

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

REGULAR MEETING

July 25, 2006

The meeting was called to order at 2:25 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: Cheryl Grossman, Mayor; Ms. Linda Swearingen; Mr. Marvin Holt; and Ms. Julie Oyster. Others present: Seth Dorman, Development and Planning Officer; Gurgun Muharrem, Hockaden and Associates; Lt. Bill Dolby, Jackson Township Fire Department; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; Dan Snyder, Urban Forester; and Jenifer Pfeiffer, Secretary.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes, revisions or deletions to the minutes. The minutes of the July 11, 2006 regular meeting were accepted unanimously.

Chair Holt noted the following changes to today's agenda: As requested by the Development Department, Item #1 *Boggs Insurance Agency – Lot Split* was postponed to the August 8, 2006 regular meeting. Ms. Swearingen made a motion to accept the changes to the agenda as noted; seconded by Ms. Oyster. The motion was approved by unanimous consent.

ITEM #1 Boggs Insurance Agency – Lot Split (Project ID# 200605220043)
3869/3871-73 Broadway

Applicant: Michael Boggs, Nationwide Insurance, 3869 Broadway, Grove City, Ohio 43123

As requested by the Development Department, Ms. Swearingen made a motion to postpone this item to the August 8, 2006 regular meeting; seconded by Ms. Oyster. The motion was approved by unanimous consent.

ITEM #2 The Inn at Grovebrook – Development Plan (Project ID# 200606060054)
West side of Hoover Road, at Hoover Road/Holton Road

Applicant: Malcolm Kennedy, Jerry McClain Companies, 51 North 3rd Street, Suite 701, Newark, Ohio 43055

This application pertains to the development plan for an assisted living residence to be constructed on a portion of the former Grovebrook Golf Club land. The facility would be situated on 6.373 acres of the 20.823 acres that comprises the parcel. The facility would be called The Inn at Grovebrook and will have a total footprint of 63,151 square feet.

Chair Holt noted that Mr. Kennedy was present for caucus and spoke to this item. Chair Holt noted that the Planning Commission has reviewed the application dated June 6, 2006, the color rendering of the facility dated June 26, 2006, and the Development Plan dated July 20, 2006. Chair Holt then noted the following stipulations:

- The applicant shall provide the development department with the exterior finish schedule of the facility.
- The applicant shall use Hardi-Plank and/or Cedar only for the horizontal siding material on the exterior of the facility.
- Note “L” on sheet 1/12 shall read, “A 5’ Tree Preservation Zone along the southern property line shall be established as part of this plan. The developer shall preserve the existing tree line in accordance with Section 1136.10 of the Grove city codified Ordinances, including the appropriate fencing and signage as outlined in that section.

Mr. Snyder asked if he had to wait longer on the brick would that be okay. Chair Holt stated it would be okay.

Chair Holt also noted that the Planning Commission appreciates what is being done to the rear of the facility. He stated that even though the use of the outside venue has not yet been determined, the applicant may need to obtain a Special Use Permit for that use when that decision is made.

Mrs. Swearingen made a motion that the 3989 Broadway – Certificate of Appropriateness be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Oyster. The motion was approved by unanimous consent.

Having no further business, Chair Holt adjourned the meeting at 2:40 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair