

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

REGULAR MEETING

October 24, 2006

The meeting was called to order at 3:00 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: Cheryl Grossman, Mayor; Ms. Linda Swearingen; Mr. Marvin Holt; Ms. Julie Oyster and Mr. Dan Havener. Others present: Dr. Les Bostic, City Administrator; Seth Dorman, Development and Planning Officer; Gurgun Muharrem, Hockaden & Associates; Marci Bland, EMH&T; Lieutenant Bill Dolby, Jackson Township Fire Department; Tami Kelly, Clerk of Council; Dan Snyder, Urban Forester; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; and Jenifer Pfeiffer, Secretary.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes, revisions or deletions to the minutes. The minutes of the October 10, 2006 regular meeting were accepted by unanimous consent.

Chair Holt noted the following changes to today's agenda: As requested by the Applicant, Item #2 *Kiourtsis Orthodontics – Development Plan* was postponed to an October 30, 2006 special meeting. Item #4 *Grovebrook Park – Preliminary Development Plan* was withdrawn by the Applicant. Item #5 *Mobil 1 Lube Express – Certificate of Appropriateness* was withdrawn as requested by Staff. Item #6 *3339/3333/3327 Park Street – Zoning Change* was added to the agenda. Ms. Swearingen made a motion to accept the changes to the agenda as noted; seconded by Ms. Oyster. The motion was unanimously approved.

ITEM #1 Value Place – Development Plan (Project ID# 200609190082)
Home Road & Harrisburg Pike

Applicant: Mr. Michael Ling, BSW International, Inc., 1 West 3rd Street, Suite 800, Tulsa, Oklahoma 74137

This application pertains to the proposed construction of an extended stay hotel to be located off of Home Road along the proposed Turnberry Court.

Chair Holt noted that Mr. Ling was present for caucus and spoke to this item. Chair Holt noted that the plans being reviewed consist of an application dated September 19, 2006; a color rendering dated October 19, 2006; Sheet AS1 Site Detail and Sheet EO, Lighting Plan dated October 24, 2006; and a Development Plan set dated October 19, 2006. Chair Holt noted the following stipulations:

- The building exceeds the maximum building height restriction of 35' in the C-2 zoning district. The required variance will have to be approved by the Board of Zoning Appeals under a separate application.
- The Planning Commission supports the proposed deviations to the parking/drive-aisle and building setbacks.
- All landscaping shall comply with Chapter 1136 of the Grove City Codified Ordinances.
- Irrigation shall be provided on all sodded areas.
- Prior to the City Council hearing; the applicant shall revise the plans to address the comments made by the City's Consulting Engineer.
- The elevator vent on the Northeast side of the hotel shall be painted to match the color of the dimensional shingles.

Ms. Oyster stated that this project does not sit well with her. She feels that her position is to do what is right for the citizens of Grove City. She stated that the signage and the aesthetics of the building are not right for the gateway to Grove City. She cannot recommend this project to City Council for approval.

Ms. Swearingen stated that she agrees with Ms. Oyster. She stated that the way the project was presented, she doesn't feel it is ready to be recommended for approval. Ms. Swearingen stated that at the last meeting the Planning Commission members asked about the location of other Value Place hotels so that the Commission can evaluate an actual building constructed by this company. The applicant could not answer where other Value Place hotels are located in this area. Ms. Swearingen stated there is a long list of stipulations and she is not comfortable recommending this application for approval.

Mr. Ling stated that there is currently a team reviewing the signage and the applicant will be submitting a new sign package.

Mayor Grossman stated that she would not be able to support this application either. She stated that she was not able to attend the last Planning Commission meeting. Mayor Grossman stated that the representative of the applicant could postpone this item and make changes, but she would not be able to approve this item as it is submitted.

Mayor Grossman made a motion that Value Place – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Mr. Havener. The motion was unanimously disapproved.

ITEM #2 Kiourtsis Orthodontics – Development Plan (Project ID # 200610030084)
4166 Hoover Road

Applicant: Maverick Builders, 1667 Gateway Circle, Grove City, Ohio 43123

Ms. Swearingen made a motion to postpone this item to the October 30, 2006 special meeting; seconded by Ms. Oyster. The motion was unanimously approved.

ITEM #3 Inn at Pinnacle – Lot Split (Project ID # 200610040085)
1272 White Road

Applicant: Joe Ciminello, JOMAR Partnership, 567 Lazelle Road, Westerville, Ohio 43081

This application pertains to the split of 8.426 acres from the total 32.081 acres at 1272 White Road. The purpose of the split is to carve out acreage for the approved Inn at Pinnacle assisted living facility to be located off of Lamplighter Drive, east of Epcon's Fountainview Condominiums.

Chair Holt noted that Mr. Jeff Strung, EMH&T was present at caucus and spoke to this item. Chair Holt then noted there were no stipulations for this item.

Mr. Havener made a motion that the Inn at Pinnacle – Lot Split be approved as submitted; seconded by Ms. Oyster. The motion was unanimously approved.

ITEM #4 Grovebrook Park – Preliminary Development Plan (Project ID # 200610040086)
West side of Hoover Road, South of I-71 and North of Buckeye Ranch

Applicant: Victor Steinfels, Mara Enterprise, Inc., 5525 Hoover Road, Grove City, Ohio 43123

Ms. Swearingen made a motion that the Grovebrook Park – Preliminary Development Plan be withdrawn as requested by the Applicant; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #5 Mobil 1 Lube Express – Certificate of Appropriateness (Project ID # 200610060087)
4170 McDowell Road**

Applicant: Paul Bilow, 4170 McDowell Road, Grove City, Ohio 43123

Ms. Swearingen made a motion that the Mobil 1 Lube Express – Certificate of Appropriateness be withdrawn as requested by Staff; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #6 3339/3333/3327 Park Street – Zoning Change (Project ID# 200610190088)
3339/3333/3327 Park Street**

Applicant: Kim Conrad, City of Grove City, 4035 Broadway, Grove City, Ohio 43123

This application pertains to the rezoning of approximately 0.73 acres located at 3339, 3333, and 3327 Park Street. The acreage, generally, is located at the southeast corner of Arbutus Avenue and Park Street and each of the three properties are currently zoned R-2 (Single-Family Residence) and the proposed zoning for the property is CF (Community Facilities). The acreage is proposed to be used for a public green space, and would be a passive area with amenities such as a gazebo and several benches and picnic tables.

Chair Holt noted the following:

- In the future the three lots shall be combined into one parcel.

Ms. Swearingen made a motion that the 3339/3333/3327 Park Street – Zoning Change be recommended for approval to City Council as submitted; seconded by Ms. Oyster. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 3:16 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair