

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

REGULAR MEETING

August 14, 2007

The meeting was called to order at 1:32 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: Ms. Sharon Reichard, City Administrator; Ms. Linda Swearingen; Mr. Marv Holt; and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Tami Kelly, Clerk of Council; Dan Snyder, Urban Forester; Chuck Boso, Director of Development; and Jenifer Pfeiffer, Secretary. Planning Commission members absent: Mayor Cheryl Grossman and Ms. Julie Oyster.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes to the minutes for the July 24, 2007 regular meeting. The minutes were accepted by unanimous consent.

Chair Holt noted the following changes to today's agenda: The applicant has requested to postpone Item #2 *3800 Broadway – Certificate of Appropriateness (Exterior Alteration)* to the September 11, 2007 regular meeting. The applicant has requested to postpone Item #3 *Firestone – Development Plan* to the August 28, 2007 regular meeting. Mr. Havener made a motion to accept the changes to the agenda as noted; seconded by Ms. Swearingen. The motion was passed unanimously.

**ITEM #1 Premier Property Inspections – Certificate of Appropriateness - (HPA Sign)
3797 Broadway (Project ID# 200707060038)**

Applicant: Chuck Faught, 1876 Pinnacle Club Dr., Grove City, Ohio 43123

This application pertains to a replacement sign panel within an existing sign frame in front of a business located at 3797 Broadway. The existing frame consists of two wooden posts with decorative tops. No change has been proposed to the sign frame structure or lighting system. The proposed sign panel is 24 square feet (72" x 48") in area and is illuminated by two existing ground mounted exterior lights. The applicant has selected 'Royalty Blue' for the text and graphic and 'Southwest White' for the sign's background, both colors are found on the approved HPA Color Palette.

Chair Holt noted Mr. Faught was present and speaking to this item. Chair Holt then noted the following stipulations:

- A landscape plan shall be provided for review and approval to the Urban Forester.
- Landscaping is to be designed and installed in a method to conceal the existing ground mounted lights.
- The text "Inspecting Your Investment" shall be removed from the sign.

Mr. Havener made a motion that Premier Property Inspections – Certificate of Appropriateness (HPA Sign) be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Swearingen. The motion was approved unanimously.

**ITEM #2 3800 Broadway – Certificate of Appropriateness (HPA Exterior Alteration)
3800 Broadway (Project ID# 200707090039)**

Applicant: R. Kelly Hamilton, 3800 Broadway, Grove City, Ohio 43123

Mr. Havener made a motion that 3800 Broadway – Certificate of Appropriateness be postponed to the September 11, 2007 regular meeting; seconded by Ms. Swearingen. The motion was passed unanimously.

**ITEM #3 Firestone – Development Plan (Project ID# 200707240040)
Parkway Centre Outlot 35/Stringtown Road**

Applicant: Christopher Kloiber, Amcon Design & Construction Co., LLC, 20633 Watertown Court, Suite 200, Waukesha, WI 53186

Mr. Havener made a motion that Firestone – Development Plan be postponed to the August 28, 2007 regular meeting; seconded by Ms. Swearingen. The motion was passed unanimously.

**ITEM #4 HH Gregg – Lot Split (Project ID# 200707270041)
Buckeye Place (North of Buckeye Place/West of Parkway Centre Drive)**

Applicant: John Crawford, 30575 Bainbridge Road, Solon, Ohio 44139

This application pertains to the proposed split of 3.079 acres out of an original 19.736 tract of land located on the north side of Buckeye Place and west of Parkway Centre Drive. Originally this acreage was part of the Stringtown West Property which was rezoned to Planned Unit Development-Commercial and -Residential in March of 2004 (C-02-02). It should be noted that in approving this lot split, three separate parcels will be created; Lot A will consist of 6.611 acres contiguous to Interstate-71; Lot B will be comprised on 3.079 acres and future HH Gregg site; and Lot C is to encompass 3.6477 acres west and .694 acres east of Parkway Centre Drive.

Chair Holt noted that Mr. Crawford was present and speaking to this item. Chair Holt then noted there were no stipulations.

Chair Holt noted that an e-mail was received by Chuck Boso from Casto's attorney stating that one of the lots resulting from this lot split would be used for a 40,000 sq. ft. office building.

Ms. Swearingen made a motion that HH Gregg – Lot Split be approved as submitted; seconded by Mr. Havener. The motion was approved unanimously.

Having no further business, Chair Holt adjourned the meeting at 1:47 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair