

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

**REGULAR MEETING**

**October 9, 2007**

The meeting was called to order at 3:02 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: Ms. Linda Swearingen; Mr. Marv Holt; Ms. Julie Oyster and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Mike Keller, EMH&T; Gurgun Muharrem, Hockaden and Associates; Lt. Dolby, Jackson Township Fire Department; Tami Kelly, Clerk of Council; Dan Snyder, Urban Forester; Christy Zempter, Planning and Zoning Coordinator; Chuck Boso, Director of Development; and Jenifer Pfeiffer, Secretary. Mayor Grossman was present for the caucus but was absent from the formal session.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes to the minutes for the September 25, 2007 regular meeting. Ms. Swearingen made a motion to accept the minutes of the September 25, 2007 regular meeting as submitted; seconded by Ms. Oyster. The motion was passed unanimously.

Chair Holt noted that the October 23, 2007 Planning Commission meeting has been cancelled. The next regular meeting is on November 13, 2007.

Chair Holt noted the following changes to today's agenda: The Development Department requested to postpone Item #1 *Kroger(N341) Store Expansion – Development Plan* to the November 13, 2007 regular meeting. Applicants requested to postpone Item #2 *Party Boutique, Inc. – Certificate of Appropriateness (HPA Sign)*; Item #3 *LWB Investments – Zoning Change (IND-2 and SD-4 to PUD-C)*; Item #4 *LWB Investments – Development Plan*; Item #5 *LWB Investments – Lot Split*; Item #6 *National Auto Lease Group, Inc. – Special Use Permit (Car Sales)*; Item #7 *LWB Investments – Special Use Permit (Outdoor Storage)*; Item #10 *T&T Service Center – Special Use Permit (Other Automotive Service)*; Item #14 *Healthy Pets of Bren-Lor – Certificate of Appropriateness*; Item #18 *U-Store-It – Special Use Permit (Other Automotive Service)* to the November 13, 2007 regular meeting. Ms. Oyster made a motion to accept the changes to the agenda as noted; seconded by Mr. Havener. The motion was passed unanimously.

**ITEM #1      Kroger (N341) Store Expansion – Development Plan      (Project ID# 200708300048)**  
**2474 Stringtown Road**

Applicant:      Andrew Gardner, Bird & Bull Engineering, 2875 W. Dublin-Granville Road, Columbus, Ohio 43235

Ms. Oyster made a motion to postpone this application to the November 13, 2007 regular meeting; seconded by Mr. Havener. The motion was passed unanimously.

**ITEM #2      Party Boutique, Inc. – Certificate of Appropriateness (HPA Sign)      (Project ID# 200709040049)**  
**3869 Broadway**

Applicant:      Tara Becker, 3869 Broadway, Grove City, Ohio 43123

Ms. Oyster made a motion to postpone this application to the November 13, 2007 regular meeting; seconded by Mr. Havener. The motion was passed unanimously.

**ITEM #3      LWB Investments – Zoning Change (IND-2 and SD-4 to PUD-C)      (Project ID# 200709040052)**  
**4401 & 4407 Broadway**

Applicant:      Scott Beavers, 2744 Clark Dr., Grove City, Ohio 43123

Ms. Oyster made a motion to postpone this application to the November 13, 2007 regular meeting; seconded by Mr. Havener. The motion was passed unanimously.

**ITEM #4      LWB Investments – Development Plan      (Project ID# 200709040053)  
4401 & 4407 Broadway**

Applicant:      Scott Beavers, 2744 Clark Dr., Grove City, Ohio 43123

Ms. Oyster made a motion to postpone this application to the November 13, 2007 regular meeting; seconded by Mr. Havener. The motion was passed unanimously.

**ITEM #5      LWB Investments – Lot Split      (Project ID# 200709040058)  
4401 Broadway**

Applicant:      Scott Beavers, 2744 Clark Dr., Grove City, Ohio 43123

Ms. Oyster made a motion to postpone this application to the November 13, 2007 regular meeting; seconded by Mr. Havener. The motion was passed unanimously.

