

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

**REGULAR MEETING**

**November 25, 2008**

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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: Mr. Gary Leasure; Mr. Marv Holt; and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Ryan Andrews, EMH&T; Chuck Boso, Director of Development; Christy Zempter, Planning and Zoning Coordinator; Lt. Bill Dolby, Jackson Township Fire; Mike Boso, Chief Building Official and Jennifer Uhrin, Secretary. Ms. Sharon Reichard; and Ms. Linda Swearingen were absent.

Chair Holt noted that a quorum was present. Chair Holt noted that there were no changes to the minutes for the October 28, 2008 regular meeting. The minutes were approved by unanimous consent.

**ITEM #1      Hawthorne Woods North Sec. 2 Lot 41 – Lot Split      (Project ID# 200810300044)**  
**5936 Grant Run Place, Grove City, Ohio 43123**

**Applicant: Gary Hammel, 5944 Grant Run Place, Grove City, Ohio 43123**

The applicant, in cooperation with his neighbor (Dennis Hickox) is requesting approval of a lot split for property located on a cul-de-sac at 5936 Grant Run Place. As proposed 0.052 acres is to be split from an original 0.378 acre parcel currently owned by Dennis Hickox (PID 040-007667) and is to be tied to the adjacent 0.70 acre parcel owned by the applicant Gary Hammel (PID 040-007668). As proposed both lots comply with area regulations and requirements as set forth in Code Section 1135.10 Residential District Requirements.

The Development Department requested that the Planning Commission approve the lot split as submitted with the following procedural note:

Procedural Note: The Development Department will not be able to process the lot split application until the following language appears on the legal description or deed:

*“This parcel shall not be utilized as a separate building site until approved by the existing planning agency with platting authority over the area. Unless such approval is obtained, this parcel shall be used in conjunction with the parcel recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_ Deed Records, Parcel No. Franklin County, Ohio.”*

Mr. Hammel was present and spoke to this item. Mr. Hammel explained that when he originally purchased the lot approximately 15 years ago, and had the home built, it was not placed on the lot correctly. Early on, he attempted to have the error corrected by the developer, M/I Showcase homes, but was unsuccessful. Mr. Hammel decided this would be the best route to correct the problem.

Chair Holt noted that there were no stipulations associated with this item. However the procedural note requested by the Development Department would be required.

Mr. Havener made a motion that the Hawthorne Woods North Sec. 2 Lot 41 – Lot Split be approved as submitted utilizing the procedural note as requested by the Development Department; seconded by Mr. Leasure. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 1:43 pm.

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Jennifer Uhrin, Secretary

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Marv Holt, Chair