the meeting.

Chair Holt noted there were no changes to the agenda.

Chair Holt noted for the record that he wished to express his appreciation to the Development Department for the manner in which they documented and researched the code for group homes. He noted that everything possible was covered. He commended the efforts of the Development Department.

**ITEM #1      Blanton Healthcare – Special Use Permit      (Project ID# 200712280075)**  
**3040 Longridge Way**

Applicant:      Nick Blanton, 3040 Longridge Way, Grove City, Ohio 43123

This application pertains to the submission of a Special Use Permit at the directive of the Building Division to address possible code violations with respect to the operation of a Group Home as defined, classified and regulated by Sections 1131.03(30) and 1135.09(b)(12) of the Codified Ordinances of Grove City.

Chair Holt noted that Mr. Blanton was present and speaking to this item. Chair Holt then noted the following stipulations:

There was discussion pertaining to State requirements and the Jackson Township Fire Department. It was noted that the group home is licensed through the Ohio Health Department and the Jackson Township is not required to do an inspection. Kyle Rauch introduced Phil Hartman of Schottenstein Zox & Dunn and noted that they interpreted the code for this issue and helped with the Staff Report. Mr. Hartman noted that they have been reviewing the current Grove City Code and how it relates to the state Code. Mr. Hartman explained that they will be revising this Code section to be in accord with the Ohio Revised Code. There was further discussion regarding potential future Grove City legislation on this matter.

There was also discussion regarding the applicant requesting the Fire Department to do an inspection of the facility and offer recommendations for safety.

Chair Holt noted the following stipulation:

- The applicant shall work with the Grove City Building Division and Jackson Township Fire Department to ensure Section 1135.09(b)(12)(G)(6)(b)(3), pertaining to Building, Fire, Health and Safety Standards are satisfied.

Mr. Leasure made motion that Blanton Healthcare – Special Use Permit (Group Home) be approved with the stipulation as noted; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #2 Landentrace Adult Family Home – Special Use Permit (Group Home) (Project ID# 200801090001)  
2770 Parlin Dr.**

Applicant: Pamela Landis, 2770 Parlin Dr., Grove City, Ohio 43123

This application pertains to the submission of a Special Use Permit at the directive of the Building Division to address possible code violations with respect to the operation of a Group Home as defined, classified and regulated by Sections 1131.03(30) and 1135.09(b)(12) of the Codified Ordinances of Grove City.

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

There was discussion regarding fire safety in the facility. Chair Holt then noted the following stipulation:

- The applicant shall work with the Grove City Building Division and Jackson Township Fire Department to ensure Section 1135.09(b)(12)(G)(6)(b)(3), pertaining to Building, Fire, Health and Safety Standards are satisfied.

Ms. Swearingen made motion that Landentrace Adult Family Home – Special Use Permit (Group Home) be recommended for approval to City Council as submitted; seconded by Mr. Leasure. The motion was unanimously approved.

**ITEM #3 Claybrooke Crossing – Lot Split (Project ID# 200801180002)  
West Terminus of Ashcombe Dr.**

Applicant: Ed Miller, EMH&T, 5500 New Albany Road, Columbus, Ohio

This application is proposing to split .013 acres from a 4.348 acre tract of land and attach it to a 15.64 acre piece of property located to the west (parcel ID: 040-010452). The area to be split is 3.65 feet in width and 150 feet in depth and is located at the western terminus of Ashcombe Drive. The remainder (4.335 acres) is located south of Demorest Drive and is not contiguous to the .013 acre site.

Chair Holt noted that Mr. Miller was present and speaking to this item.

Chair Holt noted there were no stipulations, however he did note the following procedural note:

- “This parcel shall not be utilized as a separate building site until approved by the existing planning agency with platting authority over the area. Unless such approval is obtained, this parcel shall be used in conjunction with the parcel recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_ Deed Records, Parcel No. Franklin County, Ohio.

Mr. Havener made motion that Claybrooke Crossing – Lot Split be approved as submitted with the procedural note as stated; seconded by Mr. Leasure. The motion was unanimously approved.

Kyle Rauch noted that new Code Books were passed out to the Members.

Having no further business, Chair Holt adjourned the meeting at 2:16 p.m.