

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

SPECIAL MEETING

October 30, 2006

The meeting was called to order at 8:35 a.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; 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.

ITEM #1 Kiourtsis Orthodontics – Development Plan (Project ID # 200610030084)
4166 Hoover Road

Applicant: Mr. Paul McKnight, Maverick Builders, 1667 Gateway Circle, Grove City, Ohio 43123

This application pertains to the proposed Development Plan for the construction of a 3,970 square feet office building for an orthodontics practice.

Chair Holt noted that Mr. McKnight was present and spoke to this item. Chair Holt noted that Planning Commissions' recommendation is based on the submitted development plan with the following specific dates:

- Application is dated October 3, 2006
- Color rendering and development plan are dated October 27, 2006.

Chair Holt then noted the following stipulations:

- A deviation is approved to allow the proposed building to be located 49'-4" from the south property line rather than the required 60', and to allow the drive-aisle and parking spaces on the south to come as close as 6' and 10' to the property line rather than the required 20'.
- The plan shall reflect a 10' parking/drive-aisle setback on the east property line for that portion of the property that abuts the property zoned P.S.O. (Parcel # 040-005556)
- Sheet DP shall be revised to correct the following typos in the signature block disclaimer specifically; "concurrance" shall read "**concurrence**" and "redspnsibility" shall read "**responsibility**".
- The Existing Conditions Plan and all other applicable sheets shall show all of the wooden fencing that exists around the rear perimeter of the site.
- The Existing Conditions Plan shall provide labels for the size and type of all existing trees with a Diameter Breast Height greater than 6", and shall indicate which trees are proposed to be removed as part of this development.
- The plan shall reflect a change to the dimensions of the parking spaces in the north row of the rear parking lot from 10' x 18' to 9' x 20' to facilitate a safer movement out of the eastern most space in that row.

Mr. Havener made a motion that Kiourtsis Orthodontics – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Swearingen. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 8:47 a.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair