

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

**REGULAR MEETING**

**November 13, 2007**

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The meeting was called to order at 1:32 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: Ms. Linda Swearingen; Mr. Marv Holt and Ms. Julie Oyster. Others present: Kyle Rauch, Development and Planning Officer; Mike Keller, EMH&T; Tami Kelly, Clerk of Council; Dan Snyder, Urban Forester; Christy Zempter, Planning and Zoning Coordinator; Chuck Boso, Director of Development; and Jenifer Pfeiffer, Secretary. Dan Havener was absent. Mayor Grossman arrived after roll call.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes to the minutes for the October 9, 2007 regular meeting. The minutes of the October 9, 2007 regular meeting were approved by unanimous consent.

Chair Holt noted there were no changes to today's agenda.

**ITEM #1      LWB Investments – Zoning Change (IND-2 and SD-4 to PUD-C)      (Project ID# 200709040052)**  
**4401 & 4407 Broadway**

Applicant:      Scott Beavers, 2744 Clark Dr., Grove City, Ohio 43123

This application pertains to the rezoning of three properties located at 4401 & 4407 Broadway to PUD-C (Planned Unit Development – Commercial) (*PIDs: 040-005804, 040-000946, 0440-001203*) with a combined acreage of 2.97 acres currently zoned IND-2 (Heavy Industrial) and SD-4 (Miscellaneous). The proposed PUD-C zoning designation would allow for lesser intense uses listed in Section 1135.14 (*PSO, C-1, C-2, indoor recreation, personal services, parking, etc.*) and would include the sale of automobiles and outdoor storage subject to the approval of separate Special Use Permits. The surrounding properties to the north and south are zoned SD-4 (Miscellaneous) with C-2 (Retail Commercial) located on the east side of Broadway and R-2 (Single Family Residential) located west across the CSX Railroad Tracks.

Chair Holt noted that Mr. Steve Bowshier was present and speaking to this item.

Chair Holt noted there were no stipulations.

Ms. Swearingen made a motion that LWB Investments – Zoning Change (IND-2 and SD-4 to PUD-C) be recommended to City Council for approval as submitted; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #2      LWB Investments – Development Plan      (Project ID# 200709040053)**  
**4401 & 4407 Broadway**

Applicant:      Scott Beavers, 2744 Clark Dr., Grove City, Ohio 43123

This application pertains to the proposed Development Plan for an outdoor storage facility (subarea one) and site improvements for an existing automotive sales facility (subarea two) located on the west side of Broadway. Subarea One is to be located in the northeast corner of the site and accessed from Broadway through an existing curb-cut. The existing edge of pavement is to be extended within this subarea approximately eighty-five (85) feet to the south from its current location.

Subarea Two is proposed west of Subarea One with access provided by forty (40) feet of frontage along Broadway. Three (3) three-sided storage structures are proposed to be constructed along with an associated office building located to the east of the storage area. The storage area will be used for the

storage of large commercial and recreational vehicles. This facility will have approximately 18,200 square feet of storage area and accommodates 43 parking stalls. The perimeter of the proposed storage area is enclosed by a six-foot metal fence and provides restricted access through a gate. The 672 square foot office structure is located in front of the storage area gate with a customer parking lot and turnaround. The proposed one-story office building is finished in brick to match the materials utilized on the east façade of the outdoor storage structure.

Chair Holt noted that Mr. Bowshier was still present and speaking to this item.

There was discussion regarding the need to secure a drainage easement for flooding routing across subarea one. It was noted that this issue can be resolved without the involvement of the Planning Commission.

Chair Holt noted the following stipulation:

- Ground signs shall not exceed eight (8) feet in height as measured from the natural grade.

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

**ITEM #3      LWB Investments – Lot Split      (Project ID# 200709040058)**  
**4401 Broadway**

Applicant:      Scott Beavers, 2744 Clark Dr., Grove City, Ohio 43123

This application pertains to the proposed split and reconfiguration of three parcels of land located at 4401 and 4407 Broadway totaling 2.97 acres. The existing three parcels will be reconfigured into two parcels. The first parcel is approximately 1.066 acres with 208 feet of frontage on Broadway. The second parcel is a 1.904 acre, flag-shaped lot located to the west of the first parcel with access provided through a 40' section of frontage on Broadway.

