

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

**REGULAR MEETING**

**November 2, 2004**

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**The October 26, 2004 meeting was rescheduled to this date.**

Chair Dye called the Meeting to order at 2:55 p.m. Roll was taken with the following members present: Mr. Marvin Holt, Mrs. Karen Evans, Mr. David Dye, and Mrs. Christa Longbrake. Others present: Councilman Bill Saxton; Seth Dorman, Development and Planning Officer; Vanessa Brown, Development Intern; Charles Boso, Development Director; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council; Mike Boso, Chief Building Official and Jennifer Uhrin, Secretary. Mayor Cheryl L. Grossman was present for a portion of the caucus, but had to leave prior to the business portion of the meeting.

Chair Dye noted that a quorum was present and the following changes to today's agenda: *Larry Beaver's Property - Preliminary Development Plan* has been postponed to the December 14, 2004 Regular Planning Commission Meeting; *Pinnacle Club Community Center – Development Plan* was postponed to the November 9, 2004 Regular Planning Commission Meeting.

The minutes of the October 12, 2004 regular meeting were approved by unanimous consent.

**ITEM #1      Larry Beaver's Property - Preliminary Development Plan      (Project ID# 200409070082)  
4401 Broadway**

Applicant:      Stephen J. Bowshier, Esq., 4030 Broadway, Suite 100, Grove City, Ohio 43123

Per the applicant's request, Mr. Holt made a motion to postpone this item to the December 14, 2004 Regular Planning Commission Meeting. The motion was unanimously approved.

**ITEM #2      All Occasions, Inc. – Certificate of Appropriateness – HPA Exterior Maintenance  
4034 Broadway      (Project ID# 200410010092)**

Applicant:      James E. Cochran, 6291 Rippy Circle, Reynoldsburg, Ohio 43068

Chair Dye noted that Joni Johnston was present during the caucus. However, there was some confusion as to whether Ms. Johnston was told she needed to stay for the business portion of the meeting. Chair Dye noted that during the caucus, Ms. Johnston did amend the application to include the proposed patching of the existing awning. Chair Dye also noted that during the caucus, Ms. Johnston was informed that the Planning Commission was not approving any signage with this application.

Chair Dye noted that the only stipulation pertained to the repair of the awning to ensure that the patching is of the same color and material as the present awning.

Mr. Holt made a motion that the All Occasions, Inc. – Certificate of Appropriateness for exterior maintenance in the Historical Preservation Area be recommended for approval to City Council with the stipulations as noted by the Chair. The motion was unanimously approved.

Chair Dye recused himself from the next three items.

**ITEM #3      Pinnacle Club – Section 2, Part 1 - Plat  
White Road**

**(Project ID# 200409210089)**

Applicant:      Edward Miller, EMH&T, Inc., 170 Mill Street, Gahanna, Ohio 43230

Vice Chair Evans noted that Mr. Ed Miller was present during the caucus. Vice-Chair Evans stated there were no stipulations on this item and that the plans being reviewed are dated today, November 2, 2004. Vice-Chair Evans also stated that these plans need final review by Administration and the City's Engineer prior to the Council meeting.

Mr. Michael Meeks with the Franklin County Engineer's Office requested to speak, but noted that his comments do not pertain to these particular sections of the Pinnacle Club. Mr. Meeks stated the Franklin County Engineer's Office is struggling with the Grove City process. He further stated that their office has submitted comments to our Staff, who has essentially directed them that the Developer has to take care of those and the Developer will take care of their comments, but only after the platting process, which means the Franklin County Engineer's Office may have to compromise their design standards.

Mr. Meeks gave an example of the White Road entrance to the Pinnacle Club, where the driver must immediately turn either east or west, which they believe is simply a poor design, but they cannot address that issue anymore because it has already been platted. The Franklin County Engineer's office sent their comments to Grove City and to the Developer. Grove City told them to talk to the Developer, the Developer does not want to talk to them until after they get through the platting process because he knows there's less risk involved at that point. Another example, the Franklin County Engineer's Office has asked for right-of-way to be dedicated as part of the Developer getting curb cuts, but if the lot line has already been set and approved, they are less likely to get the requested right-of-way. The Franklin County Engineer's Office is simply asking that when they send comments that Grove City make the Engineer's comments their own as much as the City feels comfortable doing and also tell the Developers that they can't move forward until these comments are addressed. Vice-Chair Evans suggested Staff provide a packet to the Franklin County Engineer's Office, but Chair Dye stated that it would be better if Staff simply kept their eyes open to items that would pertain to the Franklin County Engineer's office and to be supportive to what the City feels should be supported. It was decided that Mr. Meeks should submit a request in writing to the Development Department to be added to the packet distribution list.

Mrs. Longbrake then made a motion that the Pinnacle Club – Section 2, Part 1 – Plat be recommended for approval to City Council as submitted. Chair Dye abstained from the vote. The motion was passed by the majority and will therefore be forwarded to Council with the recommendation of approval.

**ITEM #4      Pinnacle Club – Section 2, Part 2 - Plat  
White Road**

**(Project ID# 200409210090)**

Applicant:      Edward Miller, EMH&T, Inc., 170 Mill Street, Gahanna, Ohio 43230

Vice Chair Evans noted that Mr. Ed Miller was also present during the caucus for this item. Vice-Chair Evans stated there were no stipulations on this item and that the plans being reviewed are dated today, November 2, 2004. Vice-Chair Evans also stated that these plans also need final review by Administration and the City's Engineer prior to the Council meeting.

Mrs. Longbrake then made a motion that the Pinnacle Club – Section 2, Part 2 – Plat be recommended for approval to City Council as submitted. Chair Dye abstained from the vote. The motion was passed by the majority and will therefore be forwarded to Council with the recommendation of approval.

**ITEM #5      Pinnacle Club Community Center – Development Plan      (Project ID# 200410080093)  
Buckeye Parkway**

Applicant:      Donald Plank, Esq., Plank & Brahm, 145 East Rich Street, Columbus, OH 43215

Vice-Chair Evans noted that Mr. Plank along with, Chris Myers and Pete Scott, architects were present during the caucus. During the caucus, the need for a grander entry-way and the need to have this building compliment the Pinnacle Club Clubhouse were discussed. In order to allow the architects time to redesign the entry way and provide lighting cut-sheets, this item will be postponed to the November 9, 2004 regular meeting.

Mr. Holt made a motion to postpone this item to the November 9, 2004 regular Planning Commission Meeting. The motion was unanimously approved.

Having no further business, Chair Dye adjourned the meeting at 3:12 p.m.

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Jennifer Uhrin, Secretary

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Chair David Dye