

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

REGULAR MEETING

May 23, 2006

The meeting was called to order at 3:14 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: Cheryl Grossman, Mayor; Mrs. Linda Swearingen; Mr. Marv Holt; Ms. Julie Oyster and Mr. Dan Havener. Others present: Seth Dorman, Development and Planning Officer; Mike Keller, EMH&T; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council and Jennifer Uhrin, Secretary.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes, revisions or deletions to the minutes. The minutes of the May 9, 2006 regular meeting were accepted by unanimous consent.

Chair Holt noted the following changes to today's agenda: As requested by City Administration, Item #3 *Pinnacle Club, Section 6, Part 1 – Plat Approval*; Item #4 *Pinnacle Club, Section 6, Part 2*; Item #6 *United Dairy Farmers Redevelopment – Development Plan*; and Item #12 *Tigerpoly (Addition) – Development Plan* were postponed to the June 13, 2006 meeting. As requested by the Planning Commission, Item #7 *United Dairy Farmers Redevelopment – Special Use Permit (Gasoline Sales)*; and Item #8 *United Dairy Farmers Redevelopment – Special Use Permit (Outdoor seating)* were postponed to the June 13, 2006 regular meeting. As requested by City Administration Item # 11 *Sonic Restaurant – Development Plan* was withdrawn. Ms. Swearingen made a motion to accept the changes to the agenda as noted; seconded by Ms. Oyster. The motion was approved by unanimous consent.

ITEM #1 3105 Park Street – Certificate of Appropriateness (HPA) (Project ID# 200602210014)
3105 Park Street

Applicant: Russell Burton, 3105 Park Street, Grove City, Ohio 43123

This application pertains to a 1,080 square foot addition to be located on the east side of the existing structure. The requested addition is one-story with two entrances. It shall be finished with cedar siding in the same pattern as used on the existing house.

Chair Holt noted that Ms. Brenda Burton was present during the caucus and spoke to this item. Chair Holt further stated that there were no stipulations on the following application:

- Development Plan Application dated May 2, 2006;
- Certificate of Appropriateness Narrative, Site Floor Plan and Elevation dated May 18, 2006; and
- Planning Commission supports the deviation to allow the addition to extend 5 feet 8 inches into the building setback along Haughn Road.

Ms. Oyster made a motion that the 3105 Park Street – Certificate of Appropriateness be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. The motion was approved by unanimous consent.

ITEM #2 Creative Mobile Interiors – Development Plan (Project ID# 200604040026)
6497 Seeds Road

Applicant: Jim Dreiss, LuskHarkin Architects, 35 North Fourth Street, Columbus, Ohio

This application pertains to the development of 8.05 acres with the construction of a 24,970 square foot building with areas for both office space and production.

Chair Holt noted that Mr. Jim Dreiss was present during the caucus and spoke to this item.

Although not stipulations, Chair Holt stated that the recommendation for approval is based upon the following:

- Planning Commission supports the deviation in the monument sign location;
- Development Plan Application dated April 4, 2006;
- Site and Building Lighting cut sheet, Color rendering of the proposed sign, Land Title Survey and Sheets Z1, SP1, L1 and Civil Drawing 2006-916-2 dated May 12, 2006;
- The ponds located in the front of the property are dry basins; and
- The submitted plans do not include approval of any future expansions or the campground as noted on the plans.

Chair Holt then noted the following stipulation:

- Turning radii information shall be provided to the Jackson Township Fire Department.

Mr. Dreiss stated he understood the comments and agreed to comply with the stipulation.

Mr. Havener made a motion that Creative Mobile Interiors – Development Plan be recommended for approval to City Council with the stipulation as noted; seconded by Ms. Oyster. The motion was approved by unanimous consent.

**ITEM #3 Pinnacle Club, Section 6, Part 1 – Plat Approval (Project ID# 200604040027)
1535 White Road**

Applicant: Tom Carmody, M/I Homes of Central Ohio, 3 Easton Oval, Suite 540, Columbus, Ohio
43219

As requested by the City Administration, Ms. Swearingen made a motion that Pinnacle Club, Section 6, Part 1 – Plat Approval be postponed until the June 13, 2006 meeting; seconded by Ms. Oyster. The motion was approved by unanimous consent.

**ITEM #4 Pinnacle Club, Section 6, Part 2 – Plat Approval (Project ID# 200604040028)
1535 White Road**

Applicant: Tom Carmody, M/I Homes of Central Ohio, 3 Easton Oval, Suite 540, Columbus, Ohio
43219

As requested by the City Administration, Ms. Swearingen made a motion that Pinnacle Club, Section 6, Part 2 – Plat Approval be postponed until the June 13, 2006 meeting; seconded by Ms. Oyster. The motion was approved by unanimous consent.

**ITEM #5 Spence-Miller Funeral Home Addition – Development Plan (Project ID# 200604180030)
2697 Columbus Street**

Applicant: Paul McKnight, Maverick Builders, 1667 Gateway Circle, Grove City, Ohio 43123

Chair Holt noted that Ms. Marcia Shanefelt and Mr. Jim Spence were both present during the caucus and spoke to this item.

Although not stipulations, Chair Holt stated that the recommendation for approval is based upon the following:

- Plans, Project Narrative and Floor Plan dated April 18, 2006;

- Color rendering of each elevation and landscape plan dated May 4, 2006; and
- Site Plan dated May 10, 2006.

Chair Holt then noted the following stipulation:

- Color materials sample board shall be submitted to Staff.

Ms. Shanefelt and Mr. Spence stated that understood and agreed to the stipulation.

