

4. The wall surrounding the outdoor seating area shall be 30” tall and constructed of the same Owens Corning Prostone (Vintage Wine) as used on the main structure.
5. A limited amount of construction shall be conducted within the eighty foot conservation easement and applicant shall install a headwall within the conservation easement at the point of protrusion in accordance with the Standard Drawings utilized by the City of Grove City.

Mr. Honsey questioned whether the plan met the detention/retention requirements. Mr. Andrews indicated that he did not anticipate any problems with the storm water calculations.

Ms. Kabo stated she understood and agreed to comply with the stipulations.

Mr. Gary Leasure made a motion that the Kentucky Fried Chicken/Taco Bell – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Linder. The motion was unanimously approved.

ITEM #4 GC Auto Mart – Special Use Permit (Project ID #200909210044)
3190 Southwest Blvd

Applicant: Rodney Gibson, Jr., 7309 Young Road, Grove City, Ohio 43123

This item was postponed to the November 10, 2009 regular meeting.

ITEM #5 Grove City Family Dentistry - Development Plan (Project ID #200909210045)
3031 Columbus Street

Applicant: Michael J. Fitzpatrick, Architectural Alliance, 165 N. 5th St., Columbus, Ohio 43215

The applicant is proposing to expand the existing Grove City Family Dentistry facility. The development will increase the total square footage of the building by 1,255 square feet by extending the structure to the north and will create a separate entry and waiting area for the Orthodontist business. All exterior finishing on the expanded structure will match the existing materials, including windows, stone, stucco, and shingles. The applicant is also proposing to construct an 840 square foot three-car garage for extra parking and document storage. The garage will be finished with EIFS and stone to match the main structure. The development will include the expansion of the parking lot to the south and will increase the total parking on the site from 40 to 50 spaces.

Mr. John Oney, Architectural Alliance and Dr. Craig Oiler were present and spoke to this item.

The applicant will need a variance from the Board of Zoning Appeals to deviate from the building setback requirements.

Chair Holt noted that the applicant has the full support of the Planning Commission regarding their variance request to deviate from the setback requirements.

Ms. Zempter indicated that the Board of Zoning Appeals had approved the applicant’s variance request contingent upon City Council’s approval of the Development Plan.

Chair Holt noted the following stipulation:

