

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

REGULAR MEETING

October 25, 2005

The meeting was called to order at 3:10 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; Mr. Larry Corbin; Mr. Marvin Holt; Ms. Christa Fike; and Mr. Dan Havener. 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; Gurgun Muharrem, Hockaden & Associates; Chief DuCharme, Jackson Township Fire Department; and Jenifer Pfeiffer, Secretary.

Chair Holt noted that a quorum was present. The minutes of the October 11, 2005 regular meeting were accepted by unanimous consent.

ITEM #1 Top Hat Chimney & Fireplace – 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 November 8, 2005 meeting; seconded by Ms. Fike. 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

This application pertains to the proposed construction of a wireless telecommunications tower at Grove City High School. The plan calls for the construction of a 150' wireless telecommunications tower to replace an existing 100' light pole tower located behind the bleachers at the high school football field.

Chair Holt noted that Dena Farmer was present during the caucus, and spoke to this item. However, the applicant was not present for the business portion of the meeting. Chair Holt then noted the following stipulations:

The letter to the South-Western City Schools prepared by the City Attorney will be attached to this recommendation.

The communication tower will also be used for lighting of the football field.

Ms. Fike made a motion that the T-Mobile Wireless Telecommunications Tower – Use Approval Application be recommended for approval to City Council with the stipulations as noted, seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #3 Service Complex Storage Building (City of Grove City) – Development Plan
3262 Ventura Blvd. (Project ID# 200509200116)**

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 November 8, 2005 meeting; seconded by Ms. Fike. The motion was unanimously approved.

**ITEM #4 Police Dept. 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 Police Dept. Long Term Storage (City of Grove City) – Development Plan be postponed to the November 8, 2005 meeting; seconded by Ms. Fike. The motion was unanimously approved.

**ITEM #5 CVS Pharmacy – Certificate of Appropriateness (Sign)
3591 Broadway (Project ID# 200509210122)**

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

Mr. Corbin made a motion that the CVS Pharmacy – Certificate of Appropriateness be postponed to the November 8, 2005 meeting; seconded by Ms. Fike. The motion was unanimously approved.

**ITEM #6 The Mews at Pinnacle Club –Development Plan (Project ID# 200509200118)
1535 White Road**

Applicant: Gary Smith, Bird Houk Collaborative, 6375 Riverside Dr., Dublin, Ohio 43017

This application pertains to the construction of a condominium community with 23 buildings utilizing three building types for a total of 83 proposed condo units.

Chair Holt noted that Gary Smith was present during the caucus and spoke to this item. Chair Holt then noted the following stipulations:

- Downspout drainage will be piped to the street and gutter or piped to the storm sewer directly.
- A landscape plan must be submitted detailing all plant material information, including: size, genus, species and location of all plant materials.
- All structures shall have sod around all sides and between each building.
- All trees to be preserved shall have the required fencing and signage.
- Entry features shall be coordinated with Ciminello's Landscaping to assure that the plan is compatible with the landscaping being installed along Buckeye Parkway.
- No parking signs shall be posted on all of the streets.

Mr. Corbin made a motion that The Mews at Pinnacle Club – Development Plan be recommended for approval to City Council with the stipulations as noted, seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #7 Village at White Road – Preliminary Development Plan (Project ID# 200509220123)
North Side of White Road, East of Buckeye Parkway and White Road Intersection**

Applicant: Donald Plank, Esq., 145 E. Rich Street, Columbus, Ohio 43215

This application pertains to the proposed new condominium community which will consist of 38 condominium buildings and a clubhouse. Thirty-seven of the buildings would be a 4-unit condo building and one of them would be a 2-unit building.

Chair Holt noted that Donald Plank was present during the caucus, and spoke to this item. Chair Holt noted that this is a Preliminary Development Plan which is required prior to zoning the property to PUD-R.

Chair Holt then noted the following stipulations:

- Downspout drainage will be piped to the street and gutter or piped to the storm sewer directly. Provide a sample board.
- Main entrance roadway shall be enlarged to 18' in width.
- All streets throughout the development shall be 26' in width.
- There shall be a 40' right-of-way drop along the White Road frontage.
- The Franklin County Engineer shall determine the length of the required left turn lane on White Road.
- Pond discharge location on the south shall to be determined.
- The required width of the sanitary sewer easement, near the White Road crossing shall be determined in coordination with the City's Engineer.

Chair Holt wanted to state for the record that Mayor has concerns regarding many complaints from residents in reference to HV/AC, plumbing and pavement problems in the applicant's prior developments, particularly the one located off Lamplighter Drive. The Mayor requests a meeting between the owner/applicant and the City of Grove City to resolve those issues. The Mayor hopes that this development will not have the same issues.

Mr. Plank noted (in response to two of the original stipulations not shown above) that the three acres for the fire department is not a part of this development, but is a part of the commitments made as part of the Pinnacle Development. Further, that Franklin County agreed that there is no need for a traffic study, only to provide traffic count numbers in terms of the access and Franklin County will determine the required length for the left turn lane on White Rd.

Mr. Havener made a motion that Village at White Road – Preliminary Plan be recommended for approval to City Council with the stipulations as noted, seconded by Mr. Corbin. The motion was unanimously approved.

**ITEM #8 Olive Garden (Future) Outlot at Parkway Centre North – Lot Split (Project ID# 200509280124)
North of Stringtown Road and East of Terminus of Buckeye Parkway**

Applicant: Sean Cullen, Stringtown Partners North, LLC, 150 E. Broad Street, Columbus, Ohio 43215

This application pertains to creating a larger lot (1.879 acres) at the northeast corner of Stringtown Road and Buckeye Parkway to accommodate the proposed Olive Garden restaurant.

Mr. Corbin made a motion that Shops at Buckeye Grove – Development Plan be approved with the stipulations as noted by the Chair, seconded by Ms. Fike. The motion was unanimously approved.

ITEM #12 Buckeye Grove Shopping Center – Lot Split (Project ID# 200508020092)
2596 London Groveport Road

Applicant: Kim Spriggs, Buckeye Grove Shopping Center, LLC, 4270 Morse Road, Columbus, Ohio
43230

This application pertains to the proposed split of .0623 acres from the original 1.787 acres owned by Buckeye Grove Shopping Center, LLC for the purpose of creating the lot for the proposed Shops at Buckeye Grove strip center.

Chair Holt noted that Kim Spriggs was present for caucus, and spoke to this item. Chair Holt noted that the lot split to be approved is dated 10/21/05.

Mr. Havener made a motion that Buckeye Grove Shopping Center – Lot Split be approved as submitted, seconded by Ms. Fike. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 3:35 p.m.

Jenifer Pfeiffer, Secretary

Marvin Holt, Chair