

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

**REGULAR MEETING**

**August 10, 2004**

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The meeting was called to order at 3:20 p.m.

Chair Dye 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, Mrs. Karen Evans, Mr. David Dye, and Mrs. Christa Longbrake. Others present: Councilman Bill Saxton; Seth Dorman, Development and Planning Officer; Charles Boso, Development Director; Scott Schweitzer, Planning and Zoning Coordinator; Dan Snyder, Urban Forester; and Jennifer Uhrin, Secretary. Mr. Marvin Holt was absent.

Chair Dye noted that a quorum was present. The minutes of the July 27, 2004, regular meeting were accepted by unanimous consent.

Chair Dye noted the following changes to today's agenda: *Top Hat Chimney & Fireplace Certificate of Appropriateness (HPA-Sign) and Parkway Centre South – Development Plan Amendment* were withdrawn. *Holton Park Development Plan* was tabled. *Parkway Plaza – Rezoning to C-2* and *Chris Roach Real Estate – Certificate of Appropriateness* were postponed to the August 24, 2004 regular meeting.

**ITEM #1      Top Hat Chimney & Fireplace – Certificate of Appropriateness      (Project ID# 200404200038)**  
**3719 Broadway**

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

Per the applicant's request, Mrs. Longbrake made a motion to withdraw this application. The motion was unanimously approved. Chair Dye noted that the application fee would be waived if resubmitted within ninety (90) days.

**ITEM #2      Holton Run – Development Plan Revision      (Project ID# 200407060064)**  
**Harrisburg Pike, West of Claybrooke Crossing**

**Applicant:      John C. Hanks, Esq., Homewood Corporation, 750 Northlawn Drive, Columbus,  
Ohio, 43214**

Mr. Hanks and Ms. Linda Menerey were present to speak to this application. Chair Dye recused himself from this item and turned the meeting over to Vice-Chair Evans. Vice-Chair Evans stated that both Mr. Hanks and Ms. Menerey were present during the caucus. Vice-Chair Evans noted the following stipulations:

- A left turn lane shall be constructed on Harrisburg Pike/Route 62 prior to the issuance of occupancy permits for Section 8 of Hoover Park.
- One lot shall be removed to maintain the maximum number of lots at 159.
- The width of Lot 53 shall be increased to reflect the zoning text.
- 93% of the lots shall have 80 foot or greater frontages per the text.

Mr. Hanks and Ms. Menerey stated they understood and agreed with all of the stipulations.



**ITEM #5 Parkway Plaza – Rezoning to C-2 (Project ID# 200407120068)  
Stringtown Road, East of Buckeye Parkway**

**Applicant: Joseph Ciminello & John Roesch (Represented by Donald Plank, Esq.) 145 East Rich Street, Columbus, Ohio 43215**

Per the applicant's request, Mrs. Longbrake made a motion to postpone this time to the August 24, 2004 regular meeting. The motion was unanimously approved

**ITEM #6 Grove City Endodontics, Inc. – Development Plan (Project ID# 200407190069)  
4203 Gantz Road**

**Applicant: Dr. David Claffey, 2047 Stringtown Road, Grove City, Ohio, 43123**

Chair Dye recused himself from this item and turned the meeting over to Vice-Chair Evans. Vice-Chair Evans noted that Dr. Claffey was present during the caucus. Vice-Chair Evans noted the following stipulations:

- Per the request of the Jackson Township Fire Department, there shall be 8 feet of frontage along the front of the proposed building posted as a non-parking area.
- Bollards shall not be painted safety yellow.

Dr. Claffey stated he understood and agreed with the stipulations. It was suggested that Dr. Claffey meet with the Building Division to discuss the required 8 foot frontage.

Mrs. Longbrake made a motion that the Grove City Endodontics, Inc. – Development Plan be recommended for approval to City Council with the stipulations as noted by the Vice-Chair. Chair Dye abstained from the vote. The motion was passed by the majority. Therefore, this item will move on to City Council with the recommendation of approval.

**ITEM #7 Chris Roach Real Estate – Certificate of Appropriateness (Project ID# 200407200070)  
3980 Broadway**

**Applicant: Fred Hollingsworth, Hollingsworth Media Group, 4423 Broadway, Grove City, Ohio 43123**

Per the applicant's request, Mrs. Longbrake made a motion to post pone item to the August 24, 2004 regular meeting. The motion was unanimously approved

**ITEM #8 Pinnacle Club, Section 1, Phase 1 – Plat Approval (Project ID# 200407200071)  
Buckeye Parkway and White Road**

**Applicant: Edward J. Miller, EMH&T, Inc., 170 Mill Street, Gahanna, Ohio 43230**

Chair Dye recused himself from this item. Vice-Chair Evans noted that Mr. Miller was present during the caucus. Vice-Chair Evans stated that there were no stipulations, but noted for the record, that proof that the sanitary easement on the Morbitzer Property has been recorded shall be presented to Council prior to the meeting. Mr. Miller agreed and stated the recorded easement would be forwarded.

