

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

REGULAR MEETING

October 12, 2004

The meeting was called to order at 3:22 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, 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 present for a portion of the caucus, but had to leave prior to the business portion of the meeting. Mrs. Evans was absent.

Chair Dye noted that a quorum was present.

The minutes of the September 28, 2004 regular meeting were approved by unanimous consent.

Chair Dye noted the following changes to today's agenda: *Huntington National Bank – Certificate of Appropriateness – HPA – Sign* was withdrawn. *Pinnacle Club – Section 2, Part 1 – Plat and Pinnacle Club – Section 2, Part 2 – Plat* were postponed to the October 26, 2004 regular meeting.

**ITEM #1 Charter One Bank (within Wal-Mart) - Development Plan (Project ID# 200409140086)
1693 Stringtown Road**

Applicant: Brad Rhodes; Sign Art, Inc., 5757 E. Cork Street, Kalamazoo, MI, 49048

Chair Dye noted that the first item was actually for an amendment to the Development Plan pertaining to signage. Chair Dye also noted that Mr. Rhodes was present during the caucus. Chair Dye noted one stipulation:

- Signage shall contain no exposed raceway; rather it shall be flush mounted.

Mr. Rhodes stated he understood and agreed with the stipulation and that he would forward new renderings prior to the Council meeting. There was some discussion during the caucus as to the amount of signage Wal-Mart currently has on the building. Chair Dye was informed that Wal-Mart's lineal footage is 670 square feet which would still be less on average than the square footage based on lineal frontage of the other users in the center. Mr. Rhodes stated during the caucus that he would be willing to obtain a letter from Wal-Mart stating that they would not request any further signage for this building.

Dr. Bostic made a motion that the Charter One Bank (within Wal-Mart) – Development Plan Amendment be recommended for approval to City Council with the stipulation as noted by the Chair. Mrs. Longbrake – No; Dr. Bostic – Yes; Chair Dye – Yes; Mr. Holt – No. Chair Dye stated that the motion must be approved by a majority which it did not and therefore would not be recommended for approval.

Mr. Holt stated he voted “no” because he felt that the building already had adequate signage and that to approve this would just endorse the proliferation of signage on the other buildings.” Mrs. Longbrake also shared that she too felt there was already adequate signage for this building and while we can measure and nickel and dime every square inch, overall we need to look at how the building is presented as a whole and there is more than adequate signage. Mr. Holt added that the sign itself was a very nice sign, of which the other Commission members agreed. Chair Dye suggested that prior to the Council meeting, Mr. Rhodes may want to research the possibility of trading out some of the current signage for this signage. For Example, the current rendering shows some “lower prices” type signage, which do not necessarily benefit anyone's specific use which might be able to sway Council on the question as to

whether or not a user's sign is more appropriate than another type of sign. In any case, Chair Dye reiterated that this item would be forwarded to Council with the recommendation of disapproval.

ITEM #2 Broadway Commerce Park – Development Plan (Project ID# 200409210087)
Farmbank Way and Barholm Drive

Applicant: Richard Irelan; Dublin Building Systems, 6223 Avery Road, P. O Box 370, Dublin, Ohio 43017

Chair Dye noted that Mr. Irelan was present during the caucus. Chair Dye noted the following stipulations:

- No horizontal wall-pack lighting, it must be shielded and either upcast or downcast.
- Scale revisions shall be made to Sheet L.1.1 to reflect an accurate 1" = 30'.
- Verification that the distance between the proposed curb cut and the curb cut for The Shoppes on Broadway is offset a minimum of 75'.
- Building "B" shall have a cornice parapet over the entryways only.
- Storm water calculations shall be approved by the City Engineer. This shall include the possibility that the proposed dry retention basin is eliminated or changed to a wet basin.
- A five foot earthen mound shall be installed to provide screening from the south at the location of the proposed future building, until such time as that building is constructed.
- To provide additional screening, a pine tree grouping shall be planted in a location to the east and south of the earthen mound, but not on the mound. As the site is later developed, these trees may be moved to a different location.
- Coordinate the spacing and species of street tree with the City's Urban Forester.
- Consider and Coordinate with the City Engineer regarding an 8" sanitary sewer extension to enable sewer service to the proposed southern most building on the site.

Mr. Irelan stated he understood and agreed with all of the stipulations. Mrs. Longbrake made a motion that the Broadway Commerce Park – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair. The motion was unanimously approved. Therefore this item will be forwarded to Council with the recommendation of approval.

ITEM #3 Huntington National Bank – Certificate of Appropriateness – HPA – Sign
3378 Park Street (Project ID# 200409210088)

Applicant: James Brooks; 834 West Third Avenue, Columbus, Ohio 43212

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

**ITEM #4 Pinnacle Club – Section 2, Part 1 - Plat (Project ID# 200409210089)
White Road**

Applicant: Edward Miller, EMH&T, Inc., 170 Mill Street, Gahanna, Ohio 43230

Per the applicant's request, Mr. Holt made a motion to postpone this item to the October 26, 2004 regular meeting. The motion was unanimously approved.

**ITEM #5 Pinnacle Club – Section 2, Part 2 - Plat (Project ID# 200409210090)
White Road**

Applicant: Edward Miller, EMH&T, Inc., 170 Mill Street, Gahanna, Ohio 43230

Per the applicant's request, Mr. Holt made a motion to postpone this item to the October 26, 2004 regular meeting. The motion was unanimously approved.

**ITEM #6 Creekside Section 5 - Plat (Project ID# 200409210091)
Holton Road**

Applicant: Edward Miller, EMH&T, Inc., 170 Mill Street, Gahanna, Ohio 43230

Chair Dye recused himself from this item and turned the meeting over to Mr. Holt. Mr. Holt noted that Mr. Miller was present during the caucus. Mr. Holt noted that no stipulations or issues were pending regarding this plat. Mrs. Longbrake made a motion that the Creekside Section 5 – Plat be recommended for approval to City Council as submitted. Chair Dye abstained from the vote. The motion was passed by the majority. Therefore this item will be forwarded to Council with the recommendation of approval.

Having no further business, Chair Dye adjourned the meeting at 3:50 p.m.

Jennifer Uhrin, Secretary

Chair David Dye

Vice-Chair Marvin Holt