

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

REGULAR MEETING

April 13, 2004

The meeting was called to order at 3:35 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: Mrs. Christa Longbrake, Mr. Marvin Holt, Mrs. Karen Evans, Dr. Les Bostic 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; William Saxton, Councilman; Tami Kelly, Clerk of Council; and Jennifer Uhrin, Secretary. Mayor Cheryl L. Grossman was present for the caucus but had to leave prior to the business portion of the meeting.

Chair Dye welcomed Dr. Les Bostic to his first Planning Commission and stated that our Code provides that the City Administrator can attend in place of the Mayor.

The minutes of the March 23, 2004, Regular Meeting were accepted by unanimous consent.

Chair Dye stated that today's published Agenda would need to be amended. The following item was postponed to the April 27, 2004 meeting: *Autumn Grove – Zoning Upon Annexation to R-1*. The follow item was withdrawn: *Claybrooke Crossing Section 3 – Plat Approval*. The following item was added to the Agenda: *Union Savings Bank – Special Use Permit (Drive Thru)*.

ITEM #1 Autumn Grove – Zoning Upon Annexation to R-1 (Project ID# 200403030028)
4550 Rensch Road

Applicant: Donald Plank, Plank & Brahm, 145 E. Rich Street, Columbus, Ohio, 43215

Mr. Holt made a motion to postpone this item to the April 27, 2004 meeting. The motion was unanimously approved.

ITEM #2 Bike Classic/Balloon Glow – Special Use Permit (Project ID# 200403110029)
Sesquicentennial Park

Applicant: City of Grove City, 4035 Broadway, Grove City, Ohio 43123

Mr. Seth Dorman, Planning and Development Officer for the City of Grove City was present for this application.

Chair Dye noted that Mr. Dorman was present during the caucus. Chair Dye stated this application was to allow the City of Grove City to host a public outdoor concert at Sesquicentennial Park during the Bike Classic/Balloon Glow event scheduled for June 26, 2004.

Chair Dye stated that the only impediment to approving this application is that our Code currently does not allow for public concerts within this zoning. An amendment to the necessary sections of the Code is currently pending before City Council. However, if Planning Commission does not make a recommendation now, based on the anticipation that Council will adopt those changes, it will be too late based on the date of the event.

Therefore, the recommendation of approval will be conditionally based upon City Council's approval of the proposed Code revisions.

Mr. Holt made a motion that the Bike Classic/Balloon Glow – Special Use Permit be recommended for Approval to City Council with the condition as noted by the Chair. The motion was unanimously approved. Therefore, the application will move forward with a recommendation of approval.

**ITEM #3 Grove City Christian Church – Development Plan (Project ID# 200403230031)
Quail Creek Blvd**

Applicant: Christopher Fleming, Korda/Nemeth, Inc. 1650 Watermark Drive, Suite 200,
Columbus, Ohio 43215

Chair Dye noted that Mr. Fleming was present during the caucus. Chair Dye clarified that the revised drawings being considered today are dated April 8, 2004. Chair Dye stated the following stipulations:

- Applicant to obtain three (3) variances through the BZA as follows:
 1. To allow the spire and cross to exceed the maximum building height.
 2. To allow proposed storm water management facilities.
 3. To allow rooftop mechanicals to be painted in lieu of screening.
- Additional buffering is necessary along the west property line to meet Code.
- Number of parking spaces in at least two locations to be adjusted to include the installation of parking islands.
- Applicant to coordinate with the City's Urban Forester regarding changes to the proposed landscape plan that currently exceeds Code.
- Approval is conceptual only for the structures labeled, "gazebo", "picnic area" and "junior soccer field". Applicant will need to obtain a Certificate of Appropriateness for each individual structure before any of them are constructed.

Mr. Fleming stated he understood and agreed with the stipulations. Mrs. Evans made a motion that the Grove City Christian Church – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair. The motion was unanimously approved. Therefore, the application will move forward with a recommendation of approval.

**ITEM #4 Claybrooke Crossing Section 3 – Plat Approval (Project ID# 200403230032)
Haughn Road**

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

Mrs. Evans made a motion to withdrawn this application with the notation that the fee will be waived if resubmitted within 90 days. The motion was unanimously approved.

**ITEM #5 Union Savings Bank - Special Use Permit (Drive-Thru) (Project ID# 200403020027)
Hoover Road/Old Stringtown Road**

Applicant: Joseph E. Budde, 3550 W. Dublin Granville Road, Columbus, Ohio 43235

Chair Dye noted that Mr. Budde was present during the caucus. Chair Dye noted and Mr. Budde confirmed that supplemental information in addition to the original application had been submitted. This information contained hours of operation, which are Monday and Friday 9 a.m. – 6 p.m., Tuesday – Thursday 9 a.m. – 5 p.m. and Saturday 9 a.m. – 1 p.m. The information also provided that there would be six to ten employees. Mr. Budde also confirmed that there are no current plans for an ATM on site.

Chair Dye stated that there was only one stipulation:

- Applicant to install signage to encourage stacking traffic using the drive-thru to enter from Old Stringtown Road entrance instead of the Hoover Road entrance.

Mr. Budde stated he understood and agreed with the stipulation. Mr. Budde also stated he has dealt with other Planning and Zoning Commissions and felt the way our Planning and Zoning Commission handles things is wonderful and he commended them.

Mr. Holt made a motion that the Union Savings Bank – Special Use Permit for a drive thru be recommended for approval to City Council with the stipulation as noted by the Chair. The motion was unanimously approved. Therefore, the application will move forward with a recommendation of approval.

**ITEM #6 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

Mrs. Evans made a motion to take this item off the table and add it to today's agenda. Chair Dye abstained from the vote. The motion was approved by the majority.

Chair Dye recused himself from this item and turned the meeting over to Mrs. Evans. Mrs. Evans noted that Mr. Miller was present during caucus. Mrs. Evans also noted that this item had been previously tabled for two reasons, first was to research storm-water calculations, and the other was to date the final plat as of March 16, 2004. Mr. Miller confirmed that those were the two reasons and stated that Hockaden & Associates had signed off on the storm-water calculations and the final plat has been dated March 16, 2004 as well.

Mrs. Longbrake made a motion that Grant Run Estates, Section 4, Phase 2, Plat be recommended for approval to City Council with the stipulations as noted by Vice-Chair Evans. Chair Dye abstained from the vote. The motion was approved by the majority. Therefore, the application will move forward with a recommendation of approval.

