

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

REGULAR MEETING

March 14, 2006

The meeting was called to order at 2:32 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: Cheryl Grossman, Mayor; Mr. Marv Holt; Ms. Linda Swearingen; Ms. Julie Oyster 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; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council; Mark Schroeder, Hockaden & Associates; Mike Keller, EMH&T; Lt. Bill Dolby, Jackson Township Fire Dept.; Interim Chief Lloyd Sheets, Jackson Township Fire Dept.; and Jenifer Pfeiffer, Secretary.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes, revisions or deletions to the minutes. Ms. Swearingen made a motion to approve the minutes of the February 28, 2005 regular meeting; seconded by Mr. Havener; the minutes were approved by a majority. Mr. Holt abstained from the vote due to his absence from the meeting.

Chair Holt noted the following changes to today's agenda: *The Villas at Pinnacle Lakes – Development Plan* and *The Pinnacle Club – Development Plan* were postponed to the March 28, 2006 regular meeting. *3105 Park Street – Certificate of Appropriateness (HPA)* will be withdrawn with a waiver of any fees for up to 90 days. *Grove City Healthcare & Professional Park – Lot Split* will be moved to item 1A and *The Pinnacle Club – Development Plan* shall be moved to Item 8. Mr. Havener made a motion to accept the changes to the agenda as noted; seconded by Mrs. Swearingen. The motion was unanimously approved.

ITEM #1A Grove City Healthcare & Professional Park – Lot Split (Project ID# 200602220019)
4074 Gantz Road

Applicant: Dr. Stephen Kebe, Grove City Healthcare & Professional Park, 4074 Gantz Road, Grove City, Ohio 43123

This application pertains to the split of 0.827 acres (proposed Lot 2) from the existing Lot 1 owned by the applicant. The land contained within the tract proposed in this lot split is zoned C-2 for Retail Commercial.

Chair Holt noted that Dr. Kebe was present for the caucus and spoke to this item. Chair Holt then noted the following stipulation:

- The applicant shall provide the city with documentation of the access easement once recorded by Franklin County.

Mrs. Swearingen made a motion that Grove City Healthcare & Professional Park – Lot Split be approved with the stipulation as noted, seconded by Mr. Havener. The motion was unanimously approved.

ITEM #1 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 to the March 28, 2006 regular meeting.)

**ITEM #2 Village at the Groves – Development Plan (Project ID# 200601250011)
2600 London-Groveport Road**

Applicant: The Neuendorf Company, LLC, c/o Mark Mox, McIlvried, DiDiano & Mox, LLC, 8851 Kind Drive, Pittsburgh, PA

This application pertains to the proposed construction of 33,745 square feet of retail space to be oriented to face the south (London-Groveport Road), and in front of the retail would be a parking field consisting of 172 parking spaces.

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

- The applicant shall make a financial contribution to the City for the future widening and reconstruction of SR-665 in an amount that is agreeable to the City.
- The applicant will be allowed a full access point on London-Groveport Road until the road is widened. After the road is widened, the entrance to the London-Groveport Road will become right-in and right-out only.
- Planning Commission supports the deviation from Code on the 60' building setback on the northwest corner of the facility.
- Planning Commission supports the deviation from Code on the building height (44') which is in excess of the Code, and will require a variance.
- Applicant shall bring a color and materials sample board for the facility to City Council.
- All signage shall adhere to the following guidelines:
 1. White channel lettering.
 2. No exposed raceway
 3. White neon backing, exposed neon is not permitted.
 4. Maximum length of signage shall be 80% of frontage but not to exceed 32'.
 5. Maximum height of signage shall not exceed 36".
 6. All font styles shall be consistent.
- The Landscape Plans dated 3/10/06 is being recommended for approval.
- The applicant shall provide a meter pit for the water meter and line and the applicant shall move the fire connection point to within 75' of a public hydrant.
- The parking lot end islands shall be expanded to accommodate a concrete pad and ramp for the proposed bike racks, which will be relocated from the parking lots.
- The applicant shall provide a steel bollard to protect the handicap signage.
- The rear of the facility shall be redesigned to accommodate one-way traffic only.
- The landscape area at the end of the facility shall be enlarged to protect pedestrians.