**ITEM #6      LWB Investments (National Auto Lease Group, Inc.) – Special Use Permit (Car Sales)  
4401 Broadway      (Project ID# 200709040059)**

Applicant:      Scott Beavers, 2744 Clark Dr., Grove City, Ohio 43123

Ms. Oyster made a motion to postpone this application to the November 13, 2007 regular meeting; seconded by Mr. Havener. The motion was passed unanimously.

**ITEM #7      LWB Investments – Special Use Permit (Outdoor Storage)  
4401 Broadway      (Project ID# 200709040056)**

Applicant:      Scott Beavers, 2744 Clark Dr., Grove City, Ohio 43123

Ms. Oyster made a motion to postpone this application to the November 13, 2007 regular meeting; seconded by Mr. Havener. The motion was passed unanimously.

**ITEM #8      KC Life Southwest Blvd. Distribution Center – Development Plan      (Project ID# 200709040057)  
Southside of Southwest Blvd, West of CSX Tracks**

Applicant:      Gil Toomey, Exxcel Project Management, Inc., Two Miranova Place, Suite 250,  
Columbus, Ohio 43215

This application pertains to the proposed Warehouse/Distribution Center located on Southwest Boulevard west of the CSX railroad tracks. The proposed facility is to be constructed on a site adjacent to the South-Western City School Bus Terminal and CSX railroad tracks. This facility will accommodate up to two potential tenants with entry features at each end of the structure.

Chair Holt noted that Mr. Toomey was present and speaking for this item. Chair Holt then complimented Mr. Toomey and Exxcel Project Management for making changes as discussed at the last meeting. Chair Holt then noted the following stipulations:

- An illuminated fountain is to be installed in the retention pond.
- The parapet on the building's southern exterior wall is to be raised at the east and west elevations (corners) as well as in the center portion to screen all rooftop mechanicals. Coordination with the Development Department is required to ensure all mechanicals will be sufficiently screened.

- Coordinate with the Urban Forester on the placement of landscaped areas within the west parking facility to improve the balance of the parking stalls.
- Coordinate with the Urban Forester to provide some mounding and additional trees and shrubs to balance the north building elevation.
- Planning Commission endorses the code variances for the following items to be heard by the Board of Zoning Appeals:
  - To set the east parking/drive aisle setback at 12 feet and seven (7) feet for the south.
  - To allow the proposed facility to exceed the maximum building height, not to exceed 42 feet.
  - To allow the proposed facility to exceed the maximum allowable lot coverage by approximately six (6) percent.

Mr. Havener made a motion that KC Life Southwest Blvd. Distribution Center – Development Plan be recommended to City Council for approval with the stipulations as noted; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #9      Grove City Marathon – Special Use Permit (Other Automotive Service) (Project ID# 20070910060)  
4441 Broadway**

Applicant:      Timothy Haskey, Grove City Marathon, 4441 Broadway, Grove City, Ohio 43123

This application pertains to a Special Use Permit for a U-Haul truck rental operation as part of the existing business services. Truck rentals are available during normal business hours of the convenience store (6 am to 10:30 pm M-F; 7 am to 10:30 pm Saturday; 7 am to 9 pm Sunday). The applicant has stated that this location rents, on average, 2 trucks and 1 trailer per week. Submitted materials indicate that a maximum of three (3) trucks and two (2) trailers are to be located at this facility at any one time and according to the site plan are to be stored behind the primary structure, minimizing there visibility from Broadway.

Chair Holt noted that Mr. Haskey was present for caucus and spoke to this item. Chair Holt then noted the following stipulations:

- There shall be no more than three (3) trucks and two (2) trailers located at this facility at any one time.
- A six (6) foot fence is to be constructed from the southwest corner to the east of the property that extends 20 feet long to screen parked trucks.

Ms. Swearingen made a motion that Grove City Marathon – Special Use Permit be recommended to City Council for approval with the stipulations as noted; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #10      T&T Service Center – Special Use Permit (Other Automotive Service) (Project ID# 200709170061)  
4353 Broadway**

Applicant:      Ron Johnson, 4353 Broadway, Grove City, Ohio 43123

Ms. Oyster made a motion to postpone this application to the November 13, 2007 regular meeting; seconded by Mr. Havener. The motion was passed unanimously.

**ITEM #11 Chase Bank – Development Plan (Project ID# 200709180055)  
1571 Stringtown Road**

Applicant: David Youse, FMS Architects, 1020 Dennison Ave., #300, Columbus, Ohio 43201

This application pertains to the proposed construction of a branch bank office to be located at 1571 Stringtown Road on the southeast corner of Stringtown Road and Buckeye Parkway.

Chair Holt noted that Mr. Youse was present for caucus and spoke to this item. Chair Holt then noted the following stipulations:

- All site improvements including the site lighting fixtures are to be located on the site plan.
- The dumpster enclosure shall be finished on all three enclosed sides with brick to match the building.
- Dumpster gates are to be stained a dark color to compliment the primary structure.
- The Planning Commission endorses the deviation of the height of the facility from 26 feet to 38 feet.
- Signage is to compliment Parkway Centre and is to utilize individually mounted channel letters.
- All service structures shall be screened with walls, fences, earthen mound or evergreen plant material. The electrical transformer on the south side of the structure shall be screened with evergreen plant material.
- 18 inch stand up curbs are to be utilized throughout the parking lot.

Mr. Youse stated there was a discrepancy on the name of the brick. It was noted that the type of brick to be used is called Beldon Bridgeport. Chair Holt noted that the Plan and the material board shall match.

Ms. Oyster made a motion that Chase Bank – Development Plan be recommended to City Council for approval with the stipulations as noted; seconded by Ms. Swearingen. The motion was unanimously approved.

**ITEM #12 Chase Bank – Special Use Permit (Drive-Thru) (Project ID#200709210068)  
1571 Stringtown Road**

Applicant: David Youse, FMS Architects, 1020 Dennison Ave., #300, Columbus, Ohio 43201

This application pertains to a Special Use Permit for the operation of five drive-thru lanes (4 banking lanes, 1 ATM lane) at the proposed Chase Bank branch to be located at 1571 Stringtown Road. The hours of operation will be Monday through Friday 9 am to 6 pm with Saturday hours from 10 am to 2 pm. The site is to be staffed by a maximum of eight (8) employees.

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

Ms. Swearingen made a motion that Chase Bank – Special Use Permit be recommended to City Council for approval as submitted; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #13      3755 Broadway – Zoning Change (IND-2 to R-2)      (Project ID# 200709180062)**  
**3755 Broadway**

Applicant:      David Underwood, 3755 Broadway, Grove City, Ohio 43123

This application pertains to the proposed rezoning of two (2) tracts of land located at 3755 Broadway from IND-2 (Heavy Industrial) to R-2 (Single Family Residential). Tract 1 is composed of two (2) acres of land located on the west side of the CSX railroad tracks and contains the residential dwelling (*constructed in 1945*) and accessory structures. All structures situated on Tract 1 are in compliance with all applicable zoning setback requirements. Tract 2 is comprised of .181 acres of land and functions as a private drive providing access to Broadway. The property to the north/west is zoned IND-2 (Heavy Industrial) and the property to the south is zoned SD-3 (Recreational) with the CSX right-of-way extending along the site's eastern property line.

Chair Holt noted that Mr. Underwood was present for caucus and spoke to this item. Chair Holt then noted there were no stipulations.

Mr. Havener made a motion that 3755 Broadway – Zoning Change (IND-2 to R-2) be recommended to City Council for approval as submitted; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #14      Healthy Pets of Bren-Lor – Certificate of Appropriateness (HPA Sign)      (Project ID#200709190063)**  
**3643 Broadway**

Applicant:      James Waller, All Star Sign Co., 112 South Glenwood Ave., Columbus, Ohio 43222

Ms. Oyster made a motion to postpone this application to the November 13, 2007 regular meeting; seconded by Mr. Havener. The motion was passed unanimously.

