

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

**REGULAR MEETING**

**November 23, 2004**

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The meeting was called to order at 3:22 p.m.

Chair Dye began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mayor Cheryl L. Grossman; Mrs. Karen Evans Mr. David Dye, Mr. Marvin Holt and Mrs. Christa Longbrake. Others present: Councilman Bill Saxton; Seth Dorman, Development and Planning Officer; Vanessa Brown, Development Intern; Charles Boso, Development Director; Jodee Lowe, Urban Forester; Tami Kelly, Clerk of Council; Mike Boso, Chief Building Official and Jennifer Uhrin, Secretary.

Chair Dye noted that a quorum was present. The minutes of the October 26, 2004 rescheduled to November 2, 2004 meeting and the November 9, 2004 Special Meeting were accepted by unanimous consent.

Chair Dye noted the following changes to today's agenda: *Pinnacle Club of Grove City – Zoning Change; and Creekside Section 7 – Zoning Change* were both withdrawn.

**ITEM #1      City Code Amendments – Residential Lots**

Applicant:      City of Grove City, 4035 Broadway, Grove City, Ohio 43123

Chair Dye noted that Mr. Mike Boso, Chief Building Official, Mr. Charles Boso, Jr., Development Director and Mrs. Tami Kelly, Clerk of Council were present during the caucus and spoke to this item. Councilman Rich Lester who initiated the request was unable to attend the Planning Commission meeting but had requested that the Planning Commission review and offer input on the proposed changes to Section 1135.10 of the City Code which pertain to residential district minimum requirements. Chair Dye had concerns with a modification to our code that affects a specific segment of the community without having their input. Chair Dye further stated that when we proposed changes to the sign code in the Business District, we asked the business owners in that district for their opinion and in this case, input from the various residential developers should be sought. Mr. Holt wondered whether those questions could be brought up at Council. Mrs. Kelly responded that they could. Mayor Grossman requested Mr. Mike Boso share his input on this item. Mr. Boso responded that he spoke with some surveyors and builders regarding changing the percentage to an actual base number in order to determine the rear yardage, the corner lot issue was brought in due to the amount of variances that are requested for fences. Also, there have been proposals with structures that would not fit on the lot because there is not enough buildable area once you factor the setback lines. In essence, it would give these lots additional buildable space. Mrs. Evans questioned if this was beneficial to the Building Department. Mr. Mike Boso stated yes, in terms of alleviating a good portion of the items that come before the Board of Zoning Appeals. Mr. Boso agreed that this would have an impact on developers/builders. Mrs. Evans stated she agreed with the proposed changes. Chair Dye stated that he didn't necessarily oppose the proposed changes, but reiterated that he felt we needed to receive input from local developers and/or builders to enable us to make an informed decision.

Mrs. Evans made a motion that the City Code Amendments – Residential Lots be recommended for approval to City Council as submitted. Chair Dye – No; Mr. Holt – Yes; Mrs. Longbrake – Yes; Mayor Grossman – Yes; Mrs. Evans – Yes. The motion was passed by a majority. Therefore this item will move on to Council with the recommendation of approval. Chair Dye explained that his "No" vote was not because he didn't want this item to move forward, rather he merely wishes to have more input by those that are directly affected by it.

**ITEM #2      Medical Offices at Buckeye Grove      - Development Plan      (Project ID# 200411020095)  
Buckeye Grove Shopping Center – Outlot “B”**

Applicant:      Tom Schifer, Jester, Jones, Schifer Architects, LTD, 355 East Center Street, Marion,  
Ohio 43302

This proposal includes the construction of a new 22,424 square foot medical office building to be located on the east side of Hoover Road across from the Kroger store.

Chair Dye noted that Mr. Tom Schifer was present during the caucus and spoke to this item.

