

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

**REGULAR MEETING**

**February 22, 2005**

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The meeting was called to order at 2:35 p.m.

Chair Dye began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mayor Cheryl L. Grossman, Mr. Larry Corbin, Mr. David Dye, Mr. Marvin Holt, and Mrs. Christa Longbrake. Others present: Dr. Les Bostic, City Administrator; Bill Saxton, Council President; Seth Dorman, Development and Planning Officer; Charles Boso, Development Director; Tami Kelly, Clerk of Council; Kyle Rauch, Planning and Zoning Coordinator; Darryl Hughes, Director of Public Service, and Jennifer Uhrin, Secretary.

Chair Dye noted that a quorum was present. The minutes of the February 8, 2005 regular meeting were accepted by unanimous consent.

Chair Dye noted the following changes to today's agenda: *Buckeye Grove Shopping Center – Development Text Amendment* and *Lamplighter Square – Preliminary Development Plan* were both withdrawn. *Holton Run Section 2 – Plat Approval*; *Holton Run Section 3 – Plat Approval*; *CVS Drug Store – Rezoning from PSO to C-2*; *CVS Drug Store – Certificate of Appropriateness*; *CVS Drug Store – Development Plan*; *CVS Drug Store – Special Use Permit (Drive-Thru)*; and *Evergreen Storage, LLC – Lot Split*; were all postponed to the March 8, 2005 regular meeting. *Grove City Hearth & Homes – Development Plan* was postponed to a special Planning Commission Meeting on February 28, 2005.

**ITEM #1      Buckeye Grove Shopping Center – Development Text Amendment  
Northeast corner of Hoover Road and S.R. 665      (Project ID# 200501270010)**

Applicant:      Ron Jones, Fifth Third Bank, 21 East State Street, 4<sup>th</sup> Floor, Columbus, Ohio 43215

Per the applicant's request, Mr. Holt made a motion to withdraw this item; seconded by Mr. Corbin. The motion was unanimously passed.

**ITEM # 2      Creekside Section 6 – Plat Approval (Re-plat)      (Project ID# 200502010011)  
Lots 315, 316 and 317**

Applicant:      Edward Miller, EMHT, 170 Mill Street, Gahanna, Ohio 43230

Chair Dye noted that Mr. Miller was present during the caucus and spoke to this item. Chair Dye clarified that this approval is specifically regarding Lots 315, 316 and 317. Chair Dye also stated that there were no comments or stipulations associated with this item.

Mr. Holt made a motion that the Creekside Section 6 – Plat Approval (Re-plat) be recommended for approval to City Council as submitted; seconded by Mrs. Longbrake. The motion was unanimously approved.

**ITEM #3      Holton Run Section 2 – Plat Approval      (Project ID# 200502010012)  
Demorest Road**

Applicant:      Edward Miller, EMH&T, 170 Mill Street, Gahanna, Ohio 43230

Per the applicant's request, Mrs. Longbrake made a motion to postpone this item to the March 8, 2005, regular Planning Commission Meeting; seconded by Mr. Holt. The motion was unanimously passed.