**ITEM #15      Buckeye Place Boundary Survey – Lot Split      (Project ID#200709210064)**  
**Buckeye Place**

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

The applicant is proposing to split 2.346 acres of an original 19.736 tract of land located on the north side of Buckeye Place and west of Parkway Centre South. Originally this acreage was part of the Stringtown West Property which was rezoned to Planned Unit Development-Commercial and -Residential in March of 2004 (C-02-02). It should be noted that Planning Commission approved a lot split request on August 14, 2007 which essentially created four (4) separate sites, including one (1) for HH Gregg (see attached reference map). The proposed split would further subdivide the original 19.736 acre tract of land leaving a remainder of 10.953 acres and would consist of four (4) sites, including the 2.346 acre parcel which is to accommodate a future multi-level hotel use. This future hotel use will be developed in accordance with the zoning and development standards set forth within C-02-02. Additionally, within the text it mandates that at least one site be developed with a 40,000 square foot signature office building. Staff is of the opinion that this requirement can be accommodated by the remaining acreage and therefore do not object to the proposed lot split.

Chair Holt noted that Mr. Pearsall was present for caucus and spoke to this item. Chair Holt also noted there were no stipulations.

Ms. Oyster made a motion that Buckeye Place Boundary Survey – Lot Split be approved as submitted; seconded by Ms. Swearingen. The motion was unanimously approved.

**ITEM #16      Lamplighter Drive – Lot Split      (Project ID#200709280065)**  
**North side of Lamplighter Drive/East of Parkway Centre East**

Applicant:      Sean Cullen, Continental Real Estate, 150 East Broad Street, Columbus, Ohio 43215

This application pertains to the proposed split of 2.338 acres from a 23.655 tract of land located east of the terminal end of Lamplighter Drive; north of White Road and south of Stringtown Road. Originally this acreage was part of the Morbitzer tract and is proposed to be split and transferred to the Parkway Centre East, LLC parcel to incorporate the existing storm water retention basin. It should be noted that this lot split, if approved, will create a separate parcel having no public road frontage or access and therefore should be tied to an adjacent tax parcel having access to Lamplighter Drive, Buckeye Parkway and/or Stringtown Road.

Chair Holt noted that Mr. Cullen was present for caucus and spoke to this item. Chair Holt then noted the following comment:

- The Development Department will not be able to process the lot split application until the following language appears on the deed or legal description.

*“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. Havener made a motion that Lamplighter Drive – Lot Split be approved as submitted; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #17      Cottages at Pinnacle – Development Plan Amendment      (Project ID#200709280066)**  
**South of White Road/East of Buckeye Parkway**

Applicant:      Robert Sheppard, Kontogiannis & Associates, 400 South Fifth Street, Suite 400  
Columbus, Ohio 43215

This application pertains to a proposed Development Plan Amendment for modifications to two (2) specific buildings within the Cottages at Pinnacle located on Linkhorn Drive. The original Development Plan was approved by City Council on June 6, 2005 for the construction of 30 condominium buildings utilizing six (6) building types and a total of 137 units. The proposed modifications will not require any significant site modifications as there will only be slight changes to structural footprints and will result in minor changes to the configuration of driveways. The proposed revision would increase the average size of each unit by a minimum of 730 square feet. The modified buildings have been redesigned to integrate with the current ranch homes in style, appearance, exterior finishes and interior amenities.

Chair Holt noted that Mr. Sheppard was present for caucus and spoke to this item. Chair Holt then noted there were no stipulations.

Ms. Swearingen made a motion that the Cottages at Pinnacle – Development Plan Amendment be recommended to City Council for approval as submitted; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #18      U-Store-It – Special Use Permit (Other Automotive Service)      (Project ID#200709280067)**  
**3300 Southwest Boulevard**

Applicant:      Kathy Loedding, U-Store-It, 16701 Melford Blvd., Bowie, MD 20715

Ms. Oyster made a motion to postpone this application to the November 13, 2007 regular meeting; seconded by Mr. Havener. The motion was passed unanimously.

Having no further business, Chair Holt adjourned the meeting at 3:30 p.m.

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Jenifer Pfeiffer, Secretary

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Marv Holt, Chair