

**ITEM #3 Buckeye Parkway, Jackson Pike and Pinnacle Club Drive Dedication and Easements – Plat Approval
East of I-71 (Project ID# 200405040043)**

Applicant: M/I Homes of Central Ohio, LLC, 3 Easton Oval, Columbus, Ohio 43219

Chair Dye noted that Jeff Miller, E.M.H.&T, 170 Mill Street, Gahanna, was present during the caucus and spoke to this application. Chair Dye then recused himself from this item and turned the meeting over to Mr. Holt.

Mr. Holt clarified that the item being reviewed today is dated May 19, 2004. Mr. Miller agreed. The new plat plan took care of the owner's certification, as well as the correction of the signature line.

Mrs. Longbrake made a motion that the Buckeye Parkway, Jackson Pike and Pinnacle Club Drive Dedication and Easements – Plat Approval be recommended for approval to City Council as submitted. Chair Dye abstained from the vote; a majority passed the motion. Therefore, this application will move on to Council with a recommendation of approval.

**ITEM #4 Grove City Computer – Certificate of Appropriateness (HPA – Sign)
3951 Broadway (Project ID# 200404200037)**

Applicant: George Basore, 6252 Rising Sun Drive, Grove City, Ohio 43123

Mr. Holt made a motion to take this item off the table and place it on today's agenda. The motion was unanimously approved.

Chair Dye noted that Mr. Basore was present during the caucus and spoke to this application. Chair Dye clarified that the applicant has provided a revised submittal that includes the previously requested stipulations.

However, Chair Dye did clarify, for the record, the following stipulations:

- Applicant agrees to use the Valspar color chart JT579/02
- Applicant agrees to use "Southwest White" coloring for letters
- Applicant agrees to use "Deep Blue" coloring for background
- Applicant agrees sign shall be no larger than 15 square feet

Chair Dye stated that as he reads the code and without direction from the City Attorney, that this sign clearly is in excess of the maximum sizes permitted under 1138.29(c), and as such, if the motion is going to be made to approve this sign as submitted, we need to expressly grant a variance which is authorized by 1138.05(b), but does include an application fee for a variance of \$50.00. Chair Dye continued, that since the variance authority refers to the entire chapter, which includes that section itself, if it is the desire of the moving member to grant a variance, which would include both the signage and the fee, Chair Dye requests that the motion indicate as much.

Mr. Holt made a motion that the Grove City Computer – Certificate of Appropriateness (HPA – Sign) be recommend for approval to City Council with the stipulations as noted by the Chair and that a variance be granted for the size of the sign and to include the fee for the variance as well as for the sign.

Chair Dye then stated that he is concerned about granting this variance to allow this sign on this site at this size because of the precedent that it potentially sets and it is important to him that as the Planning Commission considers this item, that they are clear that it is establishing a maximum size that the replacement sign for Allstate is going to be able to use, which is a non-conforming use, and while he supports Mr. Basore's desire and right to have a sign on his property, Chair Dye stated he would probably vote in opposition to this request, not so much in the hope that it's not approved by the other votes, but simply to again express his dissatisfaction with the signage code and the dilemma that it has created in many of the applications they consider.

Chair Dye voted "no", however the other members present all voted "yes". Therefore the motion was passed by the majority and will be forwarded to City Council with the recommendation of approval.

Chair Dye made a motion to remove *Top Hat Chimney & Fireplace – Certificate of Appropriateness (HPA-Sign); Autumn Grove – Zoning Upon Annexation to R-1, and Autumn Grove/Goldhardt Property – Development Plan* from the table and add them to today's agenda. Motion approved by unanimous consent.

ITEM #5 Top Hat Chimney & Fireplace – Certificate of Appropriateness (HPA-Sign)
3719 Broadway (Project ID# 200404200038)

Applicant: Fred Hollingsworth, Hollingsworth Signs, Inc., 4423 Broadway, Grove City, Ohio 43123

Per the applicant's request, Mrs. Longbrake made a motion to table this item. The motion was unanimously approved.

ITEM #6 Autumn Grove – Zoning Upon Annexation to R-1 (Project ID# 200403030028)

Applicant: Donald Plank, Shuler, Plank & Brahm, 145 E. Rich Street, Columbus, Ohio, 43215

Per the applicant's request, Mrs. Longbrake made a motion to table this item. The motion was unanimously approved.

ITEM #7 Autumn Grove/Goldhardt Property – Development Plan
4550 Rensch Road (Project ID# 200404200039)

Applicant: Donald Plank, Esq., Plank & Brahm, LPA, 145 E. Rich Street, Columbus, Ohio 43215

Per the applicant's requests, Mrs. Longbrake made a motion to table this item. The motion was unanimously approved.

Having no further business, Chair Dye adjourned the meeting at 4:05 P.M.