Chair Holt also expressed Mayor Grossman's concern in regards to the parking issue. Although the plan exceeds the current parking requirement, any future expansions will most likely require additional parking spaces to ensure public safety.

Ms. Swearingen made a motion that the Spence-Miller Funeral Home Addition – Development Plan be recommended for approval to City Council with the stipulation as noted; seconded by Mr. Havener. The motion was approved by unanimous consent

**ITEM #6 United Dairy Farmers Redevelopment – Development Plan (Project ID# 200604180031)
3555 Broadway**

Applicant: John Johnston, Architect, 3955 Montgomery Road, Cincinnati, Ohio 45212

As requested by the City Administration, Mr. Havener made a motion that United Dairy Farmers Redevelopment – Development Plan be postponed until the June 13, 2006 meeting; seconded by Ms. Oyster. The motion was approved by unanimous consent.

**ITEM #7 United Dairy Farmers Redevelopment – Special Use Permit (Gasoline Sales) (Project ID# 200604180032)
3555 Broadway**

Applicant: John Johnston, Architect, 3955 Montgomery Road, Cincinnati, Ohio 45212

As requested by the Planning Commission, Ms. Swearingen made a motion that the United Dairy Farmers Redevelopment – Special Use Permit (Gasoline Sales) be postponed until the June 13, 2006 meeting; seconded by Ms. Oyster. The motion was approved by unanimous consent.

**ITEM #8 United Dairy Farmers Redevelopment – Special Use Permit (Outdoor Seating) (Project ID# 200605120038)
3555 Broadway**

Applicant: John Johnston, Architect, 3955 Montgomery Road, Cincinnati, Ohio 45212

As requested by the Planning Commission, Ms. Swearingen made a motion that the United Dairy Farmers Redevelopment – Special Use Permit (Outdoor Seating) be postponed until the June 13, 2006 meeting; seconded by Ms. Oyster. The motion was approved by unanimous consent.

**ITEM #9 Integrity Plus – Special Use Permit (Project ID# 200604280033)
6137 Enterprise Parkway**

Applicant: Harry Graham, 1755 Holton Road, Grove City, Ohio 43123

This application pertains to the operation of an automotive service/repair business to be located inside an existing building.

Chair Holt noted that Mr. Harry Graham was present during the caucus and spoke to this item.

Chair Holt noted the following stipulations:

- No more than 12 vehicles shall be located in the designated “overflow” parking area at the rear of the building.
- All vehicles located in the designated “overflow” parking area shall remain under car covers at all times.

Mr. Graham stated that he understood and agreed to the stipulations.

Ms. Oyster made a motion that the Integrity Plus – Special Use Permit be recommended for approval to City Council with the stipulations as noted by the Chair. The motion was approved by unanimous consent

**ITEM #10 Capital Park South Building #4 (Trailer Parking Expansion) – Development Plan
2919 Lewis Centre Way (Project ID# 200605020034)**

Applicant: Ward Singer, Meacham & Apel Architects, 6161 Riverside Drive, Dublin, Ohio 43017

This application pertains to the pavement expansion of an existing parking lot for an additional 96 truck-trailer parking spaces.

Chair Holt noted that Mr. Brian Marsh and Mr. Singer were both present during the caucus and spoke to this item.

Although not a stipulation, Chair Holt stated the following:

- Planning Commission supports the parking/drive aisle set-back deviation for the trucks abutting a compatible use according to City Code §1136.06

Chair Holt then noted the following stipulations per a memorandum from Dan Snyder, Urban Forester, dated May 22, 2006:

- Three sets of final landscape drawings shall be submitted for approval to the Service Department prior to the installation of the landscaping. As per 1136.06 of the City’s Landscape Code, landscape plans submitted pursuant to this chapter shall be prepared and sealed by a registered architect or approved designer.
- As per 1136.11 of the City’s Landscape Code, sod or seed shall be placed upon the ground in all barren areas. (Hydro-seeding is preferred with no wildflower mix).
- Applicant shall revise the Landscape Plan to remove the “Red Spire” Pear that is proposed on the plan as that species is on the City’s prohibited plantings list (per section 1136.15). The Applicant shall select either a Hedge Maple or Upright European Hornbeam to replace the pear tree on the plan.

Mr. Marsh and Mr. Singer stated they understood and agreed to comply with the stipulations.

Mr. Havener made a motion that the Capital Park South Building #4 (Trailer Parking Expansion) – Development Plan is recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Ms. Swearingen. The motion was approved by unanimous consent

**ITEM #11 Sonic Restaurant – Development Plan
1665 Stringtown Road**

(Project ID# 200605020035)

Applicant: George Schweitzer, Geo-Graphics, 3331 Livingston Avenue, Columbus, Ohio 43227

Chair Holt noted that after an extensive discussion during the caucus, the Applicant has agreed to withdraw this item. Chair Holt further stated that fees shall be waived for the resubmission.

Mr. Havener made a motion to approve the requested withdrawal of the Sonic Restaurant- Development Plan; seconded by Ms. Oyster. The motion was approved by unanimous consent

**ITEM #12 Tigerpoly (Addition) – Development Plan
6231 Enterprise Parkway**

(Project ID# 200605020036)

Applicant: Dellos Morrison, Collaborative Design, Ltd., 2727 Tuller Parkway #200, Dublin, Ohio 43017

As requested by the City Administration, Ms. Swearingen made a motion to postpone the Tigerpoly (Addition) – Development Plan to the June 13, 2006 regular meeting; seconded by Ms. Oyster. The motion was approved by unanimous consent

Having no further business, Chair Holt adjourned the meeting at 3:35 p.m.

Jennifer Uhrin, Secretary

Marv Holt, Chair