Mr. Havener made a motion that the Village at the Groves – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Oyster. The motion was approved unanimously.

**ITEM #3 Village at the Groves – Special Use Permit (Project ID# 200602240020)
2600 London-Groveport Road**

Applicant: The Neuendorf Company, LLC, C/o Mark Mox, McIlvried, DiDiano & Mox, LLC, 8851 Kind Drive, Pittsburgh, PA 15237

This application pertains to the proposal of a drive-thru facility associated with the retail center, Village at the Groves. The drive-thru facility would be located on the west side of the building and has been

designed to incorporate stacking for approximately 9-10 vehicles around the back and west side of the building.

Chair Holt noted that Mr. Mox was present for the caucus and spoke to this item. Chair Holt then noted there were no stipulations.

Mr. Havener made a motion that the Village at the Groves – Special Use Permit be recommended for approval to City Council as submitted; seconded by Mrs. Swearingen. The motion was approved unanimously.

**ITEM #4 Autumn Grove, Section 1 – Plat Approval (Project ID# 200601260012)
Rensch Road, west of Harrisburg Pike**

Applicant: Ed Miller, EMH&T, 5500 New Albany Road, Columbus, Ohio

This application pertains to the proposal to plat 47 lots (Lots 1-47), and to dedicate all or portions of Beach Plum Drive, Demorest Road, Orangeberry Drive and Rensch Road. In addition, Reserve “A” (0.47 acres), “B” (3.56 acres) and “C” (2.71 acres) are being platted as part of this section, for the purpose of open space and storm water detention.

Chair Holt that Mr. Miller was present for the caucus and spoke to this item. Chair Holt then noted there were no stipulations.

Mrs. Swearingen made a motion that Autumn Grove, Section 1 – Plat Approval be recommended for approval to City Council as submitted; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #5 3105 Park Street – Certificate of Appropriateness (HPA) (Project ID# 200602210014)
3105 Park Street**

Applicant: Russell Burton, 3105 Park Street, Grove City, OH 43123

(This application was withdrawn and the fees for resubmission will be waived for up to 90 days.)

**ITEM #6 Huntington Bank – Special Use Permit (Project ID# 200602210015)
2227 Stringtown Rd.**

Applicant: Brad Schneider, Professional Design Group, 2060 Franklin Way, Suite 2000, Marietta, GA 30067

This application pertains to the operation of five drive-thru lanes (four banking lanes, one ATM lane) at the proposed Huntington Bank branch at 2227 Stringtown Road (the current location of Damon’s Restaurant).

Chair Holt noted that Mr. Schneider was present for the caucus and spoke to this item. Chair Holt then noted there were no stipulations.

Mrs. Swearingen made a motion that Huntington Bank – Special Use Permit be recommended for approval to City Council as submitted, seconded by Mr. Havener. The motion was approved by the majority. Julie Oyster abstained from voting.

ITEM #7 Campbell Property – Lot Split (Project ID# 200602210017)
Seeds Road

Applicant: Robert Foster, Earthmetric, LLC, 120 E. Main Street, Suite B, Circleville, OH 43113

This application pertains to the proposal to split 2.050 acres from Parcel ID#040-004959, located along Seeds Road across from the Grove City Industrial Park.

Chair Holt noted that Mr. Foster was present for the caucus and spoke to this item. Chair Holt then noted the following stipulation:

- The applicant shall combine this lot split with the applicants current parcel

Mr. Havener made a motion that the Campbell Property – Lot Split be approved as submitted with the stipulation as noted; seconded by Mrs. Swearingen. The motion was unanimously approved.

ITEM #8 The Pinnacle Club – Development Plan (Project ID# 200602210016)
White Road/Buckeye Parkway

Applicant: Donald Plank, Plank & Brahm, 145 East Rich Street, Columbus, OH 43215

(This application was postponed to the March 28, 2006 regular meeting.)

Having no further business, Vice-Chair Havener adjourned the meeting at 3:02 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair