

Planning Commission and City Council to be considered independently for use approval. Mr. Leasure requested clarification on the difference between a restaurant with a bar located within its building and a bar that serves food. Ms. Readler stated that the way the definitions are reading, the restaurant definition would encompass a restaurant with a bar and the bar definition would encompass a stand alone bar. Mr. Dioun interjected that no leases would be approved without the collaboration of the City. Chairman Holt stated that he agreed with Mr. Linder in respect to the medical services/extended care use, he doesn't see this type of use in the Town Center area. Mr. Boso responded that they were looking at this more globally and to allow uses that would not be detrimental to the site, but may not be achieved until 10-15 years from now. Mr. Leasure agreed with striking the daycare center. Mr. Boso explained that the daycare center was proposed to benefit those working in the nearby offices. Mr. Honsey felt it would be practical to have a daycare center, but that we should not try to differentiate between adult and child daycare. Mr. Dioun stated that the market would have to support each of these areas. Lastly, Mr. Linder didn't envision a hotel in the Town Center area. Mr. Dioun agreed that at this point he didn't see a large hotel in the Town Center area, but hoped that the future would support a small scale hotel or bed and breakfast type of establishment.

Chairman Holt also questioned the use of a "shooting range" in the Town Center area. Mr. Boso stated that use should be removed.

Chairman Holt noted the following stipulations:

1. "Extended care" use shall be removed from the text.
2. "Shooting range" use shall be removed from the text.
3. "Nightclub" use shall be removed from the text.

Mr. Boso agreed to comply with the stipulations as noted.

Mr. Havener made a motion that the Lumberyard Redevelopment (Method of Zoning Change) CBD, C-2, IND-1 to PUD-C shall be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Leasure. The motion was unanimously approved.

**ITEM #2 Beach City Tan, LLC – Method of Zoning Change (Use Approval) (Project ID# 200903110009)
Drug Mart Shopping Center, 4045 Parkmead Drive, Grove City, Ohio 43123**

Applicant: Glitz & Associates, Inc., Harry W. Giltz, III, 4835 Munson St. N.W., Canton, Ohio 44718

The applicant is seeking a "use approval" for a tanning salon (with limited retail) located at 4045 Parkmead Drive within an existing Drug Mart commercial/retail center. The center is in close proximity to the intersection of Stringtown Road and Parkmead Drive. Mr. Rauch explained this was before the Commission because similar to the tattoo parlor application from the February 24, 2009 meeting, tanning salons are not expressly listed as approved uses in our Code and the SIC Code. He further stated there are currently eight other tanning salons located in Grove City.

Mr. Pat Dunlap, 4314 Columbus Road SW, Granville, Ohio 43023, contractor for Beach City Tan was present and spoke to this item. Mr. Dunlap explained that the owners intend to have eight tanning rooms, one of which meets ADA requirements as well as to offer some retail items for sale such as swimsuits.

Chairman Holt noted that there were no stipulations associated with this item.

Mr. Honsey made a motion that the Beach City Tan, LLC – Method of Zoning Change (Use Approval) be recommended for approval to City Council as submitted; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #3 Presentation – Lisa Jeffery (EMH&T): Stormwater Design Manual & Related Code Amendments to Chapter 1101 (City of Grove City, Planning and Zoning Code)

Ms. Lisa Jeffery with EMH&T gave a presentation regarding the Stormwater Design Manual and related changes to Chapter 1101 of the City Code. This was for presentational purposes only, a vote was not required or requested.

Having no further business, Chair Holt adjourned the meeting at 2:25 pm.

Jennifer Uhrin, Secretary

Marv Holt, Chair