

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

**REGULAR MEETING**

**September 23, 2008**

The meeting was called to order at 1:31 p.m.

Vice-Chair Swearingen 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; Ms. Linda Swearingen and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Ryan Andrews, EMH&T; Stephen Smith, Schottenstein, Zox & Dunn; Chuck Boso, Director of Development; Christy Zempter, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Jodee Lowe, Urban Forester; Greg Grinch, City Council and Jennifer Uhrin, Secretary. Mr. Marv Holt was absent.

Vice-Chair Swearingen noted that a quorum was present. Mr. Leasure made a motion to add *Item #3 2204 Stringtown Road – Lot Split (Project ID# 200809170041)* to the Agenda; seconded by Mr. Havener – The motion was unanimously passed. Vice-Chair Swearingen noted that there were no changes to the minutes for the September 9, 2008 regular meeting. The minutes were approved by unanimous consent.

**ITEM #1    Rezoning of 112.06 Acres Located on State Route 665, Parcels 4961 & 4975, from SD-3 & C-2 to PUD-C & PUD-I Ironwood– Zoning Text Amendment (Project ID# 200809150039)**

**Applicant: The City of Grove City, 4035 Broadway, Grove City, Ohio 43123**

The applicant is requesting approval of a Zoning Text Amendment for 112.06 acre site located north of London Groveport Road and east of I-71. The original development text was established as part of the rezoning was approved by City Council on June 17, 1996 (C-039-96). The amendment pertains to Subarea 1 (outlots along North Meadows Drive), which allows retail and commercial uses. A total of two (2) parcels comprise this subarea, of which the Ironwood site is located on the east side of N. Meadows Drive. Parking setbacks are proposed to be reduced from what was initially approved due to recently completed improvements to London-Groveport Rd.

Proposed Amendment

Current Text:

~~Setback from State Route 665 (front/south) shall be 25ft for all pavement areas; setback from the rear (north) shall be 10 ft for all pavement surfaces; setback from east property line of the subarea shall be 30 ft for all pavement areas; setback from North Meadows Drive (the west side) shall be 20 ft for all pavement areas.~~

Proposed Text:

Setback from State Route 665 (front/south) shall be 15ft for all pavement areas; setback from the rear (north) shall be 10 ft for all pavement surfaces; setback from east property line of the subarea shall be 10 ft for all pavement areas; setback from North Meadows Drive (west side) shall be 13 ft for all pavement areas.

<u>Existing Parking Setback</u>		<u>New Parking Setback</u>
Front (South)	25 ft	15 ft
Rear (North)	10 ft	10 ft
East Side	30 ft	10 ft
West Side	20 ft	13 ft



As part of this request the applicant has submitted a boundary survey illustrating the lot sizes of the site.

Based on existing conditions, the Development Department recommends that Planning Commission approve the lot split with the condition and procedural note as stated below:

Condition: The .078 acre tract of land is to be tied to the adjacent parcel to the south, Parcel ID: 040-007501

Procedural Note: The Development Department will not be able to process the lot split 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.”*

Mr. Smith stated the condition basically reiterates the requirements that the Applicant will face when recording this lot split. Mr. Greg Skinner was present and spoke to this item. Mr. Skinner stated that this is the back half of the parking lot and grassy area of the flower shop. He further stated that when he expanded the shop in 1992, at that time, Planning Commission and Council requested that it be split off. Mr. Skinner just wants to have it added back to the lot as it goes up for auction in October and he feels he will find a buyer that wants to redevelop the entire area.

Mr. Skinner stated that he understood and agreed to comply with the condition and procedural note as requested.

Mr. Havener made a motion that the 2204 Stringtown Road – Lot Split be approved with the condition as requested by the Development Department; seconded by Mr. Leasure. The motion was unanimously approved.

Having no further business, Vice-Chair Swearingen adjourned the meeting at 1:43 pm.

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Jennifer Uhrin, Secretary

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Linda Swearingen, Vice-Chair