

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

REGULAR MEETING

April 28, 2009

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; and Mr. Mike Linder. Others present: Chuck Boso, Development Director; Jennifer Readler, SZD; Lt. Bill Dolby, Jackson Township Fire Dept.; Tami Kelly, Clerk of Council; Christy Zempter, Planning and Zoning Coordinator and Jennifer Uhrin, Secretary. Mr. Dan Havener was absent.

Chair Holt noted that a quorum was present. Chair Holt noted the following change to the minutes for the April 14, 2009 regular meeting regarding *Item #4 Sound Communications, Inc. - Certificate of Appropriateness (HPA - Exterior Modifications)* that the minutes shall reflect that "Alternate 2" of the design concepts was the option chosen by the Planning Commission. Mr. Leasure made a motion to accept the amended minutes; seconded by Mr. Honsey. The amended minutes were approved by unanimous consent.

Chair Holt noted the following change to today's Agenda: *Item #2 True2Form Collision Repair Centers, LLC, Special Use Permit* and *Item # 3 Candlewood Suites – Development Plan* have been postponed to the May 12, 2009 regular meeting. Mr. Leasure made a motion to accept the change; seconded by Mr. Linder. The motion was unanimously approved.

ITEM #1 True2Form Collision Repair Centers, LLC – Special Use Permit (Project ID# 2009030900008)
3965 Brookham Drive, Grove City, Ohio 43123

Applicant: Robert Meyer, Porter, Wright, Morris & Arthur LLP. 41 S. High Street, Columbus, Ohio 43215

This item has been postponed to the May 12, 2009 regular Planning Commission Meeting.

ITEM #2 The Breeze Custom Rides – Special Use Permit (Project ID#200903240012)
4350 Broadway, Grove City, Ohio 43123

Applicant: Steven Sauls, 2575 Hoover Crossing Way, Grove City, Ohio 43123

The applicant is requesting a special use permit to operate a mechanical and collision repair shop for motorcycles and scooters. The facility has been previously used to operate Clear View Auto Glass, Grove City Auto Upholstery, and Adventure Motorcycle's. The type of work to be performed at the shop and the tools used will be compatible to adjacent businesses and is permitted in C-1 zones with a special use permit. All operations of the business will be done inside the building and other measures have been taken to eliminate noise and other disturbances. A gated area for the storage of motorcycles and other vehicles will be located along the north edge of the building, between the applicant's structure and the structure on the neighboring property to the north. This area is currently functioning as storage for the current use. The shop will also sell helmets, t-shirts and other accessories for motorcycles and scooters. The proposed hours of operation will be Monday through Saturday from 10am until 7pm, with no Sunday hours

Mr. Steven Sauls was present and spoke to this item. Mr. Honsey questioned the drawings that indicate the storage area to the north straddling the property line. He suggested that the applicant seek an easement to increase use of that area. There was some discussion as to the possibility that the drawings were not an accurate depiction of the property lines. Mr. Sauls agreed to talk with the property owner, Chris Roach to verify the property lines and seek an easement if needed.

Chair Holt noted the following stipulations:

1. The gate for the enclosed area shall be constructed of six-foot wood slats with a white finish.
2. No vehicles shall be sold, rented or leased on the site.
3. Goods shall not be displayed, stored or sold outside the structure.
4. Applicant shall seek an easement on the north property line with adjacent property owner.

Mr. Sauls stated he understood and agreed to comply with the stipulations.

Mr. Leasure made a motion that The Breeze Custom Rides – Special Use Permit be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Honsey. The motion was unanimously approved.

ITEM #3 Candlewood Suites – Development Plan (Project ID# 200903240011)
3962 Jackpot Road, Grove City, Ohio 43123

Applicant: Brian Hagemeyer, GPD Group, 1801 Watermark Drive, Ste 150, Columbus, Ohio 43215

This item has been postponed to the May 12, 2009 regular Planning Commission Meeting.

Having no further business, Chair Holt adjourned the meeting at 1:44 pm.

Jennifer Uhrin, Secretary

Marv Holt, Chair