

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

REGULAR MEETING

September 13, 2005

Vice Chair Holt began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mayor Cheryl Grossman, Mr. Larry Corbin, Mr. Marvin Holt, Ms. Christa Fike and Mr. Dan Havener. Others present: Seth Dorman, Development and Planning Officer; Chuck Boso, Director of Development; Mike Boso, Chief Building Official; Bill Saxton, City Council President; Tami Kelly, Clerk of Council; Mike Keller, EMH&T, and Jenifer Pfeiffer, Secretary.

Vice Chair Holt noted that a quorum was present. The minutes of the August 9, 2005 regular meeting were accepted by unanimous consent.

Vice Chair Holt noted the following changes to today's agenda: *Buckeye Grove Shopping Center – Lot Split* was postponed to the October 25, 2005 regular meeting. *Ethical Mortgage Lending – Certificate of Appropriateness; Flowers Medical Facility – Development Plan; and Fed Ex Ground, Columbus Package Distribution Center Exit Drive and Yard Improvements – Development Plan* were postponed to the next meeting September 27, 2005.

Vice Chair Holt welcomed the newest member of Planning Commission, Mr. Dan Havener. He also noted that at the next meeting, the Planning Commission will nominate and vote for a new Chair and Vice Chair.

ITEM #1 Healthy Pets, Bren Lor – Certificate of Appropriateness (Project ID# 200508020091)
3643 North Broadway

Applicant: Ron Monroe, Sr., All Star Sign Company, 112 South Glenwood Avenue, Columbus,
Ohio 43222

This application pertains to the installation of a new ground sign in the same location as the existing ground sign.

Vice Chair Holt noted that the applicant was present during the caucus and spoke to this item, however the applicant was not present for the meeting.

The applicant noted during caucus that his client was not interested in putting up the sign if they were not allowed to have changeable copy at the bottom of the sign. It was noted, during caucus, that the Planning Commission is a recommending body and the applicant and his client had the opportunity to attend the City Council meeting and have their request heard there.

Ms. Fike made a motion that the Healthy Pets, Bren Lor – Certificate of Appropriateness be recommended for approval to City Council as submitted; seconded by Mr. Havener. The motion was unanimously disapproved.

ITEM #2 Buckeye Grove Shopping Center – Lot Split (Project ID# 200508020092)
2596 London Groveport Road

Applicant: Buckeye Grove Shopping Center, LLC, 4270 Morse Road, Columbus, Ohio 43230

Mr. Corbin made a motion to postpone this item to the October 25, 2005 meeting; seconded by Ms. Fike. The motion was unanimously approved.

ITEM #3 Ethical Mortgage Lending – Certificate of Appropriateness (Project ID# 200508150098)
3999 Broadway

Applicant: Shane Burris, Ethical Mortgage Lending, 3999 Broadway, Grove City, Ohio 43123

This application pertains to the installation of a new window sign in the front of the building.

Vice Chair Holt noted that Mr. Burris was present during the caucus, however the applicant was not present for the meeting. Vice Chair then noted the following stipulations:

The color scheme of the sign is to fall within the colors of the Historical Preservation Area.

Since the applicant was not present to accept the stipulations, Ms. Fike made a motion that the Ethical Mortgage Lending – Certificate of Appropriateness be postponed to September 27, 2005; seconded by Mr. Corbin. The motion was unanimously approved.

ITEM #4 Flowers Medical Facility – Development Plan (Project ID# 200508180099)
3667 Marlane Drive

Applicant: Paul McKnight, Maverick Builders, 1667 Gateway Circle, Grove City, Ohio 43123

Mr. Corbin made a motion to postpone this item to September 27, 2005; seconded by Ms. Fike. The motion was unanimously approved.

ITEM #5 Flowers Medical Facility – Lot Split (Project ID# 200508180100)
3667 Marlane Drive

Applicant: Paul McKnight, Maverick Builders, 1667 Gateway Circle, Grove City, Ohio 43123

This application pertains to the split of 1.395 acres from the original 36.892 acres owned by the applicant.

Vice Chair Holt noted that Mr. McKnight was present during the caucus and spoke to this item. Vice Chair Holt then noted there were no stipulations.

Mr. Corbin made a motion that the Flowers Medical Facility – Lot Split be approved as submitted; seconded by Ms. Fike. The motion was unanimously approved.

ITEM #6 FedEx Ground, Columbus Package Distribution Center Exit Drive and Yard Improvements – (Project ID# 200508230101)
Development Plan
6120 Meadows Drive

Applicant: Sy Cymerman, GBC Design, Inc., 3378 W. Market St., Akron, Ohio 44333

Mr. Corbin made a motion to postpone this item to September 27, 2005; seconded by Ms. Fike. The motion was unanimously approved.

ITEM #7 Pinnacle Club Section 2, Phase 2 – Plat Approval (Project ID# 200508240102)
White Road

Applicant: Jeff Miller, EMH&T, 5500 New Albany Road, Columbus, Ohio 43054

This application pertains to the re-plat of Section 2, Phase 2 of the Pinnacle Club subdivision. This will reduce the number of lots in the area by two (2).

Vice Chair Holt noted that Jeff Miller was present during the caucus and spoke to this item. Vice Chair Holt noted there were no stipulations.

Ms. Fike made a motion that the Pinnacle Club Section 2, Phase 2, - Plat Approval be recommended for approval as submitted to City Council; seconded by Mr. Corbin. The motion was unanimously approved.

ITEM #8 HER Real Living – Certificate of Appropriateness (Project ID# 200508300103)
3999 Broadway

Applicant: Betty Potts, HER Real Living, 3999 Broadway, Grove City, Ohio 43123

This application pertains to the installation of a new window sign in the front of the business.

Vice Chair Holt noted that Betty Potts was present during the caucus and spoke to this item.

Vice Chair Holt noted that the applicant must follow the color code for the Historical Preservation Area as outlined in the request.

Mr. Havener made a motion that the HER RealLiving – Certificate of Appropriateness be recommended for approval to City Council with the stipulation as noted; seconded by Ms. Fike. The motion was unanimously approved.

Having no further business, Vice Chair Holt adjourned the meeting at 2:30 p.m.

Jenifer Pfeiffer, Secretary

Vice-Chair Holt