Chair Holt noted there were no stipulations.

Ms. Swearingen made a motion that LWB Investments – Lot Split approved as submitted; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #4      T&T Service Center – Special Use Permit (Other Automotive Service)      (Project ID# 200709170061)**  
**4353 Broadway**

Applicant:      Ted Simon, 4353 Broadway, Grove City, Ohio 43123

This application pertains to the proposed Special Use Permit for a U-Haul truck rental operation as part of the existing business services of T&T Service Center. The site is zoned C-2 (Retail Commercial), which permits for the proposed with a Special Use Permit. The site contains two buildings, a main service building located along Broadway and an accessory structure located behind the main building towards the rear of the property. The plans indicate that a maximum of three (3) trucks and two (2) trailers will be located within a paved area of the parking lot northwest of the accessory structure to minimize visibility from the public right-of-way. The applicant has indicated that truck rentals are available during normal business hours (8am to 5pm M-F, 8am to 12pm Saturday) and this location would rent 3 trucks and 1 trailer per week.

Mr. Simon requested that he be able to park a truck in front of the business in lieu of a sign. Chair Holt stated that he prefer that all trucks remain in the rear of the property. There was discussion regarding signage and the location of a truck for advertising.

Chair Holt noted the following stipulations:

- Truck and trailer rental equipment be stored in the rear-most portion of the designated area northwest of the accessory structure.
- The storage of trucks and trailers shall not exceed four (4) trucks and two (2) trailers over a 48-hour period.

*Note: Mayor Grossman arrived during the discussion for this application.*

Ms. Oyster made a motion that T&T Service Center – Special Use Permit (Other Automotive Service) be recommended to City Council for approval with the stipulations as noted; seconded by Ms. Swearingen. The motion was unanimously approved.

**ITEM #5      Healthy Pets of Bren-Lor – Certificate of Appropriateness (HPA Sign) (Project ID#200709190063)  
3643 Broadway**

Applicant:      James Waller, All Star Sign Co., 112 South Glenwood Ave., Columbus, Ohio 43222

This application pertains to the proposal to replace the existing ground sign located at 3643 Broadway. The proposed ground sign would be located in front of the building along the west side of Broadway in the same location as the existing sign. The applicant is proposing replace the existing ground sign with a sign cabinet mounted on a brick base. The proposed sign is to be externally illuminated from ground-mounted light fixtures. The proposed sign colors include ‘white’ for the background, ‘Spanish Red’ for the text on the sign cabinet, and a combination of black and white, and orange and yellow for the sign logo. The proposed orange and yellow closely resemble ‘La Fonda Tile Red’ and ‘Georgian Yellow’ from the City’s HPA approved color palette. The proposed sign copy includes the business name, “Healthy Pets of Bren-Lor”, as well as the names of the practicing veterinarians. The applicant is proposing to install the business address along the brick base with the finished black numbers only.

Chair Holt noted that Mr. Waller was present and speaking to this item. Chair Holt then noted the following stipulation:

- The sign will have a parchment color background instead of the proposed white.

Ms. Swearingen made a motion that Healthy Pets of Bren-Lor – Certificate of Appropriateness (HPA Sign) be recommended to City Council for approval with the stipulations as noted; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #6      4194 Broadway – Zoning Change (C-2 to R-2) (Project ID#200710050069)  
4194 Broadway**

Applicant:      Tim Snyder, 2995 Wynstone Ct., Grove City, Ohio 43123

This application pertains to the rezoning of 0.26 acres of land located at 4194 Broadway from C-2 (Retail Commercial) to R-2 (Single Family Residential) for residential use. The site contains a two-story frame house built in 1927 with a two (2) car detached garage located behind the primary dwelling. The site is compatible with the surrounding properties. To the west and east the properties are zoned residential and

to the north and south properties contain converted residential structures and are zoned PSO (Professional Services).

Chair Holt noted that Mr. Snyder was present and spoke to this item. Chair Holt also noted there were no stipulations.

There was discussion on the reason the site is being rezoned.

Ms. Oyster made a motion that 4194 Broadway – Zoning Change be recommended to City Council for approval as submitted; seconded by Ms. Swearingen. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:26 p.m.

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Jenifer Pfeiffer, Secretary

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Marv Holt, Chair