

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

**REGULAR MEETING**

**September 9, 2008**

---

The meeting was called to order at 1:38 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; Mr. Gary Leasure; Mr. Marv Holt; Ms. Linda Swearingen and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Phil Hartmann, Schottenstein, Zox & Dunn; Chuck Boso, Director of Development; Christy Zempter, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Mike Keller, EMH&T, Jodee Lowe, Urban Forester and Jennifer Uhrin, Secretary.

Chair Holt noted that a quorum was present. Chair Holt noted that the minutes of the July 15, 2008 meeting would be amended to reflect in the third paragraph from the top, in reference to *Item #2 Jeffery Compton, Attorney at Law – Cert. of Appropriateness (HPA-Sign)* request to be withdrawn, it was Ms. Reichard that seconded the motion to accept this request to withdraw and not Vice-Chair Swearingen. Mr. Havener made a motion to accept the change; seconded by Mr. Reichard. Mr. Leasure abstained – the motion was passed by the majority. The minutes will be amended accordingly. Ms. Swearingen made a motion to accept the July 15, 2008 minutes as amended; seconded by Mr. Havener. Mr. Leasure abstained from the vote - The motion was passed by the majority. Mr. Leasure made a motion to accept the August 12, 2008 minutes as presented; seconded by Ms. Swearingen. Mr. Havener abstained – the motion was passed by the majority.

**ITEM #1    AMA Sign Company – Cert. of Appropriateness (HPA-Sign) (Project ID# 200807210034)  
3800 Broadway, Grove City, Ohio 43123**

**Applicant: AMA Sign Company, 3800 Broadway, Grove City, Ohio 43123**

The applicant is requesting approval of a permanent ground sign for The Blue House on Broadway, located at 3800 Broadway. The proposed sign is to extend 4½ feet above grade and be set within a brick base. The sign face is 18 square feet, framed with treated lumber and decorative toppers. The building was built in 1924 and the proposed sign does meet with the era of the building.

Mr. Jason Ault, AMA Sign Company was present and spoke to this item. He stated that he has spoken with the City's Urban Forester and determined that an evergreen variety must be used for the landscaping around the sign.

Jodee Lowe, Urban Forester stated that she had spoken with the applicant and did agree that an evergreen variety must be used. However, she will need to know which plant is actually being used, as the plans depict a Christmas type tree. Mr. Ault explained he had limited clip art available, but Christmas type trees were not going to be used.

Chair Holt questioned the use of lighting for the sign. Mr. Ault stated this would be an 8 am – 5 pm only business and did not feel the use of lighting would be beneficial. Therefore, the sign will not be illuminated.

Chair Holt noted the following stipulation:

- Applicant shall work with the City's Urban Forester to select the appropriate evergreen species for the required landscape.

Mr. Ault stated he understood and agreed to comply with the stipulation.

Mr. Leasure made a motion that the AMA Sign Company – Cert. of Appropriateness (HPA Sign) be recommend for approval to City Council with the stipulation as noted; seconded by Mr. Havener. The motion was unanimously passed.

**ITEM #2     Solid Waste Authority of Central Ohio – Method of Zoning Change (Amendment)  
(Project ID# 200808170038)**

**Applicant: Solid Waste Authority of Central Ohio, Ronald Mills, Executive Director  
4239 London Groveport Road, Grove City, Ohio 43123**

The applicant is requesting approval of a Zoning Text Amendment for Gateway Business Park located on the north side of London-Groveport Road (SR665) west of Haughn Road. This ±231.783 acre development contained text, titled “PUD-I Development Standards Gateway Business Park- West Campus” which was established as part of the rezoning approved by City Council on February 1, 1999 (C-9-99).

Formatting of the text within the document has been comprehensively addressed while there are four (4) substantive amendments that have been proposed.

Proposed Amendment #1 – insertion of a general provision (Section II, Page 1)

Proposed Text:

General Provision: The provisions outlined within these development standards shall apply to the 231.783 ± acres of land as described in Exhibit A unless otherwise approved by Grove City Council.

Proposed Amendment #2 – re-wording of the Additional East-West Access Corridor (Section IV, Page 2)

Current Text:

~~Upon approval of the development plan for the development, applicant shall deed or dedicate to Grove City an additional right of way area on the northeast corner of the subject property as shown on the attached Exhibit C as “Future Right of Way” for use by Grove City for installation of future road right of way, utilities, water towers, or other public improvements that Grove City may deem appropriate.~~

Proposed Text:

As illustrated in Exhibit C, the owner shall dedicate to the City of Grove City land for right-of-way for an “East-West Interior Connector Roadway” which will serve to connect the North-South Interior Connector to Haughn Road. The location of this right-of-way shall be mutually agreed upon by the Owner and the City of Grove City and is considered to be approximate in nature and therefore may be changed as necessary to accommodate future development. The right-of-way shall be a minimum of sixty (60) feet in width.

Proposed Amendment #3 – insertion of Water Storage Tank text (Section IV, Page 2)

Proposed Text:

Water Storage Tank: Subject to the mutual agreement with the City, the owner shall deed suitable and adequate land to allow for the construction of a water storage facility. Additionally, the applicant shall provide all rights necessary, either through deed or easement to allow for the construction and maintenance of this future facility, including vehicular access, maintenance and construction of the main line supplying water to said facility. This area shall be deeded to the City within 90 days following approved legislation from Grove City Council appropriating funds for the construction of the water storage facility.

Proposed Amendment #4 – deletion of text pertaining to Building Size Restrictions (Section V, Page 5)

Current Text:

~~In an effort to create a transitional use area between Gateway Business Park– West Campus and lands to the west of Gateway Business Park– West Campus, no building of the west side of the Interior Connector Roadway as shown on the attached Exhibit C shall exceed 100,000 square feet of gross building area without the express approval of Grove City Council.~~

Recommendation (s):

Mr. Rauch stated that the Development Department recommends that Planning Commission make a recommendation of approval to City Council for the Amendment of the PUD-I Development Standards Gateway Business Park- West Campus, as submitted.

Mr. Jim Burlingcamp with the Solid Waste Authority of Central Ohio was present and spoke to this item. Mr. Burlingcamp stated they are working to make the agreement more attractive to potential buyers. As far as engineering, Mr. Keller stated the language is sufficient for their needs.

Ms. Swearingen was concerned with amendment #4, she feels Council should have the final say on the square footage of the building. Ms. Swearingen was also concerned with amendment #2, she feels it should state “as agreeable to both parties.”

Chair Holt noted the following stipulation:

- Amendment #2 shall read: The location of this right-of-way shall be mutually agreed upon by the Owner and the City of Grove City and is considered to be approximate in nature and therefore may be changed, *by mutual consent*, as necessary to accommodate future development.
- Applicant shall supply a list of all contiguous property owners, names and addresses to the Clerk of Council prior to being placed on Council’s agenda.

Mr. Burlingcamp stated he understood and agreed to comply with the stipulations.

Mr. Havener made a motion that the Solid Waste Authority of Central Ohio – Method of Zoning Change (Amendment) be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Leasure. Ms. Swearingen voted no – the motion was passed by the majority.

The meeting was adjourned at 1:48 pm.

---

Jennifer Uhrin, Secretary

---

Marv Holt, Chair