

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

**SPECIAL MEETING**

**February 28, 2005**

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The meeting was called to order at 10:15 a.m.

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

Chair Dye noted that a quorum was present.

**ITEM #1A      Grove City Hearth & Homes – Use Approval      (Project ID# 200502010018)**  
**Grove City Church of the Nazarene Property**

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

This item is before Planning Commission to obtain approval to use this property that is currently zoned SD-1 as an “assisted living facility”. Specific use approval is necessary as “assisted living facility” is not listed as a specific approved use under the SD-1 zoning in the Grove City Codified Ordinances.

Chair Dye noted that Mr. Davis was present during the caucus and spoke to this item. Chair Dye further noted that he did not have any stipulations associated with this item.

Mr. Corbin made a motion that the Grove City Hearth & Homes – Use Approval be approved as submitted; seconded by Mayor Grossman. The motion was unanimously passed.

**ITEM #1B      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

This item is before Planning Commission to obtain approval to construct a 26,464 square foot building to be used as an assisted care facility. The initial application shows an area for possible expansion; however, this proposed expansion is not part of this application and will have to come before Planning Commission as a separate application.

During the caucus, Mr. Homer McKnight and Mr. Matthew Davis, both with The McKnight Group, clarified that the property will remain under the ownership of the Grove City Church of the Nazarene, however the assisted living facility itself will be managed by Ad-Care.

Chair Dye noted the following stipulations:

- Applicant shall revise all sheets to maintain uniformity in respect to the number of parking spaces as well as building and parking set backs.
- Applicant shall obtain a lot split to create the separate parcel for this building and to show the ingress/egress easement required to access this site.
- Applicant shall provide a formal, recorded instrument with the Grove City Church of the Nazarene in respect to the use of overflow parking.

- Applicant shall amend landscape plan to screen additional parking per Grove City's landscape code.
- Applicant shall amend the landscape plan in coordination with the City's Urban Forester to replace deciduous plant material with evergreen plant material where needed to screen service structures.

Mr. Davis stated he understood and agreed to comply with all of the stipulations. Chair Dye reiterated that this item does not include approval of any proposed further expansion of this facility.

Mr. Corbin made a motion that the Grove City Hearth and Homes – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mayor Grossman. The motion was unanimously passed.

Mayor Grossman requested an update on the Anchor Retail Center located on Broadway. Mr. Boso, Chief Building Official, commented that the previous issues had not progressed. Mayor Grossman wanted to ensure that a final occupancy permit was not issued until all of the issues had been resolved. Mr. Boso agreed and stated that the final occupancy permit would not be issued until everything had been resolved to our satisfaction.

Having no further business, Chair Dye adjourned the meeting at 10:37 a.m.

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Jennifer Uhrin, Secretary

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Chair David Dye