

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

REGULAR MEETING

September 28, 2004

The meeting was called to order at 2:22 p.m.

Chair Dye began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Dr. Les Bostic, Mrs. Karen Evans, Mr. David Dye, Mr. Marvin Holt and Mrs. Christa Longbrake. Others present: Councilman Bill Saxton; Seth Dorman, Development and Planning Officer; Vanessa Brown, Development Intern; Charles Boso, Development Director; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council; Mike Boso, Chief Building Official and Jennifer Uhrin, Secretary. Mayor Cheryl L. Grossman was absent.

Chair Dye noted that a quorum was present.

The minutes of the August 24, 2004, and September 14, 2004 regular meetings, and the September 21, 2004 special meeting were approved by unanimous consent.

Chair Dye noted the following changes to today's agenda: *Larry Beaver's Property – Preliminary Development Plan* was postponed to the October 26, 2004 regular meeting. *Parkway Plaza – Rezoning to C-2; Holton Park – Rezoning from SF-1 to PUD-R and Holton Park – Development Plan* were withdrawn.

ITEM #1 Larry Beaver's Property - Preliminary Development Plan (Project ID# 200409070082)
4401 Broadway

Applicant: Stephen J. Bowshier, Esq., 4030 Broadway, Suite 100, Grove City, Ohio 43123

Mrs. Evans made a motion to postpone this item to the October 26, 2004 Regular Planning Commission Meeting. The motion was unanimously approved.

ITEM #2 Longhorn Steakhouse – Development Plan (Project ID# 200409070083)
Parkway Center North –Northeast corner of Thistlewood and Stringtown

Applicant: WD Partners, 1201 Dublin Road, Columbus, Ohio 43215

Mr. Brett Mashchak, 8215 Roswell Road, Atlanta, Georgia, 30350, spoke to this application. Chair Dye noted that Mr. Maschak was present during the caucus. Chair Dye noted the following stipulations:

- Landscaping along the north side of the parking lot must be evergreen and 36 inches in height.
- The bull's head and the name of the restaurant signage shall not contain any exposed neon. Rather the neon band shall have a white opaque covering.

Chair Dye also noted that per code all roof top mechanicals must be completely screened by a parapet wall.

Mr. Holt made a motion that the Longhorn Steakhouse – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair. The motion was unanimously approved.

**ITEM #3 Parkway Centre North – Lot Splits (Project ID# 200409080084)
Parkway Centre North**

Applicant: Stringtown Partners North LLC, Sean Cullen, 150 E. Broad Street, 8th Floor, Columbus OH 43215

Mr. Sean Cullen of Continental Real Estate spoke to this application. Mr. Cullen stated the purpose of these lot splits is to create several out-parcels in front of the Home Depot for restaurant usage. Chair Dye noted that Mr. Cullen was present during the caucus. Chair Dye stated that no stipulations were being requested.

Mr. Holt made a motion that the Parkway Centre North – Lot Split be approved as submitted. The motion was unanimously approved.

**ITEM #4 Parkway Plaza – Rezoning to C-2 (Project ID# 200407120068)
Stringtown Road, East of Buckeye Parkway**

Applicant: Joseph Ciminello & John Roesch (Represented by Donald Plank, Esq.), 145 East Rich Street, Columbus, Ohio 43215

Mr. Holt made a motion to withdraw this item with a fee waiver if resubmitted within 120 days. The motion was unanimously approved.

**ITEM #5 Holton Park – Rezoning from SF-1 to PUD-R (Project ID# 200408040077)
North side of Orders Road, east of Harrisburg Pike**

Applicant: John C. Hanks, Esq., Homewood Corporation, 750 Northlawn Drive, Columbus, Ohio 43214

Mr. Holt made a motion to withdraw this item with a fee waiver if resubmitted within 120 days. The motion was unanimously approved.

**ITEM #6 Holton Park – Development Plan (Project ID# 200407060065)
Orders Road, West of Southern Grove**

Applicant: John C. Hanks, Esq., Homewood Corporation, 750 Northlawn Drive, Columbus, Ohio 43214

Mr. Holt made a motion to withdraw this item with a fee waiver if resubmitted within 120 days. The motion was unanimously approved.

Having no further business, Chair Dye adjourned the meeting at 2:35 p.m.

Jennifer Uhrin, Secretary

Chair David Dye