

**ITEM #4 Meijer Store – Special Use Permit (Car Wash) (Project ID# 200503220037)
2811 London-Groveport Road**

Applicant: Roger DeHoek, Meijer, Inc., 2929 Walker Ave., NW, 4th Floor, Grand Rapids, MI 49544

Dr. Bostic made a motion to table this item; seconded by Mrs. Longbrake. The motion was unanimously passed.

**ITEM #5 White Castle – Development Plan (Project ID# 200503220038)
1620 Stringtown Road**

Applicant: Tim Volchko, MS Consultants, 2221 Schrock Road, Columbus, Ohio 43229

Dr. Bostic made a motion to postpone this item to the May 10, 2005 regular meeting; seconded by Mrs. Longbrake. The motion was unanimously passed

**ITEM #6 White Castle – Special Use Permit (Drive-Thru Facility) (Project ID# 200503220039)
1620 Stringtown Road**

Applicant: Tim Volchko, MS Consultants, 2221 Schrock Road, Columbus, Ohio 43229

Dr. Bostic made a motion to postpone this item to the May 10, 2005 regular meeting; seconded by Mrs. Longbrake. The motion was unanimously passed

**ITEM #7 Key Bank – Plat Approval (Project ID# 200503220042)
Hoover Road/Buckeye Grove Blvd.**

Applicant: Jonathan Woche, McBride Dale Clarion, 5725 Dragon Way, Suite 220, Cincinnati, Ohio
45227

Dr. Bostic made a motion to postpone this item to the May 24, 2005 regular meeting; seconded by Mrs. Longbrake. The motion was unanimously passed

**ITEM #8 Key Bank – Development Plan (Project ID# 200503220043)
Hoover Road/Buckeye Grove Blvd.**

Applicant: Jonathan Woche, McBride Dale Clarion, 5725 Dragon Way, Suite 220, Cincinnati, Ohio
45227

Dr. Bostic made a motion to postpone this item to the May 24, 2005 regular meeting; seconded by Mrs. Longbrake. The motion was unanimously passed

**ITEM #9 Key Bank – Special Use Permit (Drive-Thru Facility) (Project ID# 200503220044)
Hoover Road/Buckeye Grove Blvd.**

Applicant: Jonathan Woche, McBride Dale Clarion, 5725 Dragon Way, Suite 220, Cincinnati, Ohio
45227

Dr. Bostic made a motion to postpone this item to the May 24, 2005 regular meeting; seconded by Mrs. Longbrake. The motion was unanimously passed.

ITEM #10 Panda Express – Development Plan (Project ID# 200504050048)
Northwest corner of Stringtown Road & Thistlewood Drive

Applicant: Steve Krekus, Panda Restaurant Group, Inc., 11285 Heritage Drive, Twinsburg, Ohio 44087

This application pertains to the construction of a new 2,456 square foot restaurant with dining and drive-thru facilities which shall be located on property owned by The Shoppes at Grove City.

Chair Dye noted that Mr. Krekus was present during the caucus and spoke to this item. Chair Dye stated that any approvals are contingent upon special use permit approvals for outdoor seating and drive-thru facility uses. Chair Dye further noted the following stipulations:

- Applicant shall comply with Staff recommendations regarding colors, cut-sheet details, etc., per Staff's report.
- Applicant shall coordinate all landscaping with the City's Urban Forester to ensure proposed trees have a single stem and are at least 2 inches in caliper.
- Applicant agrees that neon accent lighting shall be not permitted.
- Applicant shall use bronze or dark bronze window trim.
- Applicant shall submit a menu board detail to Staff prior to the Council meeting.
- Applicant shall provide a bike rack and trash receptacles that match those currently used in the Parkway Centre.
- Applicant shall submit signage as a separate submission to the Building Division.

Mr. Krekus stated he understood and agreed to comply with all of the stipulations. Mrs. Longbrake made a motion that the Panda Express – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #11 The Cottages at Pinnacle – Development Plan (Project ID# 200504050049)
White Road/Buckeye Parkway (Sub-Area J of Pinnacle Club)

Applicant: Michael Kane, Advanced Civil Design, 4605 Morse Road, Suite 101, Columbus, Ohio 43230

Dr. Bostic made a motion to table this item; seconded by Mrs. Longbrake. The motion was unanimously passed.

ITEM #12 Value Inn, Inc. – Lot Split (Project ID# 200504050050)
1947 Stringtown Road

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

Dr. Bostic made a motion to table this item; seconded by Mrs. Longbrake. The motion was unanimously passed.

