

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

REGULAR MEETING

August 28, 2007

The meeting was called to order at 1:31 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 Ms. Julie Oyster. Others present: Kyle Rauch, Development and Planning Officer; Tami Kelly, Clerk of Council; Chuck Boso, Director of Development; and Jenifer Pfeiffer, Secretary. Planning Commission members absent: Mayor Cheryl Grossman and Mr. Dan Havener.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes to the minutes for the August 14, 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 withdraw Item #1 *Firestone – Development Plan*. The Development Department asked to add Item #3 *Country Hearth Primitives and Antiques – Certificate of Appropriateness (HPA Window and Portable Sign)* and Item #4 *Pinnacle Estate (Section 5) – Lot Split* to the agenda. Ms. Swearingen made a motion to accept the changes to the agenda as noted; seconded by Ms. Oyster. The motion was passed unanimously.

ITEM #1 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

Ms. Swearingen made a motion to withdraw this application with fees waived for 90 days upon resubmission; seconded by Ms. Oyster. The motion was passed unanimously.

ITEM #2 Riverwalk – Lot Split (Project ID# 200708060042)
5255 Jackson Pike

Applicant: David Ruma, Davidson Phillips, Inc., 209 E. State Street, Columbus, OH 43215

This application pertains to the proposed split of 32.417 acres out of an original 69.558 tract of land located on the east side of State Route 104, southeast of the Holton Road intersection. This acreage is part of the Riverwalk subdivision which was rezoned to Planned Unit Development-Residential in February of 2006 (C-130-05). The developer, Virginia Homes, is in the process of assembling land for the proposed Riverwalk subdivision and is acquiring this land through multiple closings with the current land owner, C.J. Mahan Construction.

Chair Holt noted that Mr. Ruma was present and speaking to this item. Chair Holt then noted there were no stipulations. Chair Holt noted the following comment:

- Because approval of this request will create a separate lot without access to public road frontage, the Development Department will not be able to process the application until the following language appears on the deed:

“This parcel shall not be utilized as a separate building site until approved by the existing planning agency with platting authority over the area. Unless such approval is obtained, this parcel shall be used in conjunction with the parcel recorded in Volume __ Page _____ Deed Records, Parcel No. _____ Franklin County, Ohio.”

Ms. Swearingen made a motion that Riverwalk – Lot Split approved as submitted; seconded by Ms. Oyster. The motion was approved unanimously.

**ITEM #3 Country Hearth Primitives – COA (HPA Window and Portable Sign) (Project ID# 200708200044)
4026 Broadway**

Applicant: David and Jolene Engelman, 4008 Thompson Avenue, Grove City, OH 43123

This application pertains to a proposed Certificate of Appropriateness application for HPA signage. The applicants are proposing to install two permanent window signs, one on Broadway and the other on Park Street. In addition, the applicants are seeking approval for a portable sign in accordance with Section 1145.15 which allows for the placement of one portable sign (per business) within the Central Business District.

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

Ms. Oyster made a motion that Country Hearth Primitives and Antiques – Certificate of Appropriateness (HPA Window and Portable Sign) be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. The motion was passed unanimously.

**ITEM #4 Pinnacle Estate (Section 5) – Lot Split (Project ID# 200708200045)
4509 E. Hirth Hill Road**

Applicant: Don Plank, Plank & Brahm, 145 E. Rich St., Columbus, Ohio 43215

This application pertains to the proposed split of .022 acres out of the adjacent lot (Lot 475) located on the east side of Hirth Hill Road within Section 5 of the Pinnacle subdivision. This .022 acres is to be split with the understanding that it is to be tied to and utilized in conjunction with Lot 474.

Chair Holt noted that Mr. Plank was present and speaking to this item. Chair Holt then noted there were no stipulations. Chair Holt then noted the following procedural note:

- Because approval of this request will create a separate lot not in conformance with the approved Zoning Text the Development Department will not be able to process the application until the following language appears on the deed tying the two parcels together:

*“This parcel shall not be utilized as a separate building site until approved by the existing planning agency with platting authority over the area. Unless such approval is obtained, this parcel shall be used in conjunction with the parcel recorded in Volume _____ Page __
Deed Records, Parcel No. _____ Franklin County, Ohio.”*

Ms. Swearingen made a motion that Pinnacle Estate (Section 5) – Lot Split be approved as submitted; seconded by Ms. Oyster. The motion was approved unanimously.

Having no further business, Chair Holt adjourned the meeting at 1:55 p.m.