

Chair Holt noted that Mr. John Spencer with EMH&T was present during the caucus and spoke to this item. Chair Holt further stated that there were no stipulations on the following application:

- Application is dated April 4, 2006; and
- Plat is dated June 7, 2006

Mr. Havener made a motion that the Pinnacle Club, Section 6, Part 2 – Plat Approval be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. The motion was approved by unanimous consent.

**ITEM #3 United Dairy Farmers Redevelopment – Development Plan (Project ID# 200604180031)
3555 Broadway**

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

This application pertains to the demolition and construction of a new 3,604 square foot building with a new 6 pump gas facility encompassing 3,536 square feet. Additionally, there will be a new outdoor seating area near the southwest corner of the building.

Chair Holt noted that Mr. John Johnston was present during the caucus and spoke to this item. Chair Holt further noted the following stipulations:

- No wall pack lighting - rear illumination must be shielded upward or downward
- No outdoor sales (mulch, soda, etc.)
- Trees must be staked with 2 stakes parallel to the tree and secured with rubber hoses.

Chair Holt then stated the following:

- Application is dated April 18, 2006;
- Color rendering is dated May 16, 2006
- Roof top mechanical exhibit is dated May 16, 2006
- Development Plan is dated June 7, 2006

Planning Commission supports the Development Plan along with the following deviations:

- Proposed location of the building does not meet the required 30 foot building setback in the rear
- Proposed location of the dumpster enclosure does not meet the required 30 foot building setback to the rear or the required six foot building setback on the north side; and
- Proposed site layout does not meet the required parking drive-aisle setbacks on all sides of the property.

Mayor Grossman expressed her appreciation to Mr. Johnston for carefully hearing the requests from the last meeting and changing their plan accordingly.

Mr. Johnston stated he understood and agreed to comply with the stipulations.

Ms. Swearingen made a motion that the United Dairy Farmers Redevelopment – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Havener. The motion was approved by unanimous consent.

**ITEM #4 United Dairy Farmers Redevelopment – Special Use Permit (Gasoline Sales)
3555 Broadway (Project ID# 200604180032)**

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

This application pertains to the construction of a gasoline canopy to accommodate 6 pump islands with 12 dispensers.

Mr. Johnston remained at the podium for this item. Chair Holt made the following notes:

- Application is dated April 18, 2006
- Special Use Permit Narrative is dated June 7, 2006
- Special Use Permit Exhibit is dated June 7, 2006

Chair Holt noted the following stipulation:

- Hours of operation shall be 5:00 a.m. to 1:00 a.m.

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

Ms. Swearingen made a motion that the United Dairy Farmers Redevelopment – Special Use Permit (Gasoline Sales) be recommended for approval to City Council with the stipulation as noted by the Chair; seconded by Mr. Havener. The motion was approved by unanimous consent.

**ITEM #5 United Dairy Farmers Redevelopment – Special Use Permit (Outdoor Seating)
3555 Broadway (Project ID# 200604180038)**

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

This application pertains to an outdoor seating area to be located off of the new ice cream parlor in the store. The area will have two tables and landscaping around the perimeter.

Mr. Johnston also remained at the podium for this item. Chair Holt noted the following stipulation:

- Bollards shall be dark bronze.

Chair Holt then noted the following:

- Application is dated May 16, 2006
- Color rendering is dated May 16, 2006
- Special Use Permit Narrative is dated June 7, 2006
- Special Use Permit Exhibit is dated June 7, 2006

Mr. Havener made a motion that the United Dairy Farmers Redevelopment – Special Use Permit (Outdoor Seating) be recommended for approval to City Council with the stipulation as noted by the Chair; seconded by Ms. Swearingen. The motion was approved by unanimous consent.

**ITEM #6 Tigerpoly (Addition) - Development Plan (Project ID# 200605020036)
6231 Enterprise Parkway**

Applicant: Dellos Morrison, Collaborative Design, Ltd. 2727 Tuller Parkway #299, Dublin, Ohio 43017

This application pertains to the construction of a 56,700 square foot addition to be used for manufacturing and shipping.

Chair Holt noted that Mr. Morrison was present during the caucus and spoke to this item. Chair Holt further noted that this was an excellent Development Plan and required minimum adjustments.

- Application, Project Narrative and Pictures of existing facility are dated May 2, 2006
- Pictures of existing trash compactor is dated May 23
- Screen fence detail; building and site lighting fixture cut sheet; Color rendering and Development Plan drawing set are dated June 8, 2006

Planning Commission supports the height deviation to allow a building height of 40 feet.

Chair Holt noted the following stipulation:

- No wall pack lighting – illumination must be shielded upward or downward.

Mr. Morrison stated that he understood and agreed to comply with the stipulation.

Ms. Swearingen made a motion that the Tigerpoly (Addition) – Development Plan be recommended for approval to City Council with the stipulation as noted by the Chair; seconded by Mr. Havener. The motion was approved by unanimous consent.

**ITEM #7 Coulter Photography – Certificate of Appropriateness (Sign) (Project ID# 200605190039)
3963 Broadway**

Applicant: Hollingsworth Media, 4423 Broadway, Grove City, Ohio 43123

As requested by the Planning Commission, Ms. Swearingen made a motion to withdraw this item with a fee waiver for future resubmission; seconded by Mr. Havener. The motion was approved by unanimous consent.

**ITEM #8 Parker’s Tavern – Certificate of Appropriateness (Fence) (Project ID# 200605230040)
3998 Broadway**

Applicant: Keith Parker, Parker Property Holdings, 2563 Leadwood Road, Grove City, Ohio, 43123

The application pertains to the installation of a 5 - 6 foot tall wooden fence to enclose a 25’ x 25’ outdoor area with a gate on both the east and north sides of the enclosure.

Chair Holt noted that Mr. Parker was present during the caucus and spoke to this item. Chair Holt then noted the following stipulation:

- The fence shall be stained to match the building.

Mr. Parker stated that he understood and agreed to comply with the stipulation.

Planning Commission requests that the Applicant meet with the owner(s) of Lilly's to see about sharing a dumpster to reduce the number of dumpsters from two to one. If not successful, Applicant is to then ask the dumpster operator to be more careful with placement.

Mr. Havener made a motion that the Parker's Tavern – Certificate of Appropriateness (Fence) be recommended for approval to City Council with the stipulation as noted by the Chair; seconded by Ms. Swearingen. The motion was approved by unanimous consent.

**ITEM #9 Parker's Tavern – Special Use Permit (Outdoor Seating) (Project ID# 200605230041)
3998 Broadway**

**Applicant: Keith Parker, Parker Property Holdings, 2563 Leadwood Road, Grove City, Ohio,
43123**

This application pertains to a new outdoor seating area to include three picnic tables with umbrellas.

Chair Holt noted that Mr. Parker was still at the podium. Chair Holt noted the following stipulations:

- Umbrellas shall not exhibit any signage and the color shall be similar to a color on the approved pallet for the HPA area.
- Applicant shall provide trash and cigarette ash receptacles on the inside of the fence at each gate
- Outside speaker level shall be maintained at a reasonable volume at the discretion of a police officer, if necessary.
- Operating hours shall be 12:00 pm to 2:30 a.m.

Mr. Parker stated that he understood and agreed to comply with the stipulations.

Mr. Havener made a motion that the Parker's Tavern – Special Use Permit (Outdoor Seating) be recommended for approval to City Council with the stipulations as note by the Chair; seconded by Ms. Swearingen. Ms. Swearingen voted "no", all other members present voted "yes", therefore the motion passed.

**ITEM #10 Grove City Gardens – Certificate of Appropriateness (Sign) Project ID# 2006052300421
3697 Broadway**

Applicant: Sharon Johnson, 3697 Broadway, Suite F, Grove City, Ohio 43123

As requested by the Planning Commission, Ms. Swearingen made a motion to withdraw this item with a fee wavier for the future resubmission; seconded by Mr. Havener. The motion was approved by unanimous consent.

ITEM #11 Boggs Insurance Agency – Lot Split

As requested by the Applicant, Ms. Swearingen made a motion to postpone this item to the June 27, 2006 regular meeting; seconded by Mr. Havener. The motion was approved by unanimous consent.