- ITEM #4      Holton Run Section 2 – Plat Approval      (Project ID# 200502010013)**  
**Demorest Road**
- Applicant:      Edward Miller, EMH&T, 170 Mill Street, Gahanna, Ohio 43230
- Per the applicant’s request, Mrs. Longbrake made a motion to postpone this item to the March 8, 2005, regular Planning Commission Meeting; seconded by Mr. Holt. The motion was unanimously passed.
- ITEM #5      CVS Drug Store – Rezoning from PSO to C-2      (Project ID # 200502010016)**  
**3591 Broadway (Southwest corner of Southwest/Broadway)**
- Applicant:      Michael Casale, P& L Systems, Inc. 171 Charring Cross Drive, Westerville, OH, 43081
- Per the applicant’s request, Mrs. Longbrake made a motion to postpone this item to the March 8, 2005, regular Planning Commission Meeting; seconded by Mr. Holt. The motion was unanimously passed.
- ITEM #6      CVS Drug Store – Certificate of Appropriateness      (Project ID # 200502010014)**  
**3591 Broadway (Southwest corner of Southwest/Broadway)**
- Applicant:      Michael Casale, P& L Systems, Inc. 171 Charring Cross Drive, Westerville, OH, 43081
- Per the applicant’s request, Mrs. Longbrake made a motion to postpone this item to the March 8, 2005, regular Planning Commission Meeting; seconded by Mr. Holt. The motion was unanimously passed.
- ITEM #7      CVS Drug Store – Development Plan      (Project ID # 200502010015)**  
**3591 Broadway (Southwest corner of Southwest/Broadway)**
- Applicant:      Michael Casale, P& L Systems, Inc. 171 Charring Cross Drive, Westerville, OH, 43081
- Per the applicant’s request, Mrs. Longbrake made a motion to postpone this item to the March 8, 2005, regular Planning Commission Meeting; seconded by Mr. Holt. The motion was unanimously passed.
- ITEM #8      CVS Drug Store – Special Use Permit (Drive-Thru)      (Project ID # 200502010017)**  
**3591 Broadway (Southwest corner of Southwest/Broadway)**
- Applicant:      Michael Casale, P& L Systems, Inc. 171 Charring Cross Drive, Westerville, OH, 43081
- Per the applicant’s request, Mrs. Longbrake made a motion to postpone this item to the March 8, 2005, regular Planning Commission Meeting; seconded by Mr. Holt. The motion was unanimously passed.
- ITEM #9      Grove City Hearth & Homes – Development Plan      (Project ID# 200502010018)**  
**Grove City Church of the Nazarene Property**
- Applicant:      Matthew Davis, The McKnight Group, 3351 McDowell Road, Grove City, Ohio 43123
- Mr. Holt made a motion to postpone this item to a special Planning Commission meeting scheduled for Monday, February 28, 2005 at 10:00 a.m.; seconded by Mr. Corbin. The motion was unanimously passed.
- ITEM #10      Nazarene District Office – Development Plan      (Project ID# 200502010019)**  
**Grove City Church of the Nazarene Property**

Applicant: Matthew Davis, The McKnight Group, 3351 McDowell Road, Grove City, Ohio 43123

This item pertains to the construction of a new 3,150 square foot building that will be finished on all sides with brick, E.I.F.S. and glass.

Chair Dye noted that Mr. Davis was present during the caucus and spoke to this item. Chair Dye noted the following stipulations:

- Applicant shall label the parking setbacks on the Cover Sheet and Civil Sheets C1.1 – C1.2
- Applicant shall correct the zoning information on the Cover Sheet in regards to changing the allowable district building height to 35'-0".
- Approval is subject to the approval of a lot split to create the lot on which this building is proposed.
- A formal access easement must be recorded since this proposed drive will tie into a drive on property owned by the Church of the Nazarene to the north.
- Future expansion areas are not part of this application.
- Approval is subject to the Urban Forester's approval of the proposed landscape plan.

Mr. Davis stated he understood and agreed to comply with all of the stipulations. Mrs. Longbrake made a motion that the Nazarene District Office – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously passed.

**ITEM #11 Lamplighter Square – Preliminary Development Plan (Project ID# 200412210118)  
3.5 +/- acres Lamplighter Drive**

Applicant: Community Housing Network, Donald Plank, Esq., Plank & Brahm, 145 East Rich Street, Columbus, Ohio 43215

Per the applicant's request, Mr. Holt made a motion to withdraw this item; seconded by Mr. Corbin. The motion was unanimously passed.

**ITEM #12 Evergreen Storage, LLC – Lot Split (Project ID# 200502110021)  
5965 Haughn Road**

Applicant: John Brennan, 132 Foxfire Blvd, Commercial Point, Ohio 43116

Per the applicant's request, Mrs. Longbrake made a motion to postpone this item to the March 8, 2005, regular Planning Commission Meeting; seconded by Mr. Holt. The motion was unanimously passed.

Having no further business, Chair Dye adjourned the meeting at 2:45 p.m.