

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

REGULAR MEETING

November 27, 2007

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: Mayor Grossman; Mr. Dan Havener; Ms. Linda Swearingen; Mr. Marv Holt; and Ms. Julie Oyster. Others present: Sharon Reichard, City Administrator; Kyle Rauch, Development and Planning Officer; Doug Miller, Jackson Township Fire Department; Tami Kelly, Clerk of Council; Christy Zempter, Planning and Zoning Coordinator; Chuck Boso, Director of Development; and Jenifer Pfeiffer, Secretary.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes to the minutes for the November 13, 2007 regular meeting. The minutes of the November 13, 2007 regular meeting were approved by unanimous consent.

Chair Holt noted the following changes to the agenda: The Planning Commission postponed Item #1 *Broadway Motorcar, LLC – Special Use Permit (Car Sales)* and Item #2 *LWB Investments – Special Use Permit (Outdoor Sales)* to the December 11, 2007 regular meeting. Mr. Havener made a motion to accept the changes to the agenda as noted; seconded by Ms. Swearingen. The motion was passed unanimously.

ITEM #1 Broadway Motorcar, LLC. – Special Use Permit (Car Sales) (Project ID# 200709040059)
4401 & 4407 Broadway

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

Mr. Havener made a motion that Broadway Motorcar, LLC – Special Use Permit (Car Sales) be postponed to the December 11, 2007 regular meeting; seconded by Ms. Swearingen. The motion was unanimously approved.

ITEM #2 LWB Investments – Special Use Permit (Outdoor Storage) (Project ID# 200709040056)
4401 & 4407 Broadway

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

Mr. Havener made a motion that LWB Investments – Special Use Permit (Outdoor Storage) be postponed to the December 11, 2007 regular meeting; seconded by Ms. Swearingen. The motion was unanimously approved.

ITEM #3 Hoover Haus – Special Use Permit (Group Home) (Project ID# 200711050071)
3675 Hoover Road

Applicant: Richard Neiderhauser, 3375 Hoover Road, Grove City, Ohio 43123

This application pertains to a proposed Special Use Permit to allow for a Group Home to be located at 3675 Hoover Road. This facility was the previous site of Adrian Wells, a similar type of use. Following completion of renovations the facility will be able to accommodate up to 22 residents. Proposed activities are as intended for Residential Care Center for Seniors. