

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

REGULAR MEETING

February 28, 2006

The meeting was called to order at 3:35 p.m.

Vice-Chair Havener began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Cheryl Grossman, Mayor; Ms. Linda Swearingen; Ms. Christa Fike and Mr. Dan Havener. Others present: Seth Dorman, Development and Planning Officer; Dr. Les Bostic, City Administrator; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; Jodee Lowe, Urban Forester; Tami Kelly, Clerk of Council; Gurgun Muharrem, Hockaden & Associates; Mike Keller, EMH&T; and Jenifer Pfeiffer, Secretary.

Vice-Chair Havener noted that a quorum was present. The minutes of the February 14, 2005 regular meeting were accepted by unanimous consent.

Vice-Chair Havener noted the following changes to today's agenda: *Raymond K. Hamilton – Certificate of Appropriateness (HPA)* was withdrawn. *The Villas at Pinnacle Lakes – Development Plan*; and *2600 London-Groveport Road – Development Plan* were postponed to the March 14, 2006 regular meeting. *Mill Street Market – Special Use Permit* was added to the agenda.

ITEM #1 Raymond K. Hamilton – Certificate of Appropriateness (HPA) (Project ID# 200601110004)
3800 Broadway

Applicant: Raymond K. Hamilton, 3800 Broadway, Grove City, Ohio 43123

(This item was withdrawn and a fee waiver for resubmission be granted for a period not to exceed 90 days)

ITEM #2 The Villas at Pinnacle Lakes – Development Plan (Project ID# 200601130007)
North Side of White Road, 2600+/- feet East of Buckeye Parkway/White Road Intersection

Applicant: Joel Rhoades, Epcon Communities, 500 Stonehenge Parkway, Dublin, Ohio 43017

(This item was postponed until the March 14 regular meeting)

ITEM #3 Cardinal Place – Development Plan (Project ID# 200601240008)
4414 Broadway

Applicant: Larry Corbin, c/o Attorney Joseph Hull, 3793 Broadway, Grove City, Ohio 43123

This application pertains to the proposal of an apartment complex on 7.686 acres, located at 4414 Broadway. The property is currently zoned with a combination of C-2, D-1 & R-2 and is proposed to be rezoned to A-1. The development is to be called Cardinal Place and the plan proposes to construct 14, four-unit “ranch-style” apartment buildings, for a total of 56 apartment units and a gross density of 7.3 units/acre.

Vice-Chair Havener noted that Mr. Hull was present for the caucus and spoke to this item. Vice-Chair Havener then noted the following stipulations:

- The applicant shall submit architectural elevations and a color rendering of the proposed building type. The architectural elevations shall also have the finish materials labeled as well as the proposed building height at the ridge line.

decorative features on the proposed wall; but if they are allowed to cluster the trees, the decorative features will remain.

Mr. Plank stated there may be ways to assure that there will be minimal deflection sound by angling the sound wall as well as landscaping on the east side of I-71. It was noted that in the future, with the addition of a third lane, ODOT will be obligated to build a sound wall on the west side of I-71.

The Mayor stated that she would like to have detailed information on the impact, if any, this wall could have on the residents of Briarwood on the west side of I-71.

Vice-Chair Havener then noted the following stipulations:

- The applicant shall fill in the existing non-landscaped areas within the limits of the project to at least the same opacity of the existing vegetation, and shall coordinate the proposed landscaping with the Ohio Department of Transportation and to the City's Urban Forester.
- The applicant shall submit information to City Council on the impact of sound to the residents on the west side of I-71. If the data proves that the residents of Briarwood will be impacted by this sound wall, the applicant shall detail how they plan to mitigate the impact.

Ms. Fike made a motion that The Pinnacle Club – Development Plan Amendment be recommended for approval to City Council with the stipulations as noted; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #6 Mill Street Market – Special Use Permit (Project ID# 200602220018)
3937Broadway

Applicant: Karen Dover, 3937 Broadway, Columbus, Ohio 43123

This application pertains to an outside sales area on the south side of the existing building for selling seasonal items such as plants, fruits and vegetables, flowers, wreaths and other farm market type products. A 10.5' tall x 17-20' wide x 36' long portable green house would appear to be constructed with a metal frame and a plastic covering is proposed from April to mid-June and a produce cart is proposed from mid June to Labor Day..

Vice-Chair Havener noted that Ms. Dover was present for the caucus and spoke to this item. Vice Chair Havener then noted the following stipulation:

- The portable greenhouse is approved for a one-season trial period from April 1, 2006 through June, 2006.

Mrs. Swearingen made a motion that Mill Street Market – Special Use Permit be recommended for approval to City Council with the stipulation as noted, seconded by Ms. Fike. The motion was unanimously approved.

The Planning Commission Secretary noted that the following items needed a motion and to be voted on:

- Withdrawing Item #1, Raymond K. Hamilton – Certificate of Appropriateness (HPA)
- Postponing Item #2, The Villas at Pinnacle Lakes – Development Plan
- Postponing Item #4, 2600 London-Groveport Road – Development Plan
- Adding Item #6, Mill Street Market – Special Use Permit

Ms. Fike made a motion that the Raymond K. Hamilton – Certificate of Appropriateness be withdrawn and fee waiver for resubmission be granted for a period not to exceed 90 days; that The Villas at Pinnacle Lakes – Development Plan be

postponed until the March 14 meeting; that 2600 London-Groveport Road – Development Plan be postponed until the March 14 meeting; and that Mill Street Market – Special Use Permit be added to the February 28th Agenda; seconded by Mrs. Swearingen. The motion was unanimously approved.

Having no further business, Vice-Chair Havener adjourned the meeting at 3:55 p.m.

Jenifer Pfeiffer, Secretary

Dan Havener, Vice-Chair