

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

REGULAR MEETING

June 24, 2008

The meeting was called to order at 1:33 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: Ms. Sharon Reichard; Mr. Gary Leasure; Mr. Marv Holt and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Jennifer Readler, Schottenstein, Zox & Dunn; Chuck Boso, Director of Development; Christy Zempter, Building and Zoning; Tami Kelly, Clerk of Council; Lt. Jeff Pearson, Grove City Police; Tammy Sheaks, JTFD; and Jennifer Uhrin, Secretary. Ms. Linda Swearingen was absent.

Chair Holt noted that a quorum was present. Chair Holt noted that there were no changes to the minutes for the May 27, 2008 regular meeting. The minutes were approved by unanimous consent.

Chair Holt noted that *Item #4 Jeffrey Compton, Attorney at Law, Certificate of Appropriateness (HPA – Sign)* - is being postponed at the request of the applicant to the July 15, 2008 regular meeting. Mr. Leasure made a motion to accept the change; seconded by Mr. Havener - The motion was unanimously approved.

**ITEM #1 Country Hearth Primitives – Cert. of Appropriateness (HPA-Sign) Project ID# 200806100029
4048 Broadway, Grove City, Ohio 43123**

Applicant: Bill and Jolene Engelman – 4026 Broadway, Grove City Ohio 43123

The applicants are requesting approval to install one permanent window sign visible from Broadway as part of relocating their business from 4026 to 4048 Broadway. The lettering of the window sign is to be composed of vinyl decals and is limited to the name of the business “*Country Hearth Primitives, Gifts and Antiques.*” In addition, the applicants are seeking approval for a portable sign in accordance with Section 1145.15 which allows for the placement of one portable sign (per business) within the Central Business District. Similar to the window signage, the content of the portable sign is permanent and limited to the name of the business with an additional phrase denoting “OPEN” and is restricted by code to be displayed during normal operating hours.

Ms. Jolene Engelman was present and spoke to this item. Kyle Rauch requested that each sign be voted on separately and that the applicant is requesting a variance to allow an additional .5 square feet on the window sign.

Chair Holt noted that there were no stipulations associated with either sign. Mr. Havener made a motion that the Country Hearth Primitives – COA (HPA – Sign) for the window sign be recommended for approval to City Council with the variance granted to allow an additional .5 square feet of window signage; seconded by Mr. Leasure – The motion was unanimously approved.

Mr. Leasure then made a motion that the Country Hearth Primitives – COA (HPA – Sign) for the portable ground sign be recommended for approval to City Council as submitted; seconded by Mr. Havener – The motion was unanimously approved.

**ITEM #2 Putt n Play Fun Centers– Development Plan (Project ID# 200804210025)
s/w corner of Killdeer Drive and Thistlewood Drive**

Applicant: Robarco, Inc., Doug Grossman, P.O. Box 644, Grove City, Ohio 43123

The applicant is requesting approval of a Development Plan to allow for the construction of a recreational fun center. The proposed facility is to include a miniature golf course, batting cages and possibly soccer cages. In addition to these outdoor recreational services, the applicant is proposing to construct a single-story 3,956 square foot structure to house a party room, concession and arcade games. An outdoor patio is

proposed to be located on the northwest side of the building, connecting outdoor and indoor services. This facility is to operate seasonally (March through October) and the hours of operations will vary depending on weather and time of year.

Mr. Doug Grossman was present and spoke to this item. Mr. Grossman stated that the goal of this project is to give families an activity in Grove City. He further stated that the entire facility will be handicap accessible and the batting cages will have a variety of pitching speeds to enable the four batting cages to be the equivalent of having 20 different cages. There is also a possibility in the future to have an area for go-karts or bumper boats. Indoor batting cages are another possibility, in the future. Construction is expected to start this year on the building and pads for the golf course with completion in the spring of 2009.

The Fire Department requested the road width be increased to from 12 to 20 feet. Further research is needed on the fire code to address this request.

Chair Holt noted the following stipulations:

- Applicant to work with City's engineer regarding easement dedication and roadway width.
- Applicant to increase handicap parking spaces from three to four.

Mr. Dan Havener made a motion that the Putt n Play Fun Centers – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #3 Putt n Play Fun Centers– Special Use Permit (Project ID# 200804210024)
s/w corner of Killdeer Drive and Thistlewood Drive

Applicant: Robarco, Inc., Doug Grossman, P.O. Box 644, Grove City, Ohio 43123

The applicant is requesting approval of a Special Use Permit for an outdoor seating area to be used in conjunction with the proposed fun center. The proposed patio is approximately 980 square feet (35' x 28') and able to accommodate up to 30 individuals. The hours of operation will be from 11am to 9 pm Monday through Thursday and 11am to 10pm Friday and Saturday with Sunday hours from 11am to 6pm.

Chair Holt noted that Mr. Grossman was still present and spoke to this item as well. Chair Holt further noted that there were no stipulations associated with this item.

Mr. Leasure made a motion that the Putt n Play Fun Centers – Special Use Permit be recommended for approval to City Council as submitted; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #4 Jeffery Compton, Attorney at Law – Cert. of Appropriateness (HPA-Sign)
3984 Broadway, Grove City Ohio 43123 (Project ID # 200805280028)

Applicant: John Gavin, Custom Sign Inc., 3200 Valleyview Drive, Columbus Ohio 43123

At the request of the applicant, this item has been postponed to the July 15, 2008 regular meeting.

Having no further business, Chair Holt adjourned the meeting at 2:10 p.m.