

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

REGULAR MEETING

September 11, 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: Mayor Grossman; Ms. Linda Swearingen; Mr. Marv Holt; Mr. Dan Havener and Ms. Julie Oyster. Others present: Ms. Sharon Reichard, City Administrator; Kyle Rauch, Development and Planning Officer; Tami Kelly, Clerk of Council; Chuck Boso, Director of Development; Christy Zempter, Planning and Zoning Coordinator and Jenifer Pfeiffer, Secretary.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes to the minutes for the August 28, 2007 regular meeting. The minutes were accepted by unanimous consent.

Chair Holt noted the following changes to today's agenda: The Development Department has requested to withdraw Item #1 *3800 Broadway – Certificate of Appropriateness*. The Development Department requested to add Item #5 *Parker's Tavern – Special Use Permit (Outdoor Seating)* 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 3800 Broadway – Certificate of Appropriateness – (HPA Exterior Alteration)
3800 Broadway **(Project ID# 200707090039)**

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

Ms. Swearingen made a motion to withdraw this application; seconded by Ms. Oyster. The motion was passed unanimously.

ITEM #2 Holton Road – Lot Split **(Project ID# 200708130043)**
Holton Road

Applicant: James Pearsall, EMH&T, 5500 New Albany Road, Columbus, Ohio 43054

This application pertains to the proposed split of an original 6.794 acre tract of land located on the southeast corner of Holton Road and Buckeye Parkway into four buildable lots. An additional fifth lot is to be split off and is located along Holton Road and is to be dedicated to the City of Grove City as right-of-way. The four buildable lots have been configured to provide a minimum driveway separation of 150 feet and meet applicable requirements of the zoning code.

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

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

ITEM #3 Your Neighborhood Realty – Zoning Change **(Project ID# 200708210046)**
2938 London-Groveport Road

Applicant: Edward and Darlene Murphy, 1704 Clayton Court, Grove City, Ohio 43123

This application pertains to the proposed rezoning of property located at 2938 London-Groveport Road to C-2 (Retail Commercial) zoning designation to allow for a proposed office use, Your Neighborhood Realty. The parcel is approximately .49 acres (including the .0023 acre exception) and is currently zoned R-1 (Single-Family Residence). The surrounding properties to the north and south are zoned commercial

Mr. Jack McClure, 4002 Broadway noted that he had questions regarding the Outdoor Seating permit. Mr. McClure asked what the hours would be and if there would be speakers with music playing in the seating area.

Chair Holt noted that as per the stipulations music is not permitted and speakers will not be installed. Chair Holt also noted that the hours of use would be during the establishment's business hours.

Mr. Havener made a motion that Parker's Tavern – Special Use Permit (Outdoor Seating) be recommended for approval to City Council with the stipulation as noted; seconded by Ms. Oyster. The motion was approved unanimously.

Mayor Grossman asked Mike Boso, Chief Building Official to update the Planning Commission members on the status of Item #1 3800 Broadway. Discussion followed regarding outstanding issues concerning Item #1 3800 Broadway. It was noted that the zoning has reverted back to PSO. The Development Department and Building Division have requested that Mr. Kelly submit a Development Plan that would address outstanding issues.

Having no further business, Chair Holt adjourned the meeting at 2:01 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair