

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

REGULAR MEETING

April 13, 2010

The meeting was called to order at 1:35 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: Mr. Phil Honsey; Mr. Gary Leasure; Mr. Marv Holt; Mr. Mike Linder, and Mr. Dan Havener. Others present: Kim Dooley, Development Intern; Chuck Boso, Development Director; Christy Zempter, Planning and Zoning Coordinator; Mike Boso, Chief Building Official and Jennifer Uhrin, Secretary.

Chair Holt noted that a quorum was present. Chair Holt then noted there were no changes to the minutes for the March 23, 2010 regular meeting. The minutes were approved by unanimous consent.

Chair Holt noted the following changes to today's Agenda: *Item #1 Robinson Evans Robinson Group, III Ltd. – Lot Split; Item #2 China Bell – Development Plan; Item #3 China Bell –Special Use (Drive Thru); Item #5 Canaan Land Church Expansion – Development Plan; Item #6 Canaan Land Church Expansion – Method of Zoning Change (SD-3 to SD-1)* are all postponed to the April 27, 2010 regular meeting. Mr. Leasure made the motion to amend the agenda; seconded by Mr. Honsey. The motion unanimously passed.

ITEM #1 Robinson Evans Robinson Group, III, Ltd., - Lot Split (Project ID# 201002220008)
3977 Jackpot Road

Applicant: Thomas Clark, 3083 Columbus Street, Grove City, OH 43123

This item was postponed to the April 27, 2010 regular meeting.

ITEM #2 China Bell - Development Plan (remodeling) (Project ID# 201002250009)
1947 Stringtown Road

Applicant: Gary Shyu, 1947 Stringtown Road, Grove City, Ohio 43123

This item was postponed to the April 27, 2010 regular meeting.

ITEM #3 China Bell - Development Plan (Special Use-Drive Thru) (Project ID# 201002250010)
1947 Stringtown Road

Applicant: Gary Shyu, 1947 Stringtown Road, Grove City, Ohio 43123

This item was postponed to the April 27, 2010 regular meeting.

ITEM #4 Guaranteed Heating and Cooling LLC – Certificate of Appropriateness (HPA Sign)
3827 Broadway (Project ID# 201003040011)

Applicant: Benjamin Dunigan, 3827 Broadway, Grove City, Ohio 43123

The applicant is requesting approval of a ground mounted sign, which will display the name of the businesses and the phone number. The sign, including the landscape bed and brick base, will be approximately 7.5 feet tall, with a signage area of approximately twenty-four (24) square feet. The existing planting bed on the site will be removed for the installation of the proposed sign, and the applicant is not proposing any illumination for the sign.

