

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

**REGULAR MEETING**

**August 9, 2005**

The meeting was called to order at 2:31 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: Dr. Les Bostic, City Administrator, Mr. Marvin Holt and Ms. Christa Fike. Others present: Seth Dorman, Development and Planning Officer; Kyle Rauch, Planning and Zoning Coordinator; Bill Saxton, City Council President; Tami Kelly, Clerk of Council; and Jenifer Pfeiffer and Jennifer Uhrin, Secretary. Mayor Cheryl Grossman and Mr. Larry Corbin were both absent.

Vice Chair Holt noted that a quorum was present. The minutes of the July 26, 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agenda: *Buckeye Grove Car Wash - Development Plan*; and *Buckeye Grove Car Wash – Special Use Permit (Car Wash)* were withdrawn. *The Hummingbird Restaurant – Certificate of Appropriateness* and the *Pinnacle Club Community Center – Development Plan Amendment* were added to the agenda.

**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

Ms. Fike made a motion to withdraw this item; seconded by Dr. Bostic. 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

Ms. Fike made a motion to withdraw this item; seconded by Dr. Bostic. The motion was unanimously approved.

**ITEM #3      WACO Financial – Certificate of Appropriateness      (Project ID# 200507180087)**  
**3826 Broadway**

Applicant:      Fred Hollingsworth, Hollingsworth Signs, 4423 S. Broadway, Grove City, Ohio 43123

This application pertains to the installation of a 10.66 square foot ground sign that shall replace the existing ground sign.

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

The sign must be reduced to a height of 8 feet to meet the code.

Evergreen plants that comply with the code and meet the approval of the Urban Forester must be at the base of the sign.

Lighting must be up-cast and concealed by landscaping.

Ms. Fike made a motion that the WACO Financial Certificate of Appropriateness be recommended for approval to City Council with the stipulations as noted; seconded by Dr. Bostic. The motion was unanimously approved.

**ITEM #4      Midas Auto Service Experts – Certificate of Appropriateness      (Project ID# 200507190088)  
2562 Columbus Street**

Applicant:      Ian Katz, Midas Auto Service Experts, 1101 Monroe Street, Toledo, Ohio, 43624

This application pertains to the new roofline proposed for the Midas Building.

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

Ms. Fike made a motion that the Midas Auto Service Experts Certificate of Appropriateness be recommended for approval to City Council as submitted; seconded by Dr. Bostic. The motion was unanimously approved.

**ITEM #5      CVS at Broadway and Southwest Boulevard      (Project ID# 200507190089)  
Southwest Corner of Broadway & Southwest Boulevard**

Applicant:      Michael D. Casale, P&L, 171 Charring Cross Drive, Westerville, Ohio 43081

This application pertains to the split of 2.52 acres from the three properties owned by Richard and Patricia Barbee that will establish the area that has been approved for the proposed CVS Drugstore. In addition, an access easement is being granted over the 2.52-acre parcel for ingress/egress to the rest of the property.

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

Ms. Fike made a motion that the Proposed Drug Store (CVS) Lot Split be approved as submitted; seconded by Dr. Bostic. The motion was unanimously approved.

**ITEM #6      Hummingbird Restaurant – Certificate of Appropriateness      (Project ID# 200508030095)  
4034 Broadway**

Applicant:      Philip Hall, 4034 Broadway, Grove City, Ohio 43123

This application pertains to the new 25 square foot aluminum sign to be painted to match the colors of the existing awning.

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

Reduce the size of the signage to comply with the code.

The color of the sign must be in compliance with the historical preservation colors on the sample chart. The yellow will be “Old Linen” and the green to be “Deep Jungle.”

The sign must be constructed of wood.

Ms. Fike made a motion that the Hummingbird Restaurant Certificate of Appropriateness be recommended for approval to City Council with the stipulations as noted; seconded by Dr. Bostic. The motion was unanimously approved.

**ITEM #7      The Pinnacle Club Community Center– Development Plan Amendment (Project ID# 200508050096)  
Buckeye Parkway**

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

This application pertains to a deviation from the approved color and materials sample board with respect to the building's roof material. The Applicant would like to install a silver metallic standing seam metal roof, and the City originally approved a bronze standing seam metal roof for the Pinnacle Club Community Center.

Vice Chair Holt noted that Donald Plank was present during the caucus and spoke to this item. Vice Chair Holt noted a sample board and pictures of similar buildings were presented during the caucus depicting the desired color.

Ms. Fike made a motion that the Pinnacle Club Development Plan Amendment be recommended for approval to City Council; seconded by Dr. Bostic. The motion was unanimously disapproved.

Mr. Plank wanted to clarify that the vote was against the proposed silver color. And that if the applicant brought in another color the Planning Commission would then consider it. Vice Chair Holt confirmed that.

Having no further business, Vice Chair Holt adjourned the meeting at 2:44 p.m.

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Jennifer Uhrin, Secretary

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Vice-Chair Holt

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Jenifer Pfeiffer, Secretary