



- The same brick shall be used for the dumpster enclosure, which shall not exceed 8 feet in height.
- The dumpster gates shall match the building accents.
- The brick used in the monument sign shall match the building.
- The height clearance canopy and pole, as well as the menu board and speaker box shall be an earth-tone to match the building.
- All rooftop mechanicals shall be completely screened by a parapet wall.
- Truck parking shall be reduced to accommodate a maximum of 6 trucks.

Mr. Davidson stated he understood and agreed to comply with all of the stipulations. Mr. Corbin made a motion that the White Castle – Development Plan be recommended for approval with the stipulations as noted by the Vice-Chair; seconded by Mayor Grossman. Mr. Corbin abstained from the vote. The motion was passed by the majority.

**ITEM #4      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

Vice-Chair Longbrake noted that Mr. Davidson was present for this item also. No stipulations were requested for this item. Mr. Corbin made a motion that the White Castle – Special Use Permit (Drive-Thru Facility) be recommended for approval as submitted; seconded by Mayor Grossman. Mr. Corbin abstained from the vote. The motion was passed by the majority.

Mayor Grossman commented that the City is very pleased with the direction White Castle is taking with the new building. Mr. Davidson stated that he appreciated the City’s support with this project.

**ITEM #5      Broadway Veterinary Hospital – Certificate of Appropriateness (Sign)      (Project ID# 200504080053)  
4170 Broadway**

Applicant:      Dr. Elizabeth Lauron, 4170 Broadway, Grove City, Ohio 43123

Vice-Chair Longbrake noted that Dr. Lauron was present during the caucus and spoke to this item. Vice-Chair Longbrake stated that the following stipulation was requested:

- Floodlights shall be concealed by landscaping at the sign base.

Dr. Lauron stated that she understood and agreed to comply with the stipulation. Mr. Corbin made a motion that the Broadway Veterinary Hospital – Certificate of Appropriateness (Sign) be recommended for approval to City Council with the stipulation as noted by the Vice-Chair; seconded by Mayor Grossman. The motion was unanimously passed.

**ITEM #6      Creekside, Section 7 – Plat Approval      (Project ID# 200504180054)  
2402 Holton Road**

Applicant:      Ed Miller, EMH&T, 170 Mill Street, Gahanna, Ohio 43230

Vice-Chair Longbrake noted that Mr. Miller was present during the caucus and spoke to this item. Vice-Chair Longbrake further noted that no stipulations were requested with this item.

Mr. Corbin made a motion that the Creekside Section 7 – Plat Approval be recommended for approval to City Council as submitted; seconded by Mayor Grossman. The motion was unanimously passed.

**ITEM #7      City Hall Addition/Renovation – Development Plan      (Project ID# 200504190055)  
4035 Broadway**

Applicant:      Steed Hammond Paul, 4011 Broadway, Grove City, Ohio 43123

Per the Applicant’s request, Mr. Corbin made a motion to postpone this item to the May 24, 2005 regular meeting; seconded by Mayor Grossman. The motion was unanimously approved.

**ITEM #8      Mill Street Market – Certificate of Appropriateness (HPA Sign)      (Project ID# 200504190056)  
3937 Broadway**

Applicant:      Karen Dover, Mill Street Market, 3937 Broadway, Grove City, Ohio 43123

Vice-Chair Longbrake noted that Ms. Dover was present during the caucus and spoke to this item. Vice-Chair Longbrake noted that no stipulations were requested but that by approving this application the Planning Commission is supporting the Applicant’s request for a variance for the size and number of allowable signs.

Mr. Corbin made a motion that the Mill Street Market – Certificate of Appropriateness (HPA Sign) be recommended for approval to City Council as submitted with support for the requested variances; seconded by Mayor Grossman. The motion was unanimously approved.

**ITEM #9      Meijer Store – Special Use Permit (Outdoor Garden Sales)      (Project ID# 200504220057)  
2811 London-Groveport Road**

Applicant:      Roger DeHoek, Meijer, Inc., 2929 Walker Avenue, NW, 4<sup>th</sup> Floor, Grand Rapids, MI  
49544

Per the Applicant’s request, Mr. Corbin made a motion to table this item; seconded by Mayor Grossman. The motion was unanimously approved.

**ITEM #10      Panda Express – Special Use Permit (Drive-Thru Facility)      (Project ID# 200504280058)  
Northwest corner of Stringtown Rd & Thistlewood Dr**

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

The Applicant was not present, therefore, Mr. Corbin made a motion to postpone this item to the May 24, 2005 regular meeting; seconded by Mayor Grossman. The motion was unanimously approved

**ITEM #11 Panda Express – Special Use Permit (Outdoor Seating Area)**  
**Northwest corner of Stringtown Rd & Thistlewood Dr (Project ID# 200504280059)**

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

The Applicant was not present, therefore, Mr. Corbin made a motion to postpone this item to the May 24, 2005 regular meeting; seconded by Mayor Grossman. The motion was unanimously approved

**On Table:**

**ITEM #12 Meijer Store – Development Plan (Project ID# 200503220034)**  
**2811 London-Groveport Road**

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

Mr. Corbin made a motion to take this item off the table; seconded by Mayor Grossman. The motion was unanimously approved.

Mr. Corbin made a motion to table this item; seconded by Mayor Grossman. The motion was unanimously passed.

**ITEM #13 Meijer Store – Special Use Permit (Drive-Thru Facility) (Project ID# 200503220035)**  
**2811 London-Groveport Road**

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

Mr. Corbin made a motion to take this item off the table; seconded by Mayor Grossman. The motion was unanimously approved.

Mr. Corbin made a motion to table this item; seconded by Mayor Grossman. The motion was unanimously passed.

**ITEM #14 Meijer Store – Special Use Permit (Gas Station) (Project ID# 200503220036)**  
**2811 London-Groveport Road**

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

Mr. Corbin made a motion to take this item off the table; seconded by Mayor Grossman. The motion was unanimously approved.

Mr. Corbin made a motion to table this item; seconded by Mayor Grossman. The motion was unanimously passed.

**ITEM #15      Meijer Store – Special Use Permit (Car Wash)      (Project ID# 200503220037)  
2811 London-Groveport Road**

Applicant:      Roger DeHoek, Meijer, Inc., 2929 Walker Avenue, NW, 4<sup>th</sup> Floor, Grand Rapids, MI  
49544

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

Then, per the Applicant's request, Mr. Corbin made a motion to withdraw this item; seconded by Mayor Grossman. The motion was unanimously passed.

**ITEM #16      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

Mr. Corbin made a motion to postpone this item to the May 24, 2005 regular meeting; seconded by Mayor Grossman. The motion was unanimously approved

**ITEM #17      Value Inn, Inc. – Lot Split      (Project ID# 200504050050)  
1947 Stringtown Road**

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

Mr. Corbin made a motion to take this item off the table; seconded by Mayor Grossman. The motion was unanimously approved.

Vice-Chair Longbrake noted that Mr. Shyu was present during the caucus and spoke to this item. Vice Chair Longbrake further noted the following three stipulations (two of which were discussed during the caucus and the third one was requested after the caucus):

- Applicant shall provide the City with corrected copies of the legal descriptions.
- Applicant shall provide the City with a copy of the recorded easement.
- Applicant shall bring all signs up to the current code.

Mr. Shyu was unaware of the third stipulation regarding the signage and asked for direction on the current code. Mayor Grossman stated he should speak with Kyle Rauch, Planning and Zoning Coordinator within the Building Division. Mr. Shyu agreed to comply with the stipulations.

Mr. Corbin made a motion that the Value Inn, Inc. – Lot Split be approved with the stipulations as noted by the Vice-Chair; seconded by Mayor Grossman. The motion was unanimously approved.

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