

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

**REGULAR MEETING**

**April 27, 2010**

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The meeting was called to order at 1:31 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; Jennifer Readler, SZD; Lt. Bill Dolby, Jackson Township Fire; Tami Kelly, Clerk of Council; 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 April 13, 2010 regular meeting. The minutes were approved by unanimous consent. Mr. Havener questioned that it was mentioned that Staff would be reviewing procedures to determine if it would be necessary for Planning Commission to review HPA signage issues, as it would be preferred to have the Building Division handle these applications. Mr. Boso indicated that a code change would be required to accomplish this request.

Mr. Havener made a motion to have the HPA code section reviewed to see if this code section could be handled by either the Building Division or Administration and removed from the responsibility of the Planning Commission; seconded by Mr. Leasure. The motion unanimously passed.

Chair Holt noted the following changes to today's Agenda: *Item #3 China Bell – Development Plan; Item #4 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 May 11, 2010 regular meeting. *Item #2 Robinson Evans Robinson Group, III Ltd. – Lot Split;* is postponed to the May 25, 2010 regular meeting. Mr. Honsey made the motion to amend the agenda; seconded by Mr. Havener. The motion unanimously passed.

Mr. Leasure questioned the process for allowing applicants to be placed on the agenda to then be postponed over and over. Ms. Dooley indicated that initially the applicant stated that they would send revised plans in time to be placed on the agenda, but then those plans are not received. Mr. Boso stated the notification has to be sent out in a specific timeframe. Chair Holt questioned if this was for the purpose of public notification or would there be a violation if they are not placed on the agenda. Mr. Boso stated he didn't feel it was the role of Administration to determine if applicants are placed on the agenda, he felt it was the role of the Planning Commission to address each item and the Planning Commission can pass the item on to Council with or without the recommendation of the Commission. Ms. Readler stated that in other municipalities, there are deadlines for application submission, agenda advertising and meeting submission and if the application materials are not received, they do not get placed on the agenda for that meeting. Therefore, there are hard deadlines that must be met, which we could look into implementing. Mr. Honsey indicated that they were currently working on City Code revisions, which may trigger looking at some other procedural matters.

Mr. Honsey made a motion to have the Administration look into agenda procedures and present recommended changes at the May 11, 2010; seconded by Mr. Leasure. The motion unanimously passed.

**ITEM #1      DART Automotive – Certificate of Appropriateness (Ext. Building)    (Project ID#201003240015)  
3586 Broadway**

**Applicant: Ralph & Hattie Charles, 5273 Kinglet Court, Orient Ohio 43146**

The applicant is requesting approval of a Certificate of Appropriateness to paint the exterior structure and signage including window and door trim. All trim and signage will be painted *La Fonda Sonoran* and the walls will be painted *Natural Linen*, both from the approved HPA color palette.

Mr. Henry Hager of 6290 Bausch Road, Galloway, Ohio was present and spoke to this item. He was in full agreement with Staff's recommendation to approve his application as submitted.

Mr. Leasure made a motion that the DART Automotive – Certificate of Appropriateness (Ext. Building) be recommended for approval to Council as submitted; seconded by Mr. Honsey. The motion unanimously passed.

**ITEM #2      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 May 25, 2010 regular meeting.

**ITEM #3      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 May 11, 2010 regular meeting.

**ITEM #4      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 May 11, 2010 regular meeting.

**ITEM #5      Canaan Land Church Expansion – Development Plan      (Project ID# 201003090012)  
2777 Gantz Road**

**Applicant: Larry Taylor, Kapp Construction, 329 Mount Vernon Ave, Springfield, Ohio 45503**

This item was postponed to the May 11, 2010 regular meeting.

**ITEM #6      Canaan Land Church Expansion – Method of Zoning Change (SD-3 to SD-1)      (Project ID# 201003090013)  
2777 Gantz Road**

**Applicant: Larry Taylor, Kapp Construction, 329 Mount Vernon Ave, Springfield, Ohio 45503**

This item was postponed to the May 11, 2010 regular meeting.

**ITEM #7      Grove City Dentistry – Certificate of Appropriateness (HPA Sign)      (Project ID# 201004080016)  
4104 Broadway**

**Applicant: Trent Soles, DaNite Sign Co., 1640 Harmon Avenue, Columbus, Ohio 43223**

The applicant is requesting approval of a new ground sign as well as the replacement of an existing wall sign. The ground sign will be six (6) feet tall with a signage area of approximately twenty (20) square feet and will display the business name, address, phone number, and a small graphic. Colors for the sign face as well as lettering and trim have been selected from the approved HPA color palette. The proposed wall

sign will have the same dimensions as the existing wall sign, with an area of approximately thirteen (13) square feet, but will be located higher on the wall. The wall sign will have a design similar to that of the proposed ground sign, displaying the name of the business and utilizing the same colors from the HPA color palette. The applicant is not proposing any illumination for the signage.

