

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

**REGULAR MEETING**

**May 8, 2007**

The meeting was called to order at 2:17 p.m.

Vice-Chair Havener began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mayor Cheryl Grossman; Ms. Linda Swearingen; Mr. Dan Havener; and Ms. Julie Oyster. Others present: Sharon Reichard, City Administrator; Kyle Rauch, Development and Planning Officer; Doug Holtz, EMH&T; Lt. Dolby, Jackson Township Fire Department; Tami Kelly, Clerk of Council; Dan Snyder, Urban Forester; Chuck Boso, Director of Development; and Jenifer Pfeiffer, Secretary. Marv Holt was absent.

Vice-Chair Havener noted that a quorum was present. Vice-Chair Havener noted there was a change to the minutes for the April 24, 2007 regular meeting. Vice-Chair Havener stated Item #2 Andrews Bay Photography should reflect an addition of 3 square feet of signage rather than 4 square feet as noted.

Ms. Swearingen made a motion to accept the minutes for the April 24, 2007 regular meeting with the changes as noted; seconded by Ms. Oyster. The motion was passed by the majority.

Vice-Chair Havener noted the following changes to today's agenda: As requested by the Development Department, Item #3 *Hoover Crossing Section 1, Reserve "B" – Lot Split* has been withdrawn. Ms. Oyster made a motion to accept the changes to the agenda as noted; seconded by Ms. Swearingen. The motion was passed by the majority.

**ITEM #1      First Baptist Church of Grove City – Development Plan      (Project ID# 200703200006)**  
**South Side of Orders Road (1600' west of Hoover Road/000 Orders Road)**

Applicant:      Ryan Badger, ADR & Associates, LTD., 88 West Church Street, Newark, Ohio 43055  
                         Don Highlander, Archicomp, Inc., 56 Milford, Suite 2, Hudson, Ohio  
                         Roger Wheeler, First Baptist Church, 2730 Kingston Avenue, Grove City, Ohio 43123

This application pertains to proposed Development Plan for the construction of religious institution to be located on the south side of Orders Road (*Parcel ID# 040-004957 and 040-00495, 91.76 acres*). The first phase of this project includes the construction of a 46,400 square foot building to accommodate their worship and educational needs and will also be home to their current preschool ministry. In accordance with Section 1135.14(d) future phases of this development will require separate plan review and approval.

Vice-Chair Havener noted that Mr. Badger, Mr. Highlander and Mr. Wheeler were present and spoke to this item. Vice-Chair Havener then noted the following stipulations:

- Install curbing within the parking lot areas and around all landscape islands and peninsulas and is subject to the review and approval of the City's consulting engineer.
- Traffic control signage including; directional arrows, stop and handicapped parking signs are to be placed on backer boards with a two-inch black trim and mounted to black poles.
- All striping is to be white.
- All gutters, downspouts and mechanical vents are to match the surface to which they are attached.
- Dumpster gates are to be painted "Snowbound" white to match the accent gable areas.
- Stormwater management and water quality calculations are to be reviewed and approved by EMH&T prior to City Council approval.
- This development plan does not set the roadway alignment for future north-south secondary street shown on the City's Thoroughfare Map. Connectivity will be evaluated in conjunction with future development plan/submittals for this site which will determine alignment and responsibility for this future roadway.
- Add a signature block for Franklin County Engineers Approval as the right of way and access point is to be County controlled right of way.

- The ponds are to be lit and include fountains as per Grove City's Public and Private Pond Design Standards.
- An estimate to complete full width roadway improvements to Orders Road, including the additional cost to extend the pavement widening and improvements across the entire frontage of this property to match the recently completed Orders Road improvement (bike path, sidewalk, pavement widening, curb and gutter, etc.) is to be submitted prior to Council approval. The City will evaluate this estimate to determine the ability to coordinate with the Developer to complete the full improvements under a reimbursement agreement which may include additional engineering, design costs, construction costs and would be completed at the request of the City under separate council action. This coordination will allow the Developer's contribution and required Order's Road improvements to be invested in the full improvement of this roadway as per the City's Thoroughfare Plan.

Ms. Swearingen made a motion that First Baptist Church of Grove City – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Oyster. The motion was passed by the majority.

**ITEM #2**

**Adamets, Et al – Zoning Change  
1240, 1250, 1270 & 1280 Stringtown Road**

**(Project ID# 2007004050010)**

Applicant: Joseph Hull, 3793 Broadway, Grove City, Ohio 43123

This application pertains to the request for a zoning change for five (5) lots located on the north side of Stringtown Road, currently located within the jurisdiction of Jackson Township. Each individual lot has 100 feet of street frontage on Stringtown Road and is approximately 204 feet in depth for an individual area .46 acres (20,094 square feet) and a total combined area of 2.3 acres for the five (5) lots proposed to be rezoned. According to the Franklin County Auditor Office four of the lots exist as one-family residential dwellings while the remaining lot is vacant. The applicant has proposed to rezone these lots to the C-2 Retail Commercial district and indicated these uses would remain residential.

Vice-Chair Havener noted that Mr. Hull was present for the caucus and spoke to this item. Vice-Chair Havener then noted the following comment:

- Due to the intended use as residential City staff recommended the application be revised to request a more appropriate zoning designation of Single Family Residential (SF-1) which requires a minimum lot size of 20,000 square feet and is the most comparable classification to their current configurations.

The applicant noted he would like to continue with the proposed C-2 zoning request.

Mayor Grossman made the comment that based on her concern for potential uses permitted within the C-2 district in combination with the efforts put forth to develop the area east of I-71, she cannot support a C-2 zoning change. Ms. Swearingen stated that she strongly agrees with Mayor Grossman.