Chair Dye noted the following stipulations:

- Blue spruce currently shown around the dumpster enclosure shall be changed to an arborvitae.
- Dumpster enclosure gates shall be modified to eliminate “gaps”.
- Evergreen plant material shall be planted around service structures.
- All trees shall have the “wrap” removed prior to planting.
- Storm-water calculations for both flood routing and storage limits shall be noted on the plan.
- The 12 inch outfall shall be coordinated with the adjacent property owner (Fifth Third Bank) regarding the sizing of the catch basin and the line location.
- The waterline and public fire hydrant size and location shall be coordinated with the City’s Service Department and the Jackson Township Fire Department.
- This approval is based on the approval of a lot split.
- Dormers shall be required on the north and east facades of the building; therefore the request to eliminate those dormers has been denied.
- Brick shall be required on the center section on the east side of the building, therefore the request to eliminate that section of brick has been denied.
- The rear façade shall mimic the front façade with the exception that the rear windows will be brick recesses with arched tops to mimic windows.
- Parking lot lighting shall match those used in the Kroger parking lot with a maximum height of 20 feet.
- The color board is approved as submitted, however the Planning Commission is not opposed to the use of the plum color for the shutters in conjunction with the use of white for the window surrounds. However, if the plum is not used the white shall be eliminated and a more tan or neutral color shall be used instead.

Mr. Schifer stated he understood and agreed to comply with all of the stipulations. Mr. Holt made a motion that the Medical Offices at Buckeye Grove – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair. The motion was unanimously approved. Therefore this item will move on to Council with the recommendation of approval.

**ITEM #3      Pinnacle Club of Grove City – Zoning Change      (Project ID# 200411020096)  
2420 Holton Road (rear)**

Applicant:      Jackson B. Reynolds, III, Esq.; M/I Homes of Central Ohio, LLC., 3 Easton Oval,  
Columbus, Ohio 43219

Mr. Holt made a motion to withdraw this item with a fee waiver if resubmitted within 90 days. The motion was unanimously approved.

**ITEM #4      Creekside Section 7 – Zoning Change      (Project ID# 200411020097)  
2420 Holton Road (rear)**

Applicant:      Jackson B. Reynolds, III, Esq.; M/I Homes of Central Ohio, LLC., 3 Easton Oval,  
Columbus, Ohio 43219

Mr. Holt made a motion to withdraw this item with a fee waiver if resubmitted within 90 days. The motion was unanimously approved

**ITEM #5      Creekside Section 7 – Preliminary Development Plan      (Project ID# 200411020098)  
2420 Holton Road (rear)**

Applicant:      Jackson B. Reynolds, III, Esq.; M/I Homes of Central Ohio, LLC., 3 Easton Oval,  
Columbus, Ohio 43219

Creekside Section 7 proposes 26 lots and 2.81 acres of open space on 12.7 acres.

Chair Dye noted that Mr. Jackson B. Reynolds, III, and Mr. Ben Hale, 37 West Broad Street, Columbus, Ohio 43215 were present during the caucus and spoke to this application.

Chair Dye recused himself from this item and turned the meeting over to Vice-Chair Evans.

Vice-Chair Evans noted the following stipulations:

- A notation shall be made on the plans that the bike path shall be paved and extended to a 2.8 acre tract south-west of the Patzer Ditch.
- A notation shall be made on the plans that the 2.8 acre tract shall remain a park area with the Developer supplying the playground equipment as approved by the Grove City Parks and Recreation Director.
- The 2.8 acre tract shall be deeded to the City of Grove City; however the Homeowner's Association shall maintain the bike path and the pond itself.
- The bike path leading to the retention pond shall be 8 feet wide to enable vehicular access for maintenance purposes; however the path around the pond itself shall be 6 feet wide.
- A notation shall be made on the plan that the storm-sewer easement shall be a minimum of 15 feet.
- A notion shall be made on the plans that due to the flood plain, the retention pond shall be noted as "excavation only" and "no fill shall be allowed".

- No fencing shall be permitted.
- Applicant shall supply an engineering drawing on the eyebrow.
- Applicant shall deed 10 feet of ROW to the City of Grove City.

Mr. Reynolds stated he understood and agreed to comply with all of the stipulations. Mayor Grossman stated the City would like to express their appreciation to the Applicant for their willingness to work with the City on the requested items. Mr. Reynolds said he would pass this information along.

Mrs. Longbrake made a motion that the Creekside Section 7 – Preliminary Development Plan be recommended for approval to City Council with the stipulations as noted by the Vice-Chair. Chair Dye abstained from the vote. A majority passed the motion. Therefore this item will be forwarded to Council with the recommendation of approval.

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

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Vice-Chair Karen Evans