

Ms. Oyster made a motion that Integrity Plus Autobody – Special Use Permit be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. The motion was passed by the majority.

ITEM #2 **Village at the Grove – Development Plan Amendment** **(Project ID# 200704300018)**
2600 London-Groveport Road

Applicant: Diana Sweeney, 1011 Boardman-Canfield Road, Boardman, Ohio 44512

The applicant, The Neuendorf Company, is requesting approval of a Development Plan Amendment for Village at the Groves located at 2600 London-Groveport Road, south of The Grove’s apartment complex and north of the Meijer’s site. The applicant has proposed several revisions to the plan initially approved by City Council on May 1, 2006 (CR-22-06) including the phasing of this project into two phases. Phase 1 would include the development of the western half of this complex, including the all site improvements west of the right-in/right-out along London-Groveport Road. Phase 2 of this project would be triggered by leasing and at the direction of the applicant.

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

- Applicant to adhere to stipulations 1-4, 6 and 10 noted on CR-22-06.
- Dumpster enclosures shall be constructed of ‘Belcrest’ brick or ‘Ohio Cobblefield’ stone and landscaped according to code. The six (6) foot wooden fence is to be relocated north to accommodate for the reconfiguration of the dumpster enclosure and is to be painted ‘Artic White’.
- Decorative building lights are to replicate fixtures used within the Buckeye Grove Shopping Center.
- Drive-thru canopy columns are to be constructed of ‘Belcrest’ brick or ‘Ohio Cobblefield’ stone.
- All striping is to be white.
- Building materials located between the structures shall be consistent with the approved materials and proportionate with side and rear elevations.
- The standing seam metal roof shall be painted to match the previously approved moss color.
- Additional hydrants shall be provided to satisfy Fire Department spacing requirements.
- The large-class species, Northern Red Oak tree along the north property line is to be replaced with a medium-class species tree.
- All service structures are to be screened in accordance with code.
- An 18” end-up curb is to be provided in lieu of the proposed 6” extruded curbing.
- There shall be coordination between The Village at the Groves and the property owner to the north regarding a temporary construction easement for the use of grading, sedimentation and erosion control issues.
- Stormwater calculations are to be reviewed and approved prior to Council.

Ms. Swearingen made a motion that Village at the Groves – Development Plan Amendment be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Oyster. The motion was passed by the majority.

**ITEM #3 Village at the Grove – Special Use Permit Amendment (Drive-Thru) (Project ID# 200704300017)
2600 London-Groveport Road**

Applicant: Mark Mox, McIlvried, DiDiano & Mox, LLC, 8851 Kind Dr., Pittsburgh, PA 15237

The applicant, The Neuendorf Company, is requesting approval of a special use permit amendment to have multi-lane drive-thru facility associated with their retail center, Village at the Grove. Previously City Council approved a special use permit (C-21-06) to allow for a single lane drive-thru for an undisclosed occupant located on the west side of the building. Per Section 1135.09(12)(F)(3) of the Codified Ordinance of Grove City the applicant may request amendment of the conditions of approval subject to the procedures, requirements and standards for obtaining approval of a new special use permit.

Vice-Chair Havener noted that Ms. Sweeney was still present at the podium. Vice-Chair Havener then noted there were no stipulations.

Ms. Oyster made a motion that Village at the Grove – Special Use Permit (Drive-Thru) be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. The motion was passed by the majority.

**ITEM #4 The Wave Design Center – Preliminary Development Plan (Project ID# 200705010019)
4213 Hoover Road**

Applicant: Kevin Brown, 1955 Sunridge Dr., Grove City, OH 43123

This item was a preliminary discussion during caucus and no vote was taken.

**ITEM #5 Peddlers Lounge – Special Use Permit (Outdoor Seating Area) (Project ID# 200705010020)
3977 Jackpot Rd.**

Applicant: Richard Robinson, 3977 Jackpot Rd., Grove City, OH 43123

Ms. Swearingen made a motion to postpone this item to the June 12, 2007 Regular Meeting; Seconded by Ms. Oyster. The motion was approved by the majority.

Having no further business, Vice-Chair Havener adjourned the meeting at 2:55 p.m.

Jenifer Pfeiffer, Secretary

Dan Havener, Vice-Chair