

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

**REGULAR MEETING**

**February 27, 2007**

The meeting was called to order at 3:15 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. Linda Swearingen; Mr. Marvin Holt; Mr. Dan Havener; Ms. Julie Oyster; and Ms. Sharon Reichard. Others present: Kyle Rauch, Development and Planning Officer; Tami Kelly, Clerk of Council; Darryl Hughes, Director of Service; Chuck Boso, Director of Development; and Jenifer Pfeiffer, Secretary. Mayor Cheryl Grossman was absent.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes to the minutes for the January 23, 2007 regular meeting. The minutes were approved by unanimous consent.

Chair Holt noted the following changes to today's agenda: As requested by the Applicant, Item #3 *Beavers/National Auto Lease – Preliminary Development Plan* has been withdrawn with fees waived upon resubmission. The applicant shall resubmit the application by March 6, 2007. As requested by the Applicant, Item # 5 *Inn at Pinnacle – Development Plan Amendment* has been withdrawn. Ms. Swearingen made a motion to accept the changes to the agenda as noted; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #1      Parkway Centre East (Outlot #41) – Development Plan      (Project ID# 200611220098)**  
**4124 Buckeye Parkway**

Applicant:      Sean Cullen, Parkway Centre East, LLC, 150 East Broad Street, 8<sup>th</sup> Floor, Columbus, Ohio 43215

This application pertains to the proposed construction of a multi-tenant retail building to be located on Outlot #41 at Parkway Centre East.

Chair Holt noted that Mr. Cullen was present for the caucus and spoke to this item. Chair Holt noted the following stipulations:

- Per the City's legal counsel the original Development Plan with development text on it is not permissive. This application shall go before City Council with the plans indicating C-2 zoning. Chair Holt noted that any items that deviate from the C-2 zoning shall go before the Board of Zoning Appeals for consideration and approval. Any subsequent plans for the outlots shall be submitted after outlots within Parkway Centre East have been rezoned PUD-C with development text reflecting standards of Parkway Centre North and South.
- The applicant shall comply with the Urban Foresters memo dated February 26, 2007 which includes:
  - The applicant shall comply with the minimum requirements for the tree parking peninsula beside the crosswalk area connecting to Buckeye Parkway.
  - The applicant shall provide two 2-foot raised brick planters with limestone caps in lieu of the proposed concrete curbed planters.
  - The setback shall be a minimum of 10 feet and a small or medium classed tree should be planted. This shall be in addition to the proposed Taxus hedge along the north property line.
  - The applicant shall screen all service structures on three sides. The plans shall reflect a note about screening the electrical transformer if the location cannot be determined.
  - On the landscape specification notes, sheet L-01 of the landscape plans, note #9 shall read "all substitutions and plan changes must be approved by the City's Service Director and/or his designee."

- The direction of the stamped concrete walkway shall be revised to extend from the building's south perimeter sidewalk east to connect with the north-south sidewalk adjacent to the service road.
- All signage for this application shall comply with C-2 zoning unless a variance is approved by the Board of Zoning Appeals.
- All utility services shall be screened with the same brick material found on the outer face of the building to a height to screen the meters.

Ms. Oyster made a motion that the Parkway Centre East (Outlot #41) – Development Plan be recommended to City Council for approval with the stipulations as noted; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #2**

**The Pinnacle Club, Section 2, Parts 1 & 2 – Zoning Text Amendment  
Grant Strand Avenue (Lots 181-90; 319-30)**

**(Project ID# 200612190106)**

Applicant: M/I Homes of Central Ohio, c/o Donald Plan, Plank & Brahm, 1456 East Rich Street, Columbus, Ohio 43215

This application pertains to the proposed amendment of text titled “Zoning Text.” This first amendment titled “First Amendment January 29, 2007” is to amend Section V Subarea E of the original text by adding a fourth type of home called “Cottage Homes.” As defined by this amendment Cottage Homes would refer to single-family homes with two-car detached garages sharing a common wall on one side and accessed from the alleys at the rear of the homes.

Chair Holt noted that Mr. Plank was present for the caucus and spoke to this item. Chair Holt noted the following stipulations:

- The text on page 8, Item B shall be amended to show the number of homes changing from 575 to 573.
- The number of “Cottage Homes” shall be revised from 22 to 20.
- Item C shall be amended to reflect that all homes shall have brick or stone options for the front façade.
- On page 9, Item E (3) shall state that all townhouses shall have a minimum square footage of 1,760 square feet.