**ITEM #12 Pinnacle Club Section 1, Phase 2 (Re-Plat) – Plat Approval (Project ID# 200605230044)
Carnoustie Circle (Lots 98-107)**

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

This application pertains to amending the easements originally approved for lots 98-107.

Chair Holt noted that Mr. John Spencer was present during the caucus and spoke to this item. Chair Holt noted that there were no stipulations.

Ms. Swearingen made a motion that the Pinnacle Club Section 1, Phase 2 (Easement Amendments) – Plat Approval be recommended for approval to City Council as submitted; seconded by Mr. Havener. The motion was approved by unanimous consent.

ITEM #13 Southpark Office/Warehouse Condominiums – Development Plan (Project ID# 20065230045)
Southwest Boulevard

Applicant: Ryan Geiser, Glavan Feher Architects, 2 Miranova Place, Suite 700, Columbus, Ohio 43215

This item pertains to the construction of two “speculative” buildings, each with a footprint area of 36,199 square feet for a total of 72,398 square feet of space that may contain business, storage and/or light manufacturing.

Chair Holt noted that Mr. Geiser was present during the caucus and spoke to this item. Chair Holt noted the following stipulations:

- No wall-pack lighting – illumination must be shielded upward or downward.
- Dumpsters must be screened on three sides and have gates on the access per the City’s standards.

Planning Commission concurs with the use of dry retention basin areas.

Ms. Swearingen made a motion that the Southpark Office/Warehouse Condominiums – Development Plan be recommended for approval to Council with the stipulations as noted by the Chair; seconded by Mr. Havener. The motion was approved by unanimous consent.

ITEM #14 The Center at 665 – Development Plan (Project ID# 200605230046)
2585 London-Groveport Road

Applicant: Four Points Real Estate Development, Ltd., 3045 E. Fifth Avenue, Columbus, Ohio 43219-2895

As requested by the Development Department, Ms. Swearingen made a motion to withdraw this item; seconded by Mr. Havener. The motion was approved by unanimous consent.

ITEM #15 The Center at 665 – (Sky Bank) – Special Use Permit (Drive-Thru) (Project ID# 200605230047)
2585 London-Groveport Road

Applicant: Four Points Real Estate Development, Ltd., 3045 E. Fifth Avenue, Columbus, Ohio 43219-2895

As requested by the Development Department, Ms. Swearingen made a motion to withdraw this item; seconded by Mr. Havener. The motion was approved by unanimous consent.

ITEM #16 The Center at 665 – (Burger King) – Special Use Permit (Drive-Thru)
2585 London-Groveport Road **(Project ID# 200605230048)**

**Applicant: Four Points Real Estate Development, Ltd., 3045 E. Fifth Avenue, Columbus, Ohio
43219-2895**

As requested by the Development Department, Ms. Swearingen made a motion to withdraw this item; seconded by Mr. Havener. The motion was approved by unanimous consent.

ITEM #17 Dick’s Sporting Goods – Special Use Permit **(Project ID#200605260049)**
1656 Stringtown Road

Applicant: Ryan Perfetti, 1180 Polaris Parkway, Columbus, Ohio 43240

This application pertains to the sale of hunting shotguns and rifles. This does not include handguns or explosives.

Chair Holt noted that Mr. Perfetti was present during the caucus and spoke to this item. Chair Holt noted that the code does require the sale of firearms out of a single building, but this particular building is connected to other retail stores. Therefore, Planning Commission will be asking the City Attorney to review and offer an opinion on this request.

Mr. Perfetti requested a copy of the four mandates also required for the sale of firearms. Mr. Perfetti was directed to see the Clerk of Council for that information.

Chair Holt noted that there were no stipulations for this item, but it is subjected to the review and recommendation of the City Attorney prior to being presented to Council.

Mr. Havener made a motion that the Dick’s Sporting Goods – Special Use Permit be recommended for approval to City Council with the understanding that this will be reviewed by the City Attorney prior to being reviewed by City Council; seconded by Ms. Swearingen. Ms. Swearingen voted “no”, all other members present voted “yes”, therefore the motion passed.

Having no further business, Chair Holt adjourned the meeting at 3:45 p.m.

Jennifer Uhrin, Secretary

Marv Holt, Chair

Debbie Scott, Executive Assistant