

As requested by the Applicant, Mr. Havener made a motion to withdraw this item with fees to be waived upon resubmission; seconded by Ms. Oyster. The motion was approved by unanimous consent.

ITEM #3 Grovebrook Park – Preliminary Development Plan (Project ID# 200607180062)
West side of Hoover Road, South of I-71 and North of the Buckeye Ranch

Applicant: Vic Steinfels, Mara Enterprise, Inc., 5525 Hoover Road, Grove City, Ohio 43123

This application pertains to the establishment of a Planned Unit Development (PUD) District on the former site of the Grovebrook Golf Course. This property is proposed to be redeveloped with a combination of office space, park land and residential condominiums.

Chair Holt noted that Mr. Drew Sanderell (EMH&T) was representing Mr. Steinfels and was present for caucus and spoke to this item.

Chair Holt noted that this is a preliminary development plan and ultimately the applicant will be back to Planning commission to request a change of zoning and to provide a final development plan. This is just a review of the preliminary development plan. Chair Holt noted then noted the following stipulations:

- Sub-area 4 would be combined with the proposed park land, and would also be dedicated park land, and the total acreage would maintain the recreational zoning.
- The piers on the proposed fencing for along North Meadows Drive and I-71 shall have a stone facing to match the Grove City Standard.
- A note shall be added to the plan stating that the Hoover Road right-of-way shall be dedicated to Grove City.

The applicant agreed to the above stipulations.

Chair Holt noted that the Planning Commission members reviewed the eight findings that are necessary for the development to recommend the establishment of a planned unit development district.

Chair Holt asked if there were any comments from the general public.

Mr. Rocky Black came forward, representing Keep Grovebrook Green, a group of citizens that came together when they heard about the development plan for Grovebrook. He has lived in the city since 1985 when there were only about 17,000 people. Today there are about 32,000 residents. He stated that their group is about 100 active members and they have received over 800 individual visits to their website, about 300 e-mails to their group and council members. They would like to ask the Planning Commission to consider their point of view in terms of the residents living in the area. They appreciate what the City has done in working with the developer to come up with additional green space, which is a potential park. They would like to keep working on the plan. Their desire is to keep the entire parcel green and develop it as green space. If you add up the numbers, we have 32,000 residents and 220 current acres of park land which includes the Big Splash, softball diamonds, baseball diamonds, the YMCA, and all of Fryer Park. If you subtract that out, we only have about 150 acres of park space in Grove City for 32,000 residents. That puts it at the bottom of the list in Franklin County. The Dispatch had an article that says if you adjust upward for residents and downward for unusable space, we are looking at far less acreage than reported. Mr. Black stated that there has not been a face-to-face with the City. The group has a meeting planned with Kim this week, but they feel this may be too late if the Planning Commission votes yes on this. *Mr. Black read excerpts of e-mails the group has received. (E-mail text attached to these minutes).* Mr. Black stated that there has been hyper-development in Grove City. He stated that the average value of housing in Grove City has gone down \$1000 a year. He believes the values will continue to go down due to the chaotic development in the City. Mr. Black stated that the group appreciates that the

administration has worked with the developer to get the 30 acres. Mr. Black stated that there are members of the group that will not settle for 30 acres. Mr. Black then displayed a conceptual drawing of a potential park that could occupy the space. Mr. Black stated that there may be a need for an assisted living facility in Grove City; he suggests looking at 665, which he feels would be a better location.

Mr. Ernie Prem, 2329 Willowside Lane, Grove City, approached the podium. Mr. Prem stated that he has seen a park in New Philadelphia that is used as a small amusement park for kids. Mr. Prem encouraged the City Council and city administration to set a contingency to use the land as a family park. He suggested that maybe the City could hire a management company to run the park and earn a little bit of revenue from the park.

Mr. Havener made a motion to approve the Grovebrook Park – Preliminary Development Plan with the stipulations as noted; seconded by Ms. Swearingen. The motion was approved by unanimous consent.

Mr. Havener stated that he wished to commend the Mayor, City Administrator, and the Development Department for taking the time to meet with the developer and property owners. He stated that he understands where the residents are coming from. Mr. Havener stated that he feels that a step has been taken in the right direction.

Chair Holt noted that he would like to thank the residents for coming in and giving their comments. He stated that Councilman Corbin was present and he heard their comments. He asked Mr. Black to leave a copy of their conceptual drawing with the Development Department. Chair Holt encouraged the residents' future participation with the zoning and the development plan applications.

**ITEM #4 Cut-N-Buzz – Certificate of Appropriateness (HPA Sign) (Project ID# 200607190063)
3394 Grant Avenue**

Applicant: Christi Roupe, Cut-N-Buzz, 800 Rumsey Road, Columbus, Ohio 43207

This application pertains to the request for a Certificate of Appropriateness for a small ground sign. The applicant is proposing to re-use the current sign posts, and finish them with an approved wood stain; the applicant is also proposing to add decorative finials to the post tops to give the sign some additional architectural substance. The proposed sign face for the ground sign would have an area of 22” high x 35” wide or 5.35 square feet and will include the business name (Cut-N-Buzz for Children), the address and the business phone number. All colors will be from the approved color palette.

Chair Holt noted that Ms. Roupe was present during the caucus and spoke to this item. Chair Holt noted the following stipulations:

- The applicant is not required to have landscaping underneath the sign per the Urban Foresters recommendation.
- A variance is recommended in conjunction with the proposed signage which would allow the applicant to exceed the maximum sign area for the building/site.

Ms. Swearingen made a motion that the Cut-N-Buzz – Certificate of Appropriateness (HPA Sign) be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Oyster. The motion was approved by unanimous consent.

**ITEM #5 Parkway Centre North (Kohl's Monument Sign) – Development Plan Amendment
North of Stringtown Road (Project ID# 200606230060)**

Applicant: Sean Cullen, Stringtown Partners North, LLC, 150 East Broad Street, 8th Floor,
Columbus, Ohio 43215

As requested by the Applicant, Mr. Havener made a motion to postpone this item to the September 12,
2006 regular meeting; seconded by Ms. Oyster. The motion was approved by unanimous consent.

Having no further business, Chair Holt adjourned the meeting at 3:01 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair