

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

REGULAR MEETING

October 11, 2005

The meeting was called to order at 1:50 p.m.

Vice Chair Fike began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Cheryl Grossman, Mayor; Mr. Larry Corbin; and Ms. Christa Fike. Others present: Dr. Les Bostic, City Administrator; Seth Dorman, Development and Planning Officer; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; Bill Saxton, City Council President; Tami Kelly, Clerk of Council; Mike Keller, EMH&T; and Jenifer Pfeiffer, Secretary. Chair Marv Holt and Dan Havener were not present for the meeting.

Vice Chair Fike noted that a quorum was present. The minutes of the September 27, 2005 regular meeting were accepted by unanimous consent.

Vice Chair Fike noted the following changes to today's agenda: *Top Hat Chimney – Certificate of Appropriateness (HPA Sign)*; *T-Mobile Wireless Telecommunications Tower*; *Service Complex Storage Building (City of Grove City) – Development Plan*; *Long Term Storage (City of Grove City) – Development Plan*; and *CVS Pharmacy – Certificate of Appropriateness* were postponed to the October 25, 2005 regular meeting.

ITEM #1 Top Hat Chimney – Certificate of Appropriateness (HPA Sign) (Project ID# 200509060108)
3719 Broadway

Applicant: Fred Hollingsworth, Hollingsworth Signs, 4423 Broadway, Grove City, Ohio 43123

Mr. Corbin made a motion that the Top Hat Chimney – Certificate of Appropriateness be postponed to the October 25, 2005 meeting; seconded by Mayor Grossman. The motion was unanimously approved.

ITEM #2 T-Mobile Wireless Telecommunications Tower (Project ID# 200509200113)
4665 Hoover Rd.

Applicant: Dena Farmer, 6200 Oak Tree Blvd., Suite 125, Independence, Ohio 44131

Mr. Corbin made a motion that the T-Mobile Wireless Telecommunications Tower be postponed to the October 25, 2005 meeting; seconded by Mayor Grossman. The motion was unanimously approved.

ITEM #3 O'Charley's – Development Plan (Amendment to approved site plan) (Project ID# 200509200114)
1657 Stringtown Road

Applicant: Ryan Kring, Site Enhancement Services, 18034 Pierce Rd., Breman, Indiana

This application pertains to the installation of a third wall sign on the rear of the structure, facing the south side of the site. The proposed sign is proposed to be approximately 33 square feet.

Vice Chair Fike noted that Ryan Kring was present during the caucus, and spoke to this item. Vice Chair Fike then noted there were no stipulations.

Mr. Corbin made a motion that the O'Charley's – Development Plan be recommended for approval to City Council as submitted, seconded by Mayor Grossman. The motion was unanimously approved.

**ITEM #4 Grove City United Methodist Church – Lot Split (Project ID# 200509200115)
2650/2684 Columbus Street**

Applicant: Tom Danklefsen, Grove City United Methodist Church, 2684 Columbus Street, Grove City, Ohio 43123

This application pertains to the splitting of 1.60 acres off from the overall property owned by the Grove City Methodist Church.

Vice Chair Fike noted that Mr. Danklefsen was present during the caucus and spoke to this item. Vice Chair Fike then noted the following point of clarification:

The cross access easement is to be recorded on the lot split.

Mr. Corbin made a motion to approve the Grove City United Methodist Church – Lot Split as submitted; seconded by Mayor Grossman. The motion was unanimously approved.

**ITEM #5 Service Complex Storage Building (City of Grove City) – Development Plan (Project ID# 200509200116)
3262 Ventura Blvd.**

Applicant: David Morrison, ArchCon, Inc., 3847 Broadway, Grove City, Ohio 43123

Mr. Corbin made a motion that the Service Complex Storage Building (City of Grove City) – Development Plan be postponed to the October 25, 2005 meeting; seconded by Mayor Grossman. The motion was unanimously approved.

**ITEM #6 Long Term Storage (City of Grove City) – Development Plan (Project ID# 200509200117)
3728 Hoover Road**

Applicant: David Morrison, ArchCon, Inc., 3847 Broadway, Grove City, Ohio 43123

Mr. Corbin made a motion that the Long Term Storage (City of Grove City) – Development Plan be postponed to the October 25, 2005 meeting; seconded by Mayor Grossman. The motion was unanimously approved.

**ITEM #7 Restaurant – Italian Pub – Development Plan Amendment (Project ID# 200509210121)
3160 Broadway**

Applicant: Jeanne Cabral, Architect, 2939 Bexley Park Rd., Columbus, Ohio

This application pertains to an amendment to the Development Plan for the Anchor Retail Center to allow the rubber membrane roof in lieu of the standing seam metal roof previously approved. In addition, the applicant is proposing to install a wrought iron fence along the front and south side of the structure in conjunction with the originally approved landscaping to further enhance the aesthetic of the building/site.

Vice Chair Fike noted that Ms. Cabral was present during the caucus and spoke to this item. Vice Chair Fike then noted there were no stipulations.

Mr. Corbin made a motion that the Italian Pub – Development Plan Amendment be approved as submitted; seconded by Mayor Grossman. The motion was unanimously approved.

ITEM #8 CVS Pharmacy – Certificate of Appropriateness (Project ID# 200509210122)
3591 Broadway

Applicant: Ryan Shaw, Icon Identity Solutions, 1418 Elmhurst Rd., Elk Grove Village, IL 60007

Mr. Corbin made a motion that the CVS – Certificate of Appropriateness be postponed to the October 25, 2005 meeting; seconded by Mayor Grossman. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 1:57 p.m.

Jenifer Pfeiffer, Secretary

Vice Chair Fike