

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

REGULAR MEETING

November 22, 2005

The meeting was called to order at 2:47 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: Cheryl Grossman, Mayor; Mr. Larry Corbin, Mr. Marvin Holt; Ms. Christa Fike; and Mr. Dan Havener. Others present: Dr. Les Bostic, City Administrator; Seth Dorman, Development and Planning Officer; Chuck Boso, Director of Development; Mike Boso, Chief Building Official; Darryl Hughes, Director of Service Department; Tami Kelly, Clerk of Council; and Jenifer Pfeiffer, Secretary.

Chair Holt noted that a quorum was present. The minutes of the November 8, 2005 regular meeting were accepted by unanimous consent.

ITEM #1 Service Complex Storage Building (City of Grove City) – Development Plan (Project ID# 200509200116)
3262 Ventura Blvd.

Applicant: David Morrison, ArchCon, Inc., 3847 Broadway, Grove City, Ohio 43123

This application pertains to the proposed 4,466 square foot new storage building at the Service Complex which will provide space for equipment and tool storage, shop space, a meeting/break room and two small offices.

Chair Holt noted that Mr. Morrison was present during the caucus, and spoke to this item. Chair Holt then noted the following stipulations:

- The applicant shall change the zoning on this property from PSO to CF and each of the four tax parcels that comprise the Service Complex shall be combined into one parcel.
- The applicant shall submit a color rendering of the building, which will include the building height and finish materials labeled.
- The rear-yard setback proposed may deviate from the minimum of 30' to permit the 7' setback shown on the plan.

Mr. Havener made a motion that the Service Complex Storage Building – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Mr. Corbin. The motion was unanimously approved.

ITEM #2 Long Term Storage (City of Grove City) – Development Plan (Project ID# 200509200117)
3728 Hoover Road

Applicant: David Morrison, ArchCon, Inc., 3847 Broadway, Grove City, Ohio 43123

This application pertains to the proposed 7,277 square foot new Long-Term Storage Building for the Police Department which will provide space for investigation and storage of vehicles involved in accidents and a future addition for the Youth Services Bureau.

Chair Holt noted that Mr. Morrison was present during the caucus, and spoke to this item. Chair Holt then noted the following stipulations:

- The applicant shall revise the design of the proposed building to provide a brick water table around all four sides of the storage building, which shall match the brick proposed for the future

Youth Service Bureau addition. A landscape buffer is required on the West elevation to provide screening until the Youth Services Bureau is built in the near future.

- The applicant shall submit a color rendering of the revised building design, which shall include the building height and finish materials labeled.
- The applicant shall submit a landscape plan.
- The applicant shall provide a note on the plan that if mechanicals or service structures are added to the building in the future or in conjunction with the Youth Service Bureau addition that the plan will adhere to Section 1136.08 of the Grove City Codified Ordinances, with respect to the screening of those structures.
- The applicant shall combine both parcels into one.
- The Storage Facility is the only portion of the plan that is being acted upon; the Youth Services Bureau Addition will require a separate Development Plan.
- If there is to be a trash dumpster on the premises it must meet screening requirements.

Mr. Havener made a motion that the Long Term Storage – Development Plan be recommended for approval to City Council with the stipulations as noted, seconded by Ms. Fike. The motion was unanimously approved.

**ITEM #3 The Village at Gantz Meadows– Development Plan (Project ID# 200509200120)
2066 and 2080 Home Road**

Applicant: Jill Tangeman, Esq. Plank & Brahm, 145 E. Rich St., Columbus, Ohio 43215

Ms. Fike made a motion that the Village at Gantz Meadows – Development Plan be postponed to the December 13, 2005 meeting; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #4 CVS Pharmacy – Certificate of Appropriateness (Project ID# 200509210122)
3591 Broadway**

Applicant: Frank Petruzello, Skilken Development, 4270 Morse Road, Columbus, Ohio 43230

This application pertains to the Certificate of Appropriateness for the proposed sign package for the CVS Pharmacy.

