

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

REGULAR MEETING

July 12, 2005

The meeting was called to order at 2:10 p.m.

Chair Dye began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mayor Cheryl L. Grossman (temporarily stepped out of the room), Mr. Larry Corbin, Mr. David Dye, Mr. Marvin Holt and Ms. Christa Fike. Others present: Dr. Les Bostic, City Administrator; Seth Dorman, Development and Planning Officer; Kyle Rauch, Planning and Zoning Coordinator; Charles Boso, Development Director; Dan Snyder, Urban Forester; and Jenifer Pfeiffer and Jennifer Uhrin, Secretary.

Chair Dye noted that a quorum was present. The minutes of the June 28, 2005 regular meeting were accepted by unanimous consent.

Chair Dye noted the following changes to today's agenda: *Buckeye Grove Car Wash - Development Plan; Buckeye Grove Car Wash – Special Use Permit (Car Wash); and Parkway Centre East – Development Plan* were postponed to the July 26, 2005 regular meeting.

ITEM #1 Buckeye Grove Car Wash – Development Plan (Project ID# 200505030062)
2800 London-Groveport Road

Applicant: Tyler Williams, 400 W. Main Street, Plain City, Ohio 43064

Mr. Corbin made a motion to postpone this item to the July 26, 2005 regular meeting; seconded by Ms. Fike. The motion was unanimously approved.

ITEM #2 Buckeye Grove Car Wash – Special Use Permit (Car Wash) (Project ID# 200505030063)
2800 London-Groveport Road

Applicant: Tyler Williams, 400 W. Main Street, Plain City, Ohio 43064

Mr. Corbin made a motion to postpone this item to the July 26, 2005 regular meeting; seconded by Ms. Fike. The motion was unanimously approved.

ITEM #3 Parkway Centre East – Development Plan (Project ID# 200506130077)
East of Buckeye Parkway, South of Stringtown Road

Applicant: Sean Cullen, Continental Retail Development, 150 East Broad Street, 8th Floor,
Columbus, Ohio 43215

Mr. Corbin made a motion to postpone this item to the July 26, 2005 regular meeting; seconded by Ms. Fike. The motion was unanimously approved.

ITEM #4 Smokey Bones BBQ – Development Plan (Project ID# 2005062000078)
SW Corner of Buckeye Parkway and Stringtown Road

Applicant: Linda Nunn, GMRI, Inc., 7469 Brokerage Drive, Orlando, Florida 32809

This application pertains to the construction of a new 6,028 square foot restaurant to be located in Parkway Centre South

Chair Dye noted that Ms. Nunn was present during the caucus and spoke to this item. Chair Dye then noted the following stipulations:

- Handicap accessible parking spaces shall incorporate “at grade” access for wheelchairs not more than 10 feet from the space.
- Plan shall be amended to note the maximum height of the building.
- Plan shall be amended to include details for benches, trash receptacles and bike racks.
- Wall-pack lighting shall only be permitted with disconnected shielding on the rear façade of the building.
- Coordinate with the Urban Forester to make adjustments to the planting on the west side of the site, by reducing the deciduous plant material and leaving the evergreen shrubbery to facilitate growth of other landscaping in that area.
- The exposed smokestack for the smoker is an architectural detail, consistent with the theme of Smokey Bones BBQ. Any change to the use of the site shall require the removal of the smoker stack or to be fully screened by a parapet wall per code.

Mr. Holt made a motion that the Smokey Bones BBQ – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Fike. The motion was unanimously approved.

ITEM #5 Autumn Grove Section 1 – Plat Approval (Project ID# 200506210079)
Rensch Road

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

This application pertains to the platting of 47 single-family lots, as well as Reserve A (0.47 acres), Reserve B (3.56 acres) and Reserve C (2.71 acres).

Chair Dye noted that Mr. Miller was present during the caucus and spoke to this item. Chair Dye then noted that there were not any stipulations. However, he did wish to comment that this recommendation is based on the assumption that the applicant will reach agreements regarding off-site traffic issues.

Ms. Fike made a motion that the Autumn Grove Section 1 – Plat Approval be recommended for approval to City Council with the comment as noted; seconded by Mr. Corbin. The motion was unanimously approved.

Having no further business, Chair Dye adjourned the meeting at 2:14 p.m.

Jennifer Uhrin, Secretary

Chair Dye

Jenifer Pfeiffer, Secretary