

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

REGULAR MEETING

March 23, 2004

The meeting was called to order at 3:03 p.m.

Chair Dye began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Ms. Christa Longbrake, Mr. Marvin Holt, Mayor Cheryl L. Grossman, and Mr. David Dye. Others present: Chuck Boso, Development Director; Seth Dorman, Development and Planning Officer, Scott Schweitzer, Planning and Zoning Coordinator; Mike Boso, Chief Building Official; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council; and Jennifer Uhrin, Secretary.

The minutes of the March 9, 2004, Regular Meeting were accepted by unanimous consent.

Chair Dye stated that today's published Agenda would need to be amended. The following items were tabled to the April 13, 2004 meeting: *Murphy Oil USA Fueling Stations – Development Plan*, and *Grant Run Estates Section 4, Phase 2 – Plat Approval*. The following item was postponed to the April 27, 2004 meeting: *Plum Run Crossing – Development Plan*. The following item was added to the Agenda: *Kay Robinson Subdivision – Lot Split*.

ITEM #1 Murphy Oil USA Fueling Stations – Development Plan (Project ID# 200401200006)
Parkway Centre South – Buckeye Parkway

Applicant: Erickson Mendoza, Kimley-Horn and Associates, Inc., 11044 Research Blvd.,
 Suite B-210, Austin, Texas 78759

Ms. Longbrake made a motion to place this item on the table. The motion was unanimously approved.

ITEM #2 Holton Run Section 1 – Plat Approval (Project ID# 200403010020)
Harrisburg Pike

Applicant: Edward J. Miller, EMH&T, 170 Mill Street, Gahanna, Ohio 43230

Chair Dye recused himself and turned the meeting over to Mr. Holt for this item.

Mr. Holt noted that the applicant was present during the caucus. Mr. Holt also noted that there were no stipulations regarding this item, however he wanted the minutes to reflect that the plan being reviewed today is dated March 16, 2004.

Ms. Longbrake made a motion that the Holton Run Section 1 – Plat Approval be recommended for approval to City Council as submitted. Chair Dye abstained from the vote. The motion was passed by the majority. Therefore, this application will be forwarded to Council with the recommendation of approval.

ITEM #3 Parkway Centre South – Lot Split (Project ID# 200403020021)
South of Stringtown, West of Buckeye Parkway

Applicant: Sean Cullen, Stringtown Partners South, LLC, 150 E. Broad Street, 8th Fl.,
 Columbus, Ohio 43215

Chair Dye noted that Mr. Cullen was present during the caucus. Chair Dye clarified that the revised drawings that are being considered today are dated March 13, 2004. Mr. Cullen also agreed to submit to Staff a lot description for the entire larger parcel from which this piece is being split.

Mr. Holt made a motion that the Parkway Centre South – Lot Split with drawings dated March 13, 2004, be approved. The motion was unanimously approved.

Chair Dye noted that Mr. Miller was representing the next two items and then recused himself and turned the meeting over to Mr. Holt for the next two items.

ITEM #4 Grant Run Estates Section 4, Phase 1 – Plat Approval (Project ID# 200403020023)
Borror Road

Applicant: Edward J. Miller, EMH&T, 170 Mill Street, Gahanna, Ohio 43230

Mr. Holt noted that Mr. Miller was present during the caucus. Mr. Holt also noted and Mr. Miller confirmed that the drawings being reviewed today are dated March 16, 2004. Mr. Holt noted that although not a stipulation, the applicant should be cautious of existing trees in that area.

Ms. Longbrake made a motion that Grant Run Estates Section 4, Phase 1 – Plat Approval be recommended for approval to City Council as submitted. Chair Dye abstained from the vote. The motion was passed by the majority. Therefore, this application will be forwarded to Council with the recommendation of approval.

ITEM #5 Grant Run Estates Section 4, Phase 2 – Plat Approval (Project ID# 200403020024)
Borror Road

Applicant: Edward J. Miller, EMH&T, 170 Mill Street, Gahanna, Ohio 43230

Mr. Holt noted that Mr. Miller was still at the podium for this item. Mr. Holt noted and Mr. Miller confirmed that the drawings being reviewed for this application are dated March 16, 2004.

Mr. Miller requested this item be tabled to further research possible water retention in this area.

Ms. Longbrake made a motion to place this item on the table. Chair Dye abstained from the vote. The motion was passed by the majority.

