

**ITEM #2 Fifth Third Bank – Development Plan (Project ID# 200406010052)
4128 Hoover Road**

Applicant: Architectural Alliance; Alyssa Lowry, 165 North Fifth Street, Columbus, Ohio
43215

Chair Dye noted that Ms. Alyssa Lowry was present during the caucus. Chair Dye noted the following stipulations:

- Driveway access curb removal and replacement must meet Grove City Construction Standards.
- Canopy lights located in drive thru area shall be recessed.
- No horizontal lighting connections, no wall-pack.
- All lighting shall be shielded.
- Landscaping around transformer box and utility box shall be evergreen and not deciduous.
- Applicant agrees to allow the Jackson Township Fire Department use of the building prior to demolition as a training site.
- Bike rack and trash receptacle matching City standards shall be installed.

Ms. Lowry stated she understood and agreed with the stipulations. Mrs. Evans made a motion that the Fifth Third Bank – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair. The motion was unanimously approved. Therefore this item will move on to Council with the recommendation of approval.

**ITEM #3 Fifth Third Bank – Special Use Permit (Drive Thru) (Project ID# 200406010053)
4128 Hoover Road**

Applicant: Architectural Alliance; Alyssa Lowry, 165 North Fifth Street, Columbus, Ohio
43215

Chair Dye noted Ms. Lowry was also present for this application. Mrs. Longbrake made a motion that the Fifth Third Bank – Special Use Permit (Drive Thru) be recommended for approval to City Council as submitted. The motion was unanimously approved. Therefore this item will move on to Council with the recommendation of approval.

**ITEM #4 The Shoppes on Broadway – Development Plan (Project ID# 200406010054)
3467 Broadway**

Applicant: Meacham & Apel Architects; Dennis Meacham, 6161 Riverside Drive, Dublin,
Ohio 43017

Chair Dye noted Mr. Mecham was present during the caucus. Chair Dye then noted the following stipulations:

- Applicant agrees to work with the City's Urban Forester to ensure the protection of trees currently on site as well as any trees that need removed and/or replaced.
- Entire frontage of site along Broadway shall be sodded and irrigated.
- Signage shall be approved through a separate application to the Building Department. However, the appearance of the signs shall be consistent as far as size, font and color.
- Dumpster enclosure material shall match the building material itself, thus be a combination of brick and stucco.
- Any lighting used for individual tenants shall be consistent.
- No wall-pack lighting shall be used anywhere on the building.
- All lighting shall be shielded and either up cast or downcast.
- Rear elevation to be amended as follows:
 - Awning to be added over doors
 - Add detail to cornice
- A new drawing shall be submitted to Administration for approval prior to July 1, 2004.
- Installation of a bike rack and trash receptacle that conform to City standards as used in the downtown Grove City Area.
- Coordinate with Jackson Township Fire Department prior to demolition of the building for possible training use.

Mr. Mecheam stated he understood and agreed with all of the stipulations except for the sodding and irrigation of the entire frontage, which they would like Council to decide.

Mrs. Evans made a motion that the Shoppes on Broadway – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair. The motion was unanimously approved. Therefore this item will move on to Council with the recommendation of approval.

**ITEM #5 Fed Ex Ground Site Expansion – Lot Split (Project ID# 200406010055)
2811 London-Groveport Road**

Applicant: Jack B. Reynolds, III, Esq., 37 West Broad Street, Suite 275, Columbus, Ohio
43215

Chair Dye noted Mr. Reynolds was present during the caucus. Chair Dye noted that the approval of this lot split does not carry with it an approved curb cut from this site onto State Route 665. Therefore, the following stipulation shall apply:

- Any future submittal for a curb cut can only be considered if it is in compliance with what is now Section 1105 of the Grove City Code.

Mr. Reynolds agreed. Mrs. Evans made a motion that the Fed Ex Ground Site Expansion – Lot Split be approved with the stipulation as noted by the Chair. The motion was unanimously approved.

**ITEM #6 Fed Ex Ground Site Expansion – Rezoning from C-2 to IND-3
2811 London-Groveport Road (Project ID# 200406010056)**

Applicant: Jack B. Reynolds, III, Esq., 37 West Broad Street, Suite 275, Columbus, Ohio 43215

Chair Dye noted that Mr. Reynolds was still at the podium for this item. Chair Dye stated that he did not have any stipulations or comments regarding this item.

Mrs. Evans made a motion that the Fed Ex Ground Site Expansion – Rezoning from C2 to IND-3 be recommended for approval to City Council as submitted. The motion was unanimously approved. Therefore this item will move on to Council with the recommendation of approval.

**On Table: Hoover Park Section 8, Part 1 – Plat Approval (Project ID# 200405140046)
3601 Natalie Drive**

Applicant: Edward J. Miller, EMH&T, 170 Mill Street, Gahanna, Ohio 43230

Mrs. Evans made a motion to take this item off the table. The motion was unanimously approved.

Per the applicant’s request, Dr. Bostic made a motion to table this item. The motion was unanimously approved.

**Hoover Park Section 8, Part 2– Plat Approval (Project ID# 200405140047)
3601 Natalie Drive**

Applicant: Edward J. Miller, EMH&T, 170 Mill Street, Gahanna, Ohio 43230

Mrs. Evans made a motion to take this item off the table. The motion was unanimously approved.

Per the applicant’s request, Dr. Bostic made a motion to table this item. The motion was unanimously approved.

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

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

Mrs. Evans made a motion to take this item off the table. The motion was unanimously approved.

Per the applicant’s request, Dr. Bostic made a motion to table this item. The motion was unanimously approved.

**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

Mrs. Evans made a motion to take this item off the table. The motion was unanimously approved.

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

Having no further business, Vice Chair Evans adjourned the meeting at 3:30 p.m.

Jennifer Uhrin, Secretary

Chair David Dye