Mr. Holt noted that Mr. Petruzello was present during caucus and spoke to this item. Chair Holt noted for the record that Planning Commission appreciated CVS bringing in a design that was quite acceptable. Chair Holt then noted the following stipulations:

- The applicant shall revise the design of the ground sign to provide quoins at the corners of the ground sign or other design feature to provide additional visual interest to the sign; the applicant shall recess the lighter brick area around the sign text and shall provide a limestone cap.
- Permanent landscaping at the base of the monument sign is required and shall comply with what was approved on the Development Plan.

Ms. Fike made a motion that the CVS Pharmacy – Certificate of Appropriateness be recommended for approval to City Council with the stipulations as noted, seconded by Mr. Corbin. The motion was unanimously approved.

**ITEM #5 Riverwalk – Zoning Change (SF-1 to PUD-R) (Project ID# 200510180130)
4994 Jackson Pike**

Applicant: Jack Reynolds, Smith & Hale, 37 West Broad Street, Suite 725, Columbus, Ohio 43215

This application pertains to the rezoning of 204.17 acres to PUD-R from the current SF-1 zoning.

Chair Holt noted that Jack Reynolds was present during the caucus and spoke to this item. Chair Holt then noted there were no stipulations.

Mr. Corbin made a motion that the Riverwalk – Zoning Change (R-PUD-R) be recommended for approval to City Council as submitted; seconded by Ms. Fike. The motion was unanimously approved.

**ITEM #6 Riverwalk – Development Plan (Project ID# 200508020093)
4994 Jackson Pike**

Applicant: Drew Sanderell, EMH&T, Inc., 5500 New Albany Rd., Columbus, Ohio 43054

Ms. Fike made a motion that the Riverwalk – Development Plan be postponed to the December 13, 2005 meeting; seconded by Mr. Corbin. The motion was unanimously approved.

**ITEM #7 4976 Grove City Road – Zoning Change (SF-1 to PSO) (Project ID# 200510280132)
4976 Grove City Road**

Applicant: Jack E. Thomas, 4976 Grove City Road, Grove City, Ohio 43123

Ms. Fike made a motion that the 4976 Grove City Road – Zoning Change (SF-1 to PSO) be postponed to the December 13, 2005 meeting; seconded by Mr. Corbin. The motion was unanimously approved.

**ITEM #8 Anchor Retail Center (Project ID# 200510040126)
2441 Old Stringtown Road**

Applicant: Steve Brown, 25 Valleyview Drive, Newark, Ohio 43056

Ms. Fike made a motion to add the Anchor Retail Center to the agenda; seconded by Mr. Corbin. The motion was unanimously approved.

This item pertains to the installation of the rooftop air handlers, exhaust and intake of the facility located on Broadway. Screening was requested per code, however not provided. The applicant provided two memos from registered engineers stating the roof could not accommodate any additional screening.

Chair Holt noted that there is an item before council requesting that the standing seam roof be changed to permit a membrane roof. There is also an amendment before council with respect to the screening of the air handling units. Planning Commission is recommending to Council to amend the amendment so that the rooftop units would be permitted on the building as currently installed with the following stipulation:

- The applicant shall draft a letter to the Building Department, Mike Boso, stating that the applicant will comply with the codes of Grove City and that the building is subject to inspection at any time. Any discrepancy of maintenance procedures on the air handlers will require immediate attention. If not corrected, the occupancy permit will be revoked.

Mr. Havener made a motion that the Anchor Retail Center amendment be recommended for approval to City Council with the stipulation as noted, seconded by Mr. Corbin. The motion was unanimously approved.

The following change was noted at the December 13 Planning Commission date:

Mr. Havener made a motion that the Anchor Retail Center amendment be recommended for approval to City Council with the stipulation as noted, seconded by Mr. Corbin. Ms. Fike voted no. The motion was approved by the majority.

Having no further business, Chair Holt adjourned the meeting at 3:01 p.m.

Jenifer Pfeiffer, Secretary

Marvin Holt, Chair