ITEM #6 E.L. Evans Senior Center Addition/Renovation – Development Plan (Project ID# 200403020025)
4330 Dudley Avenue

Applicant: Aqil Peerbhoy & Andy Maletz, Steed Hammond Paul, 4011 Broadway, Grove City Ohio 43123

Chair Dye noted that Mr. Peerbhoy was present during the caucus. Chair Dye clarified and Mr. Peerbhoy confirmed that the drawings labeled A101 and C100 being reviewed with this

application were updated and resubmitted on March 22, 2004, all other documents are as originally submitted.

Chair Dye noted the following stipulation:

- No wall-pack lighting units will be used, only shielded either up cast or downcast lighting

Mr. Peerbhoy agreed with the stipulation and also agreed to work with the City to possibly update the existing exterior lighting at this facility.

Mr. Holt made a motion that the E.L. Evans Senior Center Addition/Renovation – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair.

Mayor Grossman abstained from the vote. The motion was passed by the majority. Therefore, this application will be forwarded to Council with the recommendation of approval.

ITEM #7 Ohio Auto Auction – Mechanics Building – Development Plan (Project ID# 200403020026)
3905 Jackson Pike

Applicant: Greg Chesco, Ohio Auto Auction, 3905 Jackson Pike, Grove City, Ohio 43123

Chair Dye noted the Mr. Chesco was present during the caucus. Chair Dye clarified and Mr. Chesco confirmed that the drawings being reviewed today were revised and resubmitted with the date of March 19, 2004.

Chair Dye stated that although no stipulations were requested, it should be noted that wall-pack lighting, which is generally not acceptable, is permissible for this application due to the specific location and surroundings of this building.

Ms. Longbrake made a motion that the Ohio Auto Auction – Mechanic’s Building- Development Plan be recommended for approval to City Council as submitted. The motion was unanimously approved. Therefore, this application will be forwarded to Council with the recommendation of approval.

ITEM #8 Ohio Auto Auction – Special Use Permit (Project ID# 200403020027)
3905 Jackson Pike

Applicant: Greg Chesco, Ohio Auto Auction, 3905 Jackson Pike, Grove City, Ohio 43123

Chair Dye noted that Mr. Chesco was still present at the podium for this item.

Ms. Longbrake made a motion that the Ohio Auto Auction - Special Use Permit be recommended for approval to City Council as submitted. The motion was unanimously approved. Therefore, this application will be forwarded to Council with the recommendation of approval.

**ITEM # 9 Plum Run Crossing – Development Plan (Project ID# 200403020022)
Seeds Road/Zuber Road**

Applicant: TLG Development Company, Joe Hull, Esq., 3793 Broadway, Grove City, Ohio

Ms. Longbrake made motion to postpone this item to the April 27, 2004 meeting. The motion was unanimously approved.

**ITEM #10 Kay Robinson Subdivision – Lot Split (Project ID# 200403180030)
4476 Kay Court**

Applicant: Martha Buehler, Coldwell Banker, 2650 Columbus Street, Grove City, Ohio

Mr. Holt made a motion that the Kay Robinson Subdivision – Lot Split be added to the Agenda. The motion was unanimously approved.

Chair Dye noted that Ms. Buehler was present during the caucus. Chair Dye also noted that no stipulations were requested for this application.

Mr. Holt made a motion that the Kay Robinson Subdivision – Lot Split be approved as submitted. The motion was unanimously approved.

ITEM #11 Creekside Section 6 – Plat (Project ID# 200402020014)

Applicant: Tony Williams, EMH&T, 170 Mill Street, Gahanna, Ohio 43230

Chair Dye recused himself and turned the meeting over to Mr. Holt for this item.

Mr. Holt noted the Mr. Williams was present during the caucus. Mr. Holt also noted that although no stipulations were requested, he did have three comments for Mr. Williams to consider.

- The Patzer Ditch floodway shall be delineated on Sheet Number 2.
- Winfield Court shall be changed back to Sandpiper Court
- Access to the reserve shall be provided behind lots 300, 301 and 302 with a turn-around within the reserve.

Ms. Longbrake made a motion that Creekside Section 6 – Plat be recommended for approval to City Council as submitted. Chair Dye abstained from the vote. The motion was passed by the majority. Therefore, this application will be forwarded to Council with the recommendation of approval.

Having no further business, Chair Dye adjourned the meeting at 3:25 P.M.