

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

**SPECIAL MEETING**

**May 4, 2004**

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The meeting was called to order at 3:55 p.m.

Chair Dye began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mrs. Karen Evans, Mr. David Dye, Mrs. Christa Longbrake, and Dr. Les Bostic. Others present: Chuck Boso, Development Director; Seth Dorman, Development and Planning Officer; Scott Schweitzer, Planning and Zoning Coordinator; Mike Boso, Chief Building Official; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council; Bill Saxton, Councilman; and Jennifer Uhrin, Secretary. Mr. Marvin Holt and Mayor Cheryl L. Grossman were absent.

**ITEM #1      Gala Events - Special Use Permit      (Project ID# 200404220040)**  
**4461 Broadway**

Applicant:      Lisa Graber, 4461 Broadway, Grove City, Ohio 43123

Chair Dye stated Ms. Graber was present when this matter was discussed during the caucus. Chair Dye then clarified and Ms. Graber confirmed that she was requesting approval for the exhibit labeled "A-2". Chair Dye noted that during the caucus, Ms. Graber stated that she had received verbal permission from the property owner, Mr. Larry Beavers who is currently out of state. Also during the caucus, Staff confirmed that they had verified that the number of parking spaces would still meet code with this approval.

Mrs. Evans made a motion that Gala Events – Special Use Permit be recommended for approval to City Council as submitted. The motion was unanimously approved. Therefore, this item will move forward to City Council with the recommendation of approval.

**ITEM #2      Margie's Cove Section 1 – Plat      (Project ID# 200404090035)**  
**Hoover Road/Orders Road**

Applicant:      Kurt Ziessler, Hockaden & Associates, Inc., 883 N. Cassady Avenue, Columbus,  
Ohio 43123

Chair Dye noted that Mr. Brad Ettore, 5470 Baneberry Avenue, Columbus, Ohio 43235 and Mr. Dan Hornyak spoke to this application and were both present during the caucus.

Mr. Ettore requested a change to the 20-foot easement that is in place for the common drives. Mr. Ettore stated he would like to increase the 20-foot easement to 25-feet with a 16-foot paved area. Mrs. Evans confirmed with Mr. Ettore that the lot sizes are large enough (most being around 250 feet deep) that five feet would not be a significant impact to the potential property owner. Mrs. Evans also requested assurance that the building set backs would still be at least 30' and Mr. Ettore confirmed the front yard setback is 40' in Margie's Cove. Chair Dye requested confirmation that Orders Road would be a width of 36 feet. Mr. Ettore confirmed the road width and also stated that both sides would be lined with 4 – 5 foot high shrubs, so that as you are driving in on Orders Road all you see is greenery. Chair Dye stated the role of the Planning Commission is to ensure that within the bounds of good engineering, that the plat accurately

reflects the Development Plan. After reviewing the Development Plan drawing, it was determined that the width of the pavement for the common drives is not spelled out in any text. Chair Dye felt the drawing of the common access drives was shown to be representative of what is going to be built, and that no specific width was documented and that as long as the width is within reason of the drawing it would be acceptable. Therefore, increasing the easement by five feet in the common access drives is acceptable.

Chair Dye stated the only stipulation is as follows:

- Applicant agrees to submit revised drawings showing the requested increase of the 20-foot easement to a 25-foot easement with 16 feet of pavement prior to going before Council.

Mr. Ettore stated he agreed with and understood the stipulation.

Mrs. Evans made a motion that the Margie's Cove Section 1 – Plat be recommended for approval to City Council with the stipulation as noted by the Chair. The motion was unanimously approved. Therefore, this application will move forward to City Council with the recommendation of approval.

**ITEM #3      Plum Run Crossing– Development Plan      (Project ID# 200403020022)**  
**Seeds Road/Zuber Road**

Applicant:     Joseph W. Hull, Esq., TLG Development Company, Inc. 3793 Broadway, Grove City, Ohio 43123

Chair Dye noted that Mr. Hull spoke to this application and was present during the caucus. Mr. Hull stated that he was the attorney and agent for the applicant.

Chair Dye clarified that the recommendations being made today are based on the Development Text that is dated April 2004, and signed May 4, 2004. Mr. Hull stated that was correct. The drawings being reviewed today show the name of Zuber Crossing, LLC and Mr. Hull will date and initial each page today. Chair Dye also requested confirmation that Mr. Hull is in agreement with all of the items from Staff's letters dated April 23, 2004 and May 5, 2004. The stipulations set forth are as follow:

- The retention basin located in "Reserve C" will be constructed simultaneously with Phase 1.
- The street light layout shall be redesigned to meet the City's illumination standards and shall be approved by the City's Service Director prior to installation.
- The City's Urban Forrester shall be consulted and have final approval of all proposed plant material to be located along the east edge of the development.
- A Home Owner's Association shall be established and adequately funded by the Developer until such time that it is self-sufficient.

- All garages shall be a minimum of two car, attached garages.
- The sidewalk traveling south along Seeds Road to be extended to Eileene Way.
- Applicant agrees to donate \$15,000 to the City of Grove City for the specific use of purchasing playground equipment for this development.

Mr. Hull stated he understood and agreed to all of the stipulations. Mr. Hull stated for the record that he was aware that Fed Ex has requested that the Applicant install mounding on the north side of the development and in response to that he would like to point out the 100 year flood plain that exists in that area which prohibits mounding on the north side and the fact that Fed Ex is over 900 feet away. In addition, Mr. Hull stated that due to the height of the Fed Ex building, mounding would not be feasible or effective. Chair Dye stated that although the Planning Commission did discuss this issue of mounding and/or additional landscaping during caucus, it was not making that a stipulation. Mr. Hull requested to formally withdraw all previous submissions regarding this development to alleviate any confusion in the future. Chair Dye requested that Mr. Hull work with Seth Dorman, Development and Planning Officer for this request.

Mr. Jeff Wahl with Squire, Sanders & Dempsey, LLP, 41 South High Street, Columbus, Ohio 43215 representing Fed Ex was also present during the caucus. Mr. Wahl wanted to ensure that the Planning Commission was aware that Fed Ex had concerns that the proposed buffering would not be enough to adequately shield the potential homeowners from it's industrially zoned property to the north. Additionally, Mr. Wahl stated that the Vandermoortele property that separates Fed Ex from the proposed residential area, is approximately 1000 feet, but it is an entirely flat 1000 feet and therefore is not an adequate buffer. Mr. Wahl further stated that due to this the Vandermoortele property would not be very marketable and would be open space for quite some time. Mr. Wahl stated that he disagrees with the reference Mr. Hull made regarding a nearby stream acting as a buffer. Mr. Wahl stated he had concerns not having seen the proposed deed restrictions to ensure that potential homeowners are aware that the Fed Ex facility was located on an industrially zoned parcel. Chair Dye stated that during the zoning process it was noted that the deed restrictions were to include some type of acknowledgement that there were industrial uses to the north. Mr. Hull stated that the deed restrictions have not been completed. Mrs. Evans stated that acknowledgement requirement was actually requested by the City. Mr. Wahl then referenced the inability to mound in a flood plain, by stating that although he was not a developer he does know that developers take the parcel and circumstances they are given and make them work. Therefore, he doesn't feel that is an adequate excuse. Chair Dye stated and Seth Dorman confirmed that our code does require additional landscaping and/or buffering between existing incompatible uses, which means that additional landscaping and/or buffering will be required when the Vandermoortele property is developed. Mrs. Evans stated that she did not support the rezoning of this property, but would support this development plan as she feels the applicant has done the best they can with what they have. Chair Dye reiterated that the Planning Commission would not make additional buffering and/or landscaping a stipulation.

Mrs. Evans made a motion that the Plum Run Crossing – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair. The motion was

unanimously approved. Therefore, this application will move forward to City Council with the recommendation of approval.

**ITEM #4      Walgreen's – Development Plan Amendment      (Project ID# 200404300041)**

**Applicant:**    Kathy Rojina, Southeast Shore Properties, 2525 Waukegan Road, Suite 235,  
                         Bannockburn, IL 60015

Mrs. Longbrake made a motion to table this item to the May 11, 2004 regular Planning Commission meeting. The motion was unanimously approved.

Having no further business, Chair Dye adjourned the meeting at 4:32 P.M.

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Jennifer Uhrin, Secretary

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Chair David Dye