

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

REGULAR MEETING

September 29, 2009

The meeting was called to order at 1:32 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: Mr. Phil Honsey, Mr. Gary Leasure, Mr. Marv Holt; and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Chuck Boso, Development Director; Jennifer Readler, SZD; Tami Kelly, Clerk of Council; Mike Boso, Building Division; Christy Zempter, Planning and Zoning Coordinator, Joe Heiby, Urban Forestry Specialist; Greg Grinch, City Council; Sharon Reichard, Service Director; Tammy Sheaks, JTFD and Jennifer Uhrin, Secretary. Mr. Mike Linder was absent.

Chair Holt noted that a quorum was present. Chair Holt then noted there were no changes to the minutes for the September 15, 2009 regular meeting. Mr. Leasure made a motion to accept the minutes as presented; seconded by Mr. Honsey. Mr. Honsey and Mr. Havener abstained from the vote due to their absence at the September 15, 2009 regular meeting. The minutes were approved as submitted.

Chair Holt noted one addition to today's Agenda, *Item #5 4057 Broadway (Coming Home 1942 – Mural) COA - Ext. Building Alteration - HPA*; Mr. Leasure made a motion to add the requested item to the agenda; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #1 Meadow Grove South Section 8 – Development Plan (Project ID #200908210033)
Blue Star and Deergass

Applicant: Todd Willis, Rockford Homes, 999 Polaris Parkway, Columbus, OH 43240

The applicant is proposing to develop the currently vacant 4.445 acres in the Meadow Grove South subdivision on Blue Star Drive and Deergass Court. The development will create thirteen (13) new residential lots ranging in area from 10,275 square feet to 18,178 square feet, and will include the extension of both Blue Star Drive and Deergass Court. Blue Star Drive will dead-end at the edge of the property and Deergass Court will become a cul-de-sac. The development will also involve the relocation of the bike path currently connecting the Meadow Grove sidewalk to the path in Henceroth Park. The bike path currently located along the west edge of the site will be relocated to west of the extended Blue Star Drive.

Mr. Todd Willis was present and spoke to this item. Mr. Willis indicated that Rockford homes had developed the majority of this subdivision and therefore the proposed housing styles should be consistent with the housing styles currently located there.

Chair Holt noted that there were no stipulations associated with this item.

Mr. Honsey made a motion that the Meadow Grove South Section 8 – Development Plan be recommended for approval to City Council as submitted; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #2 Gateway Capital Holdings – Lot Split (Project ID #200909100038)
1781 Gateway Circle Lot 8

Applicant: Marcia Campbell, Gateway Capital Holdings, 1667 Gateway Circle, Grove City, Ohio 43123

The applicant is requesting to split 2.907 acres from the 36.892 acre lot located at the northwest bend of Gateway Circle. This parcel is included in the Gateway to the City Planned Unit Development district

established in November 1998 by C-66-98 and amended February 2003 by C-110-02. The site is currently vacant and is the proposed site of the Grand Oaks Event and Business Center.

Mr. Paul McKnight was present and spoke to this item. Mr. McKnight questioned whether the lot split could be conditioned upon approval of the proposed development plan for the Grand Oaks Event and Business Center. Ms. Readler explained that a condition would not be necessary, as the lot split is not official until it is actually filed with Franklin County. Therefore, Mr. McKnight would not have to file the lot split if the Grand Oaks Event and Business Center application is denied.

Chair Holt noted that there were no conditions associated with this item.

Mr. Leasure made a motion that the Gateway Capital Holdings Lot Split for Lot 8 be approved as submitted; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #3 Gateway Capital Holdings – Lot Split (Project ID #200909100039)
1771 Gateway Circle Lot 8a

Applicant: Marcia Campbell, Gateway Capital Holdings, 1667 Gateway Circle, Grove City, Ohio 43123

The applicant is requesting to split 1.114 acres from the 36.892 lot located at the northwest bend of Gateway Circle. This parcel is included in the Gateway to the City Planned Unit Development district established in November 1998 by C-66-98 and amended February 2003 by C-110-02. The site is currently vacant and will be listed for sale after it is split from the parent parcel.

Mr. Paul McKnight was present and spoke to this item.

Chair Holt noted that there were no conditions associated with this item.

Mr. Honsey made a motion that the Gateway Capital Holdings Lot Split for Lot 8a be approved as submitted; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #4 Grand Oaks Event and Business Center – Development Plan (Project ID# 200909100040)
1781 Gateway Circle

Applicant: Marcia Campbell, Gateway Capital Holdings, 1667 Gateway Circle, Grove City, Ohio 43123

The applicant is proposing to construct a 12,095 square foot conference and banquet facility on a 2.907 acre site within the Gateway to the City development. The proposed structure will be available for business and social events such as conventions, educational workshops, seminars, weddings, concerts, plays, and a wide variety of other events.

Mr. Paul McKnight was present and spoke to this item. Mr. McKnight stated that the owners hope to be able to expand the building in the future. Currently, the proposed building should accommodate 300 – 350 people. Mr. McKnight requested consideration to change the required landscaping along the east parking perimeter to ensure visibility from I-71. Mr. Heiby explained the code requires a three foot minimum height landscaping along parking areas to screen headlights. He further explained that the landscaping could be maintained at the three foot level, which should still allow visibility from I-71. Mr. Heiby also stated he and the Urban Forester, Jodee Lowe, would be willing to work with the applicant to find a solution that meets both the code and the applicant's request. Mr. McKnight agreed to work with the Urban Forester. Mr. Heiby requested that the developer extend the protective area around the existing Pin Oaks farther than the drip line as proposed, the trees would have a better chance of survival.

Chair Holt noted the following stipulations:

1. Applicant shall work with the Urban Forester to determine additional landscaping needed to screen the metal portion of the west building elevation.
2. Applicant shall reconfigure the west parking lot to create a twenty-two (22) foot drive aisle along the north edge of the west parking lot, connecting the four drive aisles. Landscape islands shall also be installed at the north end of the parking aisles in the west parking lot.
3. In accordance with Stipulation #2, Applicant shall locate the three proposed lighting fixtures within the landscape islands to be installed at the north end of the parking aisles in the west parking lot.
4. Applicant shall work with the Urban Forester to determine proper landscaping for the parking lot perimeter.

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

Mr. Havener made a motion that the Grand Oaks Event and Business Center Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Leasure. The motion was unanimously approved.

**ITEM #5 4057 Broadway (Coming Home 1942 – Mural) COA - Ext. Building Alteration - HPA
4057 Broadway (Project ID# 200909280047)**

Applicant: Phil Honsey, City of Grove City, 4035 Broadway, Grove City, Ohio 43123

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the installation of a mural at 4057 Broadway, facing Grove City Road. The mural is 12 feet in height and 24 feet in length and was commissioned by the City of Grove City. The mural is titled Coming Home 1942 and depicts Grove City in the year 1942. The mural's context is of Broadway between Grove City Road and Park Street which is the current site of City Hall.

Chair Holt noted that there were no stipulations associated with this item.

Mr. Leasure made a motion that the 4057 Broadway (Coming Home 1942- Mural) Certificate of Appropriateness – Exterior Building Alteration be recommended for approval to City Council as submitted; seconded by Mr. Havener. Mr. Honsey abstained; the motion was approved by the majority.

Mr. Dan Havener was sworn in as a continuing member of the Planning Commission by Chair Holt.

Having no further business, Chair Holt adjourned the meeting at 2:13 p.m.

Jennifer Uhrin, Secretary

Marv Holt, Chair