CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **March 8, 2011**

The meeting was called to order at 1:37 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: Mr. Marv Holt; Mr. Mike Linder, and Mr. Dan Havener, Mr. Phil Honsey, and Mr. Gary Leasure. Others present: Kim Dooley, Planning/GIS Specialist; Tami Kelly, Clerk of Council; Jennifer Readler, SZD; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the February 22, 2011 regular meeting. They were approved by unanimous consent.

ITEM #1 Telhio Credit Union – Development Plan Amendment
4236 Buckeye Parkway (Project ID# 201101310001)

Applicant: Carolyn Hucek, 96 N. Fourth St., Columbus, OH 43215

The applicant is proposing to make changes to the approved signage for the Telhio Credit Union at 4236 Buckeye Parkway, outlot 43 of Parkway Centre East. The original development plan for the site was approved by City Council in 2010 with CR-40-10 and included a monument sign and wall signs on the north and west elevations of the structure. The applicant is proposing a new design for all signage to display the new Telhio logo.

The applicant is also requesting to add an additional wall sign, on the south side of the building being the same size as the signs on the north (fronting the Parkway Centre East entrance drive) and west (fronting Buckeye Parkway) elevations. Each wall sign will have an area of approximately 40 square feet, for a total of approximately 120 square feet of signage on the structure. The area of all proposed signage will be similar to signage totals permitted on other establishments within the Parkway Centre East outlots. The Development Text for the Parkway Centre East outlots states that signage may vary from the requirements of Section 1145 but must meet the "theme" of Parkway Centre signage. The proposed monument sign will have the same dimensions as the previously approved monument sign and will be set in a landscaped area with a brick base to match the brick used on the main structure.

Chair Holt asked for comments from the applicant, Carolyn Hucek. Ms. Hucek stated that the company had recently changed their logo, effective April 2011, and would really like to have the new sign design approved. Chair Holt asked the commission members if they had any questions. Mr. Honsey commented that he understood the desire to have the sign on the south side of the structure given all of the residential traffic on Buckeye Parkway; if he operated a business at that location, he would request the same.

Mr. Honsey made a motion that the Telhio Credit Union - Development Plan Amendment be recommended for approval to City Council, Mr. Leasure seconded. The vote was unanimously approved.

ITEM #2 Amendment of Planning Commission By-laws Section III(B)

The proposed Amendment to Section III(B) of the Grove City Planning Commission Rules and Regulations will amend the dates of regular Commission meetings. The amendment will reduce the number of Planning Commission meetings during the months of November, December, January and February to once a month, on the third Tuesday following the first Monday of the month. Meetings during the months of March through October will not be affected by the amendment and will be held on the first and third Tuesdays following the first Monday of the month. The goal of this amendment is to reduce the number of single item agendas frequently occurring during the winter months. This amendment is recommended with the knowledge that special meetings of the Planning Commission may be called during these months should an application be submitted that requires quicker action.

No other sections to the Rules and Regulations will be affected by this amendment.

Chair Holt asked Ms. Readler if the Commission approved the amendment, if City Council would need to approve it. Ms. Readler stated no. Mr. Leasure questioned whether or not that during the busier months, if there was just one item on the agenda, if the meeting be postponed. Ms. Readler and Ms. Dooley stated that the development department tries to have as many items on the agenda as possible for a productive meeting. Mr. Honsey commented that Mr. Leasure may be stating that the commission has only one regular meeting per month the entire year. Mr. Leasure concurred. Ms. Dooley stated that the next meeting only has one agenda item, but the following meeting has two. Ms. Dooley added that we have the option to have a special meeting monthly, as needed. Mr. Honsey suggested that we hold a regular meeting on the first Tuesday after the first Monday but reserve the third Tuesday for special meetings, if needed. Ms. Readler stated it was possible to do so. Mr. Honsey said that the commission could always go back to two meetings if the economy picked up we needed to hold two regular meetings again. After discussion, the commission decided not to put a cap on the number of agenda items needed for any given meeting.

Mr. Honsey motioned that a firm date of the first Tuesday after the first Monday will be the new meeting dates for the commission, with the ability for staff to call a special meeting based upon need. Mr. Leasure seconded. The motion passed unanimously.

The meeting was adjourned by Chair Holt at 1:52 pm.

Molly Frasher, Secretary

Marv Holt, Chair

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