Mr. Soles with DaNite Sign Company and Christy Simone with the Grove City Center for Dentistry were present and spoke to this item.

The combined area of both signs exceeds the maximum signage allowed per code. However, the individual signs would not. Applicant is requesting support for a variance to allow them to exceed the maximum square footage of the sign area.

Ms. Kelly requested how much the sign would exceed the square footage. Ms. Dooley responded that it would exceed the square footage by approximately 8 square feet.

Mr. Soles stated that the main purpose for exceeding the square footage was to ensure that the content, the typeface would be readable.

Chair Holt noted the following stipulation:

1. Total signage shall not exceed a maximum of 33 square feet.

Mr. Honsey made a motion that the Grove City Dentistry – Certificate of Appropriateness (HPA Sign) be recommended for approval to Council with the stipulation as noted by the Chair; seconded by Mr. Leasure. The motion unanimously passed.

**ITEM #8**

**Pinnacle Estate Lots – Lot Split  
1062 Pinnacle Clue Drive**

**(Project ID # 201004080017)**

**Applicant: Joe Ciminello, Pinnacle Development Company of Grove City, 1500 Pinnacle Club Drive, Grove City, Ohio 43123**

The applicant is requesting approval to split a 0.484 acre lot into two 0.242-acre lots, which will then each be combined with the adjacent lots. These lots are currently vacant.

Mr. Joe Ciminello was present and spoke to this item. He explained that the lots on either side have been purchased and both of the buyers have agreed to purchase the half lot. Mr. Honsey questioned how that would affect the Community Development Authority Assessment. Mr. Ciminello explained that each buyer would pay the assessment for 1 ½ lots. Therefore, there would not be any real change to the Community Development Authority. Mr. Ciminello further stated that this was the first step in the process and he would still need to get approval from the County and additional legal work to combine the lots would be needed.

Chair Holt noted that there were no conditions associated with the item. Mr. Linder questioned whether he and Mr. Leasure would need to abstain because they are members of the club. Ms. Readler responded that they would not need to abstain.

Mr. Leasure made a motion that the Pinnacle Estates Lots – Lot Split be approved as submitted; seconded by Mr. Havener. The motion unanimously passed.

**ITEM #9**

**Tammy's Pizza – Certificate of Appropriateness (HPA Portable Sign)  
3984 Broadway**

**(Project ID # 201004200019)**

**Applicant: Mark Young, 3984 Broadway, Grove City, Ohio 43123**

The applicant is requesting approval for an existing portable sign. The sign is constructed of two identical plastic panels, both two (2) feet wide by three (3) feet tall. The panels are hinged at the top and chained together to create a free-standing portable sign. The sign displays the business name and a promotional statement. The sign has a yellow background with black and red individual changeable lettering.

Ms. Dooley indicated that the HPA section of the City Code is being reviewed for possible revisions.

Mr. Young was present and spoke to this item. He explained that the sign has been used for a couple of years. He had not seen the approved color palette, but would be willing to work with it. He further requested that plastic be added to the Code as an option because it is a more durable material and looks better longer than wood or metal. Mr. Young requested clarification on the writeable area. Ms. Dooley responded that is being requested as part of the upcoming Code changes. Mr. Young asked if it would be acceptable to put permanent panels on the existing sign. His goal with the sign is to attract more business and to be a part of the community. Chair Holt clarified that the use of wood or metal is to maintain the historic perspective. Mr. Young agreed and explained that they inherited the original sign when purchasing the building, but it was not in good shape.

Ms. Dooley stated that the size of the sign meets the code, but the color and changeable lettering do not. Mr. Havener suggested that further discussions should take place between the applicant and the Development Department to come to an agreement.

Chair Holt noted the following stipulations:

1. The portable sign shall be replaced with a sign with either a writable surface contained within a decorative wood or metal frame or non-changeable text, utilizing the colors on the HPA color palette.
2. The portable sign must be directly in front of the business, at least three (3) feet from the roadway, but shall not impede sidewalk traffic or line-of-site vehicular traffic.
3. The portable sign shall only be displayed when the establishment is open for business.
4. Applicant shall work with the Development Department regarding potential changes to the City Code that may affect his proposed signage.

Mr. Havener made a motion that the Tammy's Pizza – Certificate of Appropriateness (HPA Portable Sign) be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Leasure. The motion unanimously passed.

Ms. Readler discussed possible training opportunities for Planning Commission members and Staff. She indicated that the training would last under an hour and they have substantial handout materials. Mr. Honsey agreed that getting a legal update and reminding members of policy procedures is a good idea and should occur on an annual basis.

Planning Commission agreed to have the training after the next Planning Commission meeting on May 11, 2010.

Having no further business, Chair Holt adjourned the meeting at 2:10 p.m.