

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

**REGULAR MEETING**

**March 28, 2006**

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The meeting was called to order at 2:35 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; Mrs. Linda Swearingen; Ms. Julie Oyster and Mr. Dan Havener. Others present: Seth Dorman, Development and Planning Officer; Dr. Les Bostic, City Administrator; Kyle Rauch, Planning and Zoning Coordinator; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council; Gurgun Muharrem, Hockaden & Associates; 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. The minutes of the March 14, 2006 regular meeting were accepted by unanimous consent.

Chair Holt noted the following changes to today's agenda: *The Villas at Pinnacle Lakes – Development Plan* was withdrawn due to the number of times on the agenda without representation. *The Pinnacle Club – Development Plan* was postponed to the April 11, 2006 regular meeting. *Sue Phillips Photography – Certificate of Appropriateness (HPA Sign)* was added to the agenda. Mr. Havener made a motion to accept the changes to the agenda as noted; seconded by Mrs. Swearingen. 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, Epcn Communities, 500 Stonehenge Parkway, Dublin, Ohio 43017

(This item was withdrawn due to the number of times on the agenda without representation.)

**ITEM #2      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 April 11, 2006 regular meeting.)

**ITEM #3      Huntington Bank – Development Plan      (Project ID# 200603070021)**  
**2227 Stringtown Rd.**

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

This application pertains to the proposed redevelopment of the existing site which currently exists as a Damon's Restaurant, with a total area of 1.74 acres. The plan calls for the demolition of the existing Damon's Restaurant and construction of a new Huntington Bank branch office building with an area of 4,194 square feet. The site design includes a covered drive-thru banking area including four banking lanes and one dedicated ATM lane.

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

- Sheet 1 of 4 shall be revised to locate and label the building and parking/drive-aisle setbacks as required by code for all the property lines.
- Sheet ES.1 shall be revised to provide a detail for each of the light fixtures and poles specified in the “Lighting Fixture Schedule.” In addition, the applicant shall indicate that all of the light fixtures and poles for the site shall be finished black including the proposed bollards for around the front of the building.
- A details sheet shall be provided, which at a minimum provides a detail for each of the proposed site furnishings (i.e. bench, trash receptacle, and bike rack). In addition, it shall include details for curb ramps and miscellaneous site signage.
- The large species Maples along the northern property shall be replaced with acceptable small species trees so as not to conflict with the overhead utility lines.
- All service structures shall be screened with a continuous 100% opaque landscape hedge, solid fence wall or earthen mound. It is recommended that taller/upright evergreens be planted on the south side of the sidewalk to block the visibility of this area from the drive-thru.
- The building design shall be revised as follows:
  - The vertical columns on the rotunda shall be brick.
  - The rotunda top will be E.I.F.S.
  - The clear story shall be finished with E.I.F.S.
  - The applicant shall provide a cornice detail above the drive-thru canopy, finished with E.I.F.S and continued on on all four sides of the building. The detail shall be submitted prior to the Council Meeting.

Mr. Havener made a motion that Huntington Bank – Development Plan be recommended for approval to City Council with the stipulations as noted, seconded by Mrs. Swearingen. The motion was approved by the majority. Julie Oyster abstained from voting.

Chair Holt noted that he would like to thank Huntington Bank for their compromise on the building. He feels it will go a long way on complimenting Stringtown Road west of I-71.

**ITEM #4      Sue Phillips Photography – Certificate of Appropriateness      (Project ID# 200603280022)  
White Road/Buckeye Parkway**

Applicant:      Sue Phillips, Sue Phillips Photography, 3780 Broadway, Grove City, OH 43123

This application pertains to the proposal to replace the sign face on the existing ground sign in front of the business at 3780 Broadway.

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

- The sign face material shall be wood instead of metal.
- The proposed landscaping shall include evergreen shrubbery around the base.
- The applicant shall change the font style to a more “historic” type of font. This shall be submitted prior to moving forward to Council.
- The applicant shall add caps to the top of the existing 4” x 4” posts.

Mrs. Swearingen made a motion that Sue Phillips Photography – Certificate of Appropriateness be recommended for approval to City Council with the stipulations as noted, seconded by Ms. Oyster. The motion was unanimously approved.

Chair Holt requested that the Development Department forward their approval or disapproval of the cornice detail that the Huntington Bank provides. He also requested that the Development Department scan the submitted detail and e-mail it to the Planning Commission members for them to view.

Having no further business, Chair Holt adjourned the meeting at 2:48 p.m.

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Jenifer Pfeiffer, Secretary

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Marv Holt, Chair