

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

REGULAR MEETING

July 15, 2008

The meeting was called to order at 1:30 p.m.

Vice-Chair Swearingen began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Ms. Sharon Reichard; Ms. Linda Swearingen and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Chuck Boso, Director of Development; Mike Boso, Chief Building Official; Tami Kelly, Clerk of Council; Lt. Bill Dolby, JTFD; Greg Grinch, Council Member and Jennifer Pfeiffer, Secretary. Mr. Gary Leasure and Mr. Marv Holt were absent.

Vice-Chair Swearingen noted that a quorum was present. Vice-Chair Swearingen noted that there were no changes to the minutes for the June 24, 2008 regular meeting. The minutes were approved by unanimous consent.

Vice-Chair Swearingen noted that *Item #2 Jeffrey Compton, Attorney at Law, Certificate of Appropriateness (HPA – Sign)* - is withdrawn at the request of the applicant. Mr. Havener made a motion to accept the change; seconded by ~~Vice-Chair Swearingen~~ Ms. Reichard - The motion was unanimously approved.

**ITEM #1 China Bell – Hole in One Lounge – Special Use Permit (Outdoor Seating) Project ID# 200806230030
1947 Stringtown Road, Grove City, Ohio 43123**

Applicant: Gary Shyu – 1947 Stringtown Road, 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 existing lounge establishment. The proposed patio is located south of the structure and is to be 750 square feet (25' x 30') and enclosed by a six (6) foot white vinyl privacy fence. This area is to contain two outdoor speakers, eight (8) tables with chairs and a putting green. The hours of operation will be from 11am to 2:30 am Sunday through Friday and Saturday 12 pm to 2:30 am.

Mr. Gary Shyu was present and spoke to this item. Mr. Shyu stated that this area is blocked by three walls between his building and the hotel and the only open area would be facing MacDonald's. Vice-Chair Swearingen voiced her concerns regarding the amount of noise that could be generated that may affect residential apartments. Mr. Shyu stated he is very easy to work with and after 20 years of business certainly does not want to cause any problems for the nearby properties.

Vice-Chair Swearingen noted the following stipulation:

- No speakers shall be located in the outdoor seating area.

Mr. Shyu agreed to comply with the stipulation.

Mr. Havener made a motion that the China Bell – Hole in One Lounge – Special Use Permit (Outdoor Seating) be recommended for approval to City Council with the stipulation as noted by the Vice-Chair; seconded by Ms. Reichard – The motion was unanimously approved.

**ITEM #2 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

This item was withdrawn and additional fees will be waived if resubmitted within the next 30 days.

**ITEM #3 Peaceful Moment Massage, LLC – Cert. of Appropriateness (Project ID# 200806270032)
3999 Broadway Suite A – Grove City, Ohio 43123**

Applicant: Carol Myers – 3999 Broadway, Suite A - Grove City, Ohio 43123

The applicant is requesting approval of a portable sign within the Central Business District (CBD). The proposed A-frame sign consists of two (2) panels hinged at the top. The individual panels are to be constructed of plywood and would be 36-inches in height and 24-inches in width. The applicant has selected White for the background, Loganberry for the directional arrow and text “Peaceful Moment Message” and light and dark maroon for the sign logo. The proposed light and dark maroon closely resemble Old Burgundy and Loganberry from the City’s HPA approved color palette.

Ms. Myers was present and spoke to this item. She stated that numerous people have told her that she should have signage along Broadway to help people find her business and know that her business is there.

Vice-Chair Swearingen noted the following stipulation:

- Sign shall be placed north of Graeters and south of Ethical Mortgage.

Mr. Havener made a motion that the Peaceful Moment Massage, LLC – Cert. of Appropriateness be recommended for approval to City Council with the stipulation as noted by the Vice-Chair; seconded by Ms. Reichard – The motion was unanimously approved.

Having no further business, Vice-Chair Swearingen adjourned the meeting at 1:47 p.m.

Jenifer Pfeiffer, Secretary

Linda Swearingen, Vice-Chair