

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

REGULAR MEETING

April 25, 2006

The meeting was called to order at 2:58 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; Mike Keller, EMH&T; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council; 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 April 11, 2006 regular meeting were accepted by unanimous consent.

Chair Holt noted the following changes to today's agenda: Item 5: *Pinnacle Club, Section 6, Part 1 – Plat Approval* and Item 6 *Pinnacle Club, Section 6, Part 2* were postponed to the May 9, 2006 meeting. Mr. Havener made a motion to accept the changes to the agenda as noted; seconded by Ms. Oyster. The motion was approved by unanimous consent.

ITEM #1 Gallicchio's Studio – Certificate of Appropriateness (Project ID# 200604030023)
4123 Broadway

Applicant: Barry Tullos, 4124 Beechgrove Drive, Grove City, Ohio 43123

This application pertains to the proposed installation of a mural to the north side of the existing structure located at 4123 Broadway. The proposed mural, which depicts a number of hot air balloons lifting into the sky and is intended to commemorate the City's annual hot air balloon festival, would be 5 1/2' tall by 4' wide with a total area of 22 square feet.

Chair Holt noted that Mr. Tullos was present for the caucus and spoke to this item. Chair Holt then noted there were no stipulations.

Mr. Tullos asked the members if it was the colors or what the picture is depicting that is causing the negative thoughts about the proposed mural.

Chair Holt stated that it is his personal opinion that the mural and its colors on the side of a building in the Historical Preservation Area is not in keeping with the intent of the preservation area.

Mr. Tullos asked if a different picture with muted colors was presented, would that be more preferable.

Chair Holt stated that it would be his opinion that it would have to be something similar to what Mr. Maple has done in the downtown area.

Mr. Tullos asked if the issue wasn't necessarily displaying something on the side of the building but the fact of the color and the particular picture.

Chair Holt stated that for him that was true and that he did not want it to be a sign.

Mr. Havener stated that his position of opposition to the application was with the way it was applied to the house, because it is a residence, and the surrounding area doesn't seem fitting for that application. Mr. Tullos stated that the house is a residence in part, but it is also a business (the property is zoned PSO).

Mrs. Swearingen stated that she felt it would be fine if the mural were up temporarily in the weeks leading up to the balloon festival, however she doesn't think it should be something permanent.

Mr. Havener made a motion that Gallicchio's Studio – Certificate of Appropriateness be recommended for approval to City Council as submitted, seconded by Mrs. Swearingen. The motion was disapproved by unanimous consent.

Chair Holt stated to the applicant that the Planning Commission members are a recommending body and Mr. Tullos can bring his request forward and argue his case in front of City Council. He also stated that if Mr. Tullos wanted to bring something different in at a later date, the members can judge it at that time.

Mr. Tullos stated that he will continue to try.

**ITEM #2 Victor Casasanta Realty – Certificate of Appropriateness (HPA Sign) (Project ID# 200604030024)
3848 Broadway**

Applicant: Victor Casasanta, Victor Casasanta Realty, 3848 Broadway, Grove City, Ohio 43123

Mrs. Swearingen made a motion that Victor Casasanta Realty – Certificate of Appropriateness (HPA Sign) be postponed until the May 9, 2006 meeting; seconded by Ms. Oyster. The motion was approved by unanimous consent.

**ITEM #3 iforce – Certificate of Appropriateness (HPA Sign) (Project ID# 200604030025)
3946 Broadway**

Applicant: Angy Russell, 6577 Millers Circle, Columbus, Ohio

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

- One "iforce" window sign, as submitted with an area of 6.14 square feet, shall be affixed to the top window closest to the business entrance, and all other signage not previously approved by the City shall be removed from the building.
- The gun control sign shall be moved to the bottom right of the window to which it is currently affixed.

Chair Holt noted for the record that the "For Lease" sign on the garage area shall be reviewed by the Building Division to be sure it is in compliance with code.

Mr. Havener made a motion that iforce – Certificate of Appropriateness (HPA Sign) be recommended for approval to City Council with the stipulations as noted, seconded by Mrs. Swearingen. The motion was approved by unanimous consent.

**ITEM #4 Creative Mobile Interiors – Development Plan (Project ID# 200604040026)
6497 Seeds Road**

Applicant: Jim Harkin, LuskHarkin Architects, 35 North Fourth Street, Columbus, Ohio

Mr. Havener made a motion that Creative Mobile Interiors – Development Plan be postponed until the May 9, 2006 meeting; seconded by Ms. Oyster. The motion was approved by unanimous consent.

**ITEM #5 Pinnacle Club, Section 6, Part 1 – Plat Approval (Project ID# 200604040027)
1535 White Road**

Applicant: Tom Carmody, M/I Homes of Central Ohio, 3 Easton Oval, Suite 540, Columbus, Ohio

(This item was postponed to the May 9, 2006 regular meeting)

**ITEM #6 Pinnacle Club, Section 6, Part 2 – Plat Approval (Project ID# 200604040028)
1535 White Road**

Applicant: Tom Carmody, M/I Homes of Central Ohio, 3 Easton Oval, Suite 540, Columbus, Ohio

(This item was postponed to the May 9, 2006 regular meeting)

**ITEM #7 Creative Mobile Interiors – Special Use Permit (Project ID# 200604140029)
6497 Seeds Road**

Applicant: Jim Harkin, LuskHarkin Architects, 35 North Fourth Street, Columbus, Ohio

Mr. Chair Holt noted that Mr. Harkin was present for the caucus and spoke to this item. Chair Holt then noted there were no stipulations.

Mrs. Swearingen made a motion that Creative Mobile Interiors – Special Use Permit be recommended for approval to City Council as submitted, seconded by Ms. Oyster. The motion was approved by unanimous consent.

Having no further business, Chair Holt adjourned the meeting at 3:14 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair