

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

**REGULAR MEETING**

**July 26, 2005**

The meeting was called to order at 2:36 p.m.

Vice Chair Holt 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, Mr. Larry Corbin, 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; Bill Saxton, City Council President; Tami Kelly, Clerk of Council; Mike Keller, EMH&T; Gurgun Muharrem, Hockaden & Associates; and Jenifer Pfeiffer and Jennifer Uhrin, Secretary. David Dye was not in attendance due to his resignation from the Planning Commission.

Vice Chair Holt noted that a quorum was present. The minutes of the July 12, 2005 regular meeting were accepted by unanimous consent.

Vice Chair Holt noted the following changes to today's agenda: *Buckeye Grove Car Wash - Development Plan*; and *Buckeye Grove Car Wash – Special Use Permit (Car Wash)* were postponed to the August 9, 2005 regular meeting. *The Pinnacle Club – Zoning Change* was withdrawn.

**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 August 9, 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 August 9, 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, 8<sup>th</sup> Floor,  
Columbus, Ohio 43215

This application pertains to the construction of a 375,359 square foot retail center on 41.74 acres which shall be developed as an extension of the Parkway Centre retail shopping center.

Vice Chair Holt noted that Sean Cullen was present during the caucus and spoke to this item. Vice Chair Holt clarified that the Development Plan Drawings being reviewed today are date July 21, 2005 and the Elevation Drawings being reviewed today are dated July 25, 2005. Vice Chair Holt then noted the following stipulations:



Applicant: Jeff Miller, EMH&T as Agent for M/I Homes, 170 Mill Street, Gahanna, Ohio 43230

This application pertains to the split of 0.003 acres from Lot 278 and its transfer to Lot 277, which will allow the Applicant to build its product without violating the side yard setback requirements.

Vice Chair Holt noted that Mr. Miller was present during the caucus and spoke to this item. Vice Chair Holt then noted there were no stipulations.

Mr. Corbin made a motion that the Pinnacle Club Section 2, Phase 1 – Lot Split of Lot 278 be approved; seconded by Ms. Fike. The motion was unanimously approved.

**ITEM #6      Ferguson Enterprises – Preliminary Development Plan      (Project ID# 200507050082)  
3960 Brookham Drive**

Applicant: Tom Grove, DSA Architect, 1277 Worthington Woods Blvd., Worthington, Ohio

This application pertains to the 1.5 acre expansion of the existing parking lot which would be used for pipe storage. Additionally, new fencing and landscaping is being proposed as well.

Vice Chair Holt noted that Mr. Grove was present during the caucus and spoke to this item. Vice Chair Holt then noted that this item was originally submitted as a special use permit and then changed to a preliminary development plan and the Planning Commission is now handling this as a discussion item.

Vice Chair Holt then noted the Planning Commission and the Administration’s concerns about the forthcoming Development Plan and what should be incorporated when it comes to Planning Commission. The fees submitted for the Special Use Permit shall be transferred and applied to the Final Development Plan fees.

The comments are as noted:

- The 18” concrete curb around the perimeter of the proposed parking lot is not necessary per the City Engineer.
- The height of the racking shall be discussed with the Development Department. The Applicant stated that there will only be two racks that are 12’ high, all other storage will be below the proposed six-foot fence. Vice Chair Holt requested the two storage racks be shown on the final development plan.
- Coordinate landscape screening of the truck docks with the City’s Urban Forester.
- Decorative fencing is required on Brookham Drive.

**ITEM #7      The Pinnacle Club – Amended Development Plan      (Project ID# 200507050083)  
White Road and Buckeye Parkway**

Applicant: Donald Plank, M/I Homes of Central Ohio, LLC, 145 East Rich Street, Columbus, Ohio 43215

This application pertains to a revision in the configuration of Ironwood Drive in Sub-Area “C” of the Pinnacle Club, which is a single-family residential area.



Vice Chair Holt noted that Jackson Reynolds was present during the caucus and spoke to this item. Vice Chair Holt then noted the following stipulations:

- Any lighting for the facility needs to be contained on site.
- There is to be no outside music over the PA system.

Ms. Fike made a motion that the Giant Eagle, Inc. - Special Use Permit be recommended for approval to City Council with the stipulations noted; seconded by Mr. Corbin. The motion was unanimously approved.

**ITEM #11      Meijer Store – Lot Split      (Project ID# 200507200090)**  
**2811 London-Groveport Road**

Applicant:      Greg Monnig, Woolpert, LLP, 409 E. Monument Avenue, Dayton, Ohio 45402

This application pertains to the split of 28.07 acres from the parent tract (49.87 acres) owned by the Mouth of Wilson, LLC.

Vice Chair Holt noted that Greg Monnig was present during the caucus and spoke to this item. Vice Chair Holt then noted there were no stipulations.

Mr Corbin made a motion that the Meijer Store – Lot Split be approved; seconded by Ms. Fike. The motion was unanimously approved.

Having no further business, Vice Chair Holt adjourned the meeting at 3:05 p.m.

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Jennifer Uhrin, Secretary

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Vice Chair Holt

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Jenifer Pfeiffer, Secretary