ITEM #13 Margie's Cove – Development Plan Amendment (Project ID# 200504050051)
Northwest corner of Hoover & Orders Road

Applicant: Charles Driscoll, 495 South High Street, #150, Columbus, Ohio 43215

This application pertains to the request of the Developer to allow 4 foot high fencing in the Margie's Cove subdivision (as a whole), except for Lots 1-7 and 63-66. It was originally agreed upon that fencing of any kind would not be allowed.

Chair Dye noted that Mr. Driscoll was present during the caucus and spoke to this item. Chair Dye stated that during the caucus the application was amended to allow a four foot maximum fence height, with building materials as approved by the Developer and within the City Code requirements on all lots, (taller fencing permitted only as a surround for a pool), but no fencing shall be permitted in the storm detention areas or on lots that back up to Orders Road Court. Mr. Driscoll stated that was correct and their main reason for requesting this amendment was a safety issue for those homeowners with small children.

Mr. and Mrs. Widner and another Orders Road resident were present during the caucus, at which time they voiced their concerns and opposition to this application regarding the proposed fencing as well as the change in the originally proposed landscaping. However, they did not stay for the business portion of the meeting. Chair Dye clarified during the caucus that the only issue before them today was the fence issue and not any landscaping issues.

Chair Dye further stated that he did not have any stipulations in addition to the proposed amendments to this application.

Mr. Corbin made a motion that the Margie's Cove – Development Plan Amendment be recommended for approval to City Council as amended without stipulations; seconded by Mrs. Longbrake. The motion was unanimously passed.

ITEM #14 Broadway Veterinary Hospital – Certificate of Appropriateness (Sign) (Project ID# 200504080053)
4170 Broadway

Applicant: Elizabeth Lauron, 6644 Ridpath Road, Grove City, Ohio 43123

Dr. Bostic made a motion to postpone this item to the May 10, 2005 regular meeting; seconded by Mrs. Longbrake. The motion was unanimously passed

ITEM #15 CVS Drug Store – Development Plan (Project ID# 200502010015)
3591 Broadway (Southwest corner of Southwest/Broadway)

Applicant: Michael Casale, P&L Systems, Inc., 171 Charring Cross Drive, Westerville, Ohio 43081

Mrs. Longbrake made a motion to take this item off the table; seconded by Mr. Corbin. The Motion was unanimously passed.

Mrs. Longbrake made a motion to postpone this item to the May 24, 2005 regular meeting; seconded by Mr. Corbin. The Motion was unanimously passed.

**ITEM #16 CVS Drug Store – Special Use Permit (Drive-Thru) (Project ID# 200502010017)
3591 Broadway (Southwest corner of Southwest/Broadway)**

Applicant: Michael Casale, P&L Systems, Inc., 171 Charring Cross Drive, Westerville, Ohio 43081

Mrs. Longbrake made a motion to take this item off the table; seconded by Mr. Corbin. The Motion was unanimously passed.

Mrs. Longbrake made a motion to postpone this item to the May 24, 2005 regular meeting; seconded by Mr. Corbin. The Motion was unanimously passed.

**ITEM #17 CVS Drug Store – Certificate of Appropriateness (Project ID# 200502010014)
3591 Broadway (Southwest corner of Southwest/Broadway)**

Applicant: Michael Casale, P&L Systems, Inc., 171 Charring Cross Drive, Westerville, Ohio 43081

This application pertains to the demolition of the houses and other structures currently located on this site and for the appropriateness of the design for the proposed CVS with respect to its location in the Historical Preservation Area.

Mrs. Longbrake made a motion to take this item off the table; seconded by Mr. Corbin. The Motion was unanimously passed.

Chair Dye noted the Mr. Frank Petruziello, 4270 Morse Road, was present during the caucus and spoke to this item. Chair Dye further noted that he did not have any stipulations associated with this item.

Mrs. Longbrake made a motion that the CVS Drug Store – Certificate of Appropriateness be recommended for approval to City Council as submitted; seconded by Mr. Corbin. The Motion was unanimously passed.

**ITEM #18 4110 L.L.C. – Zoning Change from PSO to PUD-I (Project ID# 200503010028)
4110 Demorest Road**

Applicant: Tom Daniels, Electrical Service Professionals, Inc., P.O. Box 243, Grove City, Ohio 43123

This application pertains to the rezoning of approximately 1.96 acres.

Mrs. Longbrake made a motion to take this item off the table; seconded by Mr. Corbin. The Motion was unanimously passed.

Chair Dye noted the Greg Laws, 3946 Broadway; Grove City was present during the caucus and spoke to this item. Chair Dye further noted that no stipulations were requested with this item.

Mr. Corbin made a motion that the 4110 L.L. C. – Zoning Change from PSO to PUD-I be recommended for approval to City Council as submitted; seconded by Mrs. Longbrake. The Motion was unanimously passed.

Having no further business, Chair Dye adjourned the meeting at 4:40 p.m.