

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

**REGULAR MEETING**

**October 28, 2008**

The meeting was called to order at 1:34 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: Mr. Gary Leasure; Mr. Marv Holt; and Ms. Linda Swearingen. Others present: Kyle Rauch, Development and Planning Officer; Jennifer Readler, Schottenstein, Zox & Dunn; Chuck Boso, Director of Development; Christy Zempter, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Lt. Bill Dolby, Jackson Township Fire; Greg Grinch, City Council and Jennifer Uhrin, Secretary. Ms. Sharon Reichard; and Mr. Dan Havener were absent.

Chair Holt noted that a quorum was present. Mr. Leasure made a motion to add *Item #3 3998 Broadway – Parker’s Tavern – HPA COA/Sign (Project ID# 200810060043)* to the Agenda; seconded by Ms. Swearingen The motion was unanimously passed. Chair Holt noted that there were no changes to the minutes for the September 23, 2008 regular meeting. The minutes were approved by unanimous consent.

**ITEM #1      Tindy’s Affordable Home “Re” Furnishings, Inc. Cert. of Appropriateness – HPA Sign 3946 Broadway, Grove City, Ohio 43123      (Project ID# 200809150039)**

**Applicant: Amanda Moore, 3946 Broadway, Grove City, Ohio 43123**

The applicant is requesting approval of a wall sign for their business located at 3946 Broadway. The proposed sign is 2 ft in height and 9 ft in length and is to be located on the building’s front façade, directly above the storefront windows. According to the applicant the sign will be constructed of real wood material. White has been selected for the background color, black for the proposed text, and Spanish Red as the border color. The applicant’s request is in compliance with City Code and therefore the Development Department recommends approval as submitted.

Ms. Moore was present and spoke to this item. She stated that Staff had recommended the use of window signage. She stated she did not want to do this because the windows have previously been shot and therefore did not want to replace signage as well as the windows every time they were damaged.

Chair Holt noted that there were no stipulations associated with this item.

Mr. Leasure made a motion that Tindy’s Affordable Home “Re” Furnishings, Inc. – Certificate of Appropriateness – HPA sign be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. The motion was unanimously approved.

**ITEM #2      3971 Broadway – Lot Split      (Project ID# 200810060042)  
3563 Grant Avenue, Grove City, Ohio 43123**

**Applicant: Diane and Frank Haimerl, 3563 Grant Avenue, Grove City, Ohio 43123**

The applicant is requesting approval of a lot split on their property located on the southwest corner of Broadway and Grant Avenue, 3971 Broadway. The original 0.429 acre parcel is to be split into two parcels of 0.092 acres which is to contain the existing jewelry repair shop and 0.337 acres, containing the converted residential structure fronting on Grant Avenue. With respect to area requirements stated in subsection (b) of Zoning Code Section 1135.12 Nonresidential District Requirements, parcels within the Central Business District (CBD) do not have setback requirements, allowing buildings to be placed on property lines. Therefore the buildings and lot configurations would comply with all setback regulations. The applicant’s request is in compliance with City Code and therefore the Development Department recommends approval as submitted.