Ms. Oyster made a motion that Adamets, et al – Zoning Change be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. All members present voted no. The motion was not approved.

Mayor Grossman left the meeting at 2:30 p.m. Sharon Reichard, City Administrator, assumed her seat.

**ITEM #3 Hoover Crossing Section 1 Reserve “B” – Lot Split (Project ID# 200704060011)  
Northwest Corner of Hoover Road and Hoover Crossing Way**

Applicant: Homewood Homes Inc./Trinity Homes, 2700 E. Dublin Granville Road, Suite 300, Columbus, Ohio 43231

Ms. Oyster made a motion to withdraw Item #3 Hoover Crossing Section 1, Reserve “B” – Lot Split; seconded by Ms. Swearingen. The motion was passed by the majority.

**ITEM #4 Wal-Mart Real Estate Business Trust – Lot Split (Project ID# 200704130012)  
West of Buckeye Parkway, South of Stringtown Road**

Applicant: Mr. Mark Smith, Floyd Browne Group, P.O. Box 8016, Delaware, Ohio 43015

The applicant is proposing to split .7380 acres out of an original 23.216 acre tract of land described in deed to Wal-Mart Real Estate Business Trust of record in Instrument Number 200311170367365 (*Parcel ID# 040-012075*). The owner is anticipating the marketing and sale of the proposed lot for a retail commercial site. As noted by staff, future use of this site will be regulated by text established for Parkway Center South Outlots as set forth in ordinance C-071-01 and the site will be developed in accordance with the Development Standards Text describe in city resolution CR-82-03.

Vice-Chair Havener noted that Mr. Smith was present for the caucus and spoke to this item. Vice-Chair Havener then stated there were no stipulations.

Vice-Chair Havener stated that there is an issue with the maintenance of the lot and stated that the lot is to be cleaned up on or before the original June 1, 2007 proposed deadline. Mr. Smith agreed to pass the message on to his client.

Ms. Swearingen made a motion that Wal-Mart Real Estate Business Trust – Lot Split be approved as submitted; seconded by Ms. Oyster. The motion was approved by the majority.

**ITEM #5 Legends Sports Pub & Grille – Special Use Permit (Project ID# 200704170013)  
4015 Parkmeade Drive**

Applicant: Leonard J. Galizio, 1955 Clairmont Avenue, Akron, Ohio 44301

This application pertains to a proposed outdoor seating area to be used in conjunction with the existing establishment. The patio area would have a dimension of 12-feet by 48-feet with a total area of 576 square feet and would be enclosed by a 6-foot privacy fence. Weather permitting outdoor seating would be available 11 am to 2 am Sunday through Saturday. Properties surrounding this proposed facility are all zoned C-2 Retail Commercial and are nonresidential uses.

Vice-Chair Havener noted that Mr. Galizio was present for the caucus and spoke to this item. Vice-Chair Havener then noted the following stipulations:

- A Certificate of Appropriateness (COA) and all other necessary permits for proposed improvements are to be obtained from the Building Division prior to commencement of work.
- The fence is to be painted white to match accent color of the retail center.
- The applicant will provide a maximum occupancy plaque which is to be posted on the premises.

Ms. Swearingen made the comment that she could not support this item due to the number of hours possible (7 days a week/15 hours a day) the speaker system would be playing.

Ms. Oyster made a motion that Legends Sports Pub & Grille – Special Use permit be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Reichard. The motion was not approved by the majority. Ms. Swearingen and Ms. Oyster cast negative votes.

**ITEM #6 Parkway Centre East Outlots – Zoning Change (Project ID# 200704170015)  
Southeast Corner of Stringtown & Buckeye Pkwy/4100 to 4298 Buckeye Parkway**

Applicant: Sean Cullen, Parkway Centre East, LLC, 150 E. Broad Street, 8<sup>th</sup> Floor, Columbus, Ohio 43215

The applicant is proposing to rezone 9.659 acres located on the southeast corner of Stringtown Road and Buckeye Parkway from C-2 (Retail Commercial) to PUD-R (Planned Unit Development – Commercial) to allow for a mixture of retail and restaurant uses. This area is to contain up to eight (8) outlots and includes Outlot 41 which was recently approved by City Council on March 19, 2007.

Vice-Chair Havener noted that Mr. Cullen was present for the caucus and spoke to this item. Vice-Chair Havener then noted there were no stipulations.

Ms. Swearingen made a motion that Parkway Centre East Outlots – Zoning Change be recommended for approval to City Council as submitted; seconded by Ms. Oyster. The motion was approved by the majority.

**ITEM #7 Parkway Centre East Outlots – Development Plan (Project ID# 200704170014)  
Southeast Corner of Stringtown & Buckeye Pkwy/4100 to 4298 Buckeye Parkway**

Applicant: Sean Cullen, Parkway Centre East, LLC, 150 E. Broad Street, 8<sup>th</sup> Floor, Columbus, Ohio 43215

This application pertains to the proposed Development Plan for 9.659 acres of land located east of Buckeye Parkway, south of Stringtown Road and north of Lamplighter Drive. This area is to contain up to eight (8) outlots and includes Outlot 41 which was recently approved by City Council on March 19, 2007. The applicant has filed this Development Plan in response to a stipulation placed on the approval for Outlot 41 (CR-17-07) which required the rezoning of this outlot area to PUD-C prior to submitting further development plans.

Vice-Chair Havener noted that Mr. Cullen was present for the caucus and spoke to this item. Vice-Chair Havener then noted there were no stipulations.

Ms. Oyster made a motion that Parkway Centre East Outlots – Development Plan be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. The motion was approved by the majority.

Having no further business, Vice-Chair Havener adjourned the meeting at 2:33 p.m.