Ms. Swearingen asked if the Cottage Home square footage remained at a minimum of 1,650 square feet. It was stated that the only thing changed was the square footage of the town houses. Chair Holt stated that this is a request to change the text for the 20 “Cottage Homes.” Chair Holt requested that with any further amendments Mr. Plank bring in the pricing of additional homes. His concern is that the market will be flooded with less expensive smaller homes in that development.

Mr. Bill Blackburn, 1904 Seaside Circle, stated that he would like to speak in favor on the proposed amendment. He noted that as a homeowner he has no problem with M/I bringing in a bigger unit that is larger than originally proposed and costs more. He feels it will be a benefit to all the residents. He has lived in the Pinnacle for over a year. He has visited the model home of what M/I is proposing and is very impressed with it. He feels it is a step forward and is a win/win situation for both sides.

Ms. Swearingen made a motion that Pinnacle Club, Section 2, Parts 1 & 2 – Zoning Text Amendment be recommended to City Council for approval with the stipulations as noted; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #3      Beavers/National Auto Lease – Preliminary Development Plan      (Project ID# 200612270108)  
4401 S. Broadway and 4407 S. Broadway**

Applicant:      Stephen J. Bowshier, LWB Investments, LLC, 2744 Clark Dr., Grove City, Ohio 43123

Ms. Swearingen made a motion to withdraw Beavers/National Auto Lease – Preliminary Development Plan with a date for resubmission to be March 6, 2007; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #4      Drive Thru – Special Use Permit (Drive-Thru)      (Project ID# 200701230002)  
4450 Broadway**

Applicant:      Lonnie Maxson, 2671 Orders Road Court, Grove City, Ohio 43123

This application pertains to a Special Use Permit for the proposed operation of a drive-thru located on the corner of Broadway and Ventura Boulevard.

Chair Holt noted that Mr. Maxson was present for caucus and spoke to this item. Chair Holt noted that Mr. Maxson acknowledged the following issues:

- The designation of a drive-lane to extend from the curb-cut on Broadway to the drive-thru bay would disrupt the internal circulation thereby creating potential conflict with other traffic movements on site. Customers, suppliers and employees trying to access Southwest Auto Glass would be required to pass through the drive-lane.
- There is a substantial deficit in the required number of parking spaces and a lack of traffic control. There are visibility issues and concerns raised with additional traffic trying to maneuver around the Southwest Power Equipment building. Large pieces of machinery (riding lawn mowers, etc.) that are sold on site often require trailers for pickup and deliveries. These concerns are greatest during the hours of noon to 5 p.m. when all the uses will be in operation.
- The facilities close proximity to adjacent residential uses. Currently the site contains uses that operate 8 a.m. to 5 p.m. A drive-thru use that operates until midnight would have an adverse impact on the adjacent residential area.
- Even with the additional landscaping along the south side of the proposed pavement there remains potential for traffic exiting the drive-thru onto Ventura Boulevard to shine their headlights into the windows of the residential dwelling located south of Ventura Boulevard.

Ms. Reichard made the statement that she wanted to clarify why she was going to cast her negative vote. She stated that she appreciated what Mr. Maxson has put together and what he is trying to achieve at that location. She stated that she respects the Development Departments comments and she agrees with them on this particular issue. She is concerned about the traffic pattern at the location and how it ties up the whole property and makes it difficult for future development.

Ms. Swearingen made a motion that Drive-Thru – Special Use Permit be recommended to City Council for approval with the stipulations as noted; seconded by Ms. Oyster. The motion was unapproved by the majority. Dan Havener cast the single yes vote.

Chair Holt stated that he would like to specify the reason he voted no. He stated that under the standard requirements for Special Use Permit in the code (there are nine items) a number of the items do not fit the request for a Special Use Permit. Chair Holt clarified that the Planning Commission is a recommending body, not an approval body. He noted that the Planning Commission's recommendation will go to City Council; they have the final authority and responsibility to say yes or no. He suggested that the applicant review the code and the requirements for the Special Use Permit.

Mr. Havener stated that he would like to clarify why he voted yes. He noted that he has been in most of the businesses in that area and he has never experienced traffic circulation problems. He feels that with some work and advice from the Development Departments, most issues could be resolved.

**ITEM #5      Inn at Pinnacle – Development Plan Amendment      (Project ID# 200701230003)**  
**1305 Lamplighter Drive**

Applicant:      Mac Kennedy, McClain Development, Inc., 51 North Third Street, Suite 701, Newark,  
Ohio 43055

Ms. Swearingen made a motion to withdraw the Inn at Pinnacle – Development Plan Amendment per the applicant's request; seconded by Ms. Oyster. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 3:39 p.m.

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Jenifer Pfeiffer, Secretary

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Marv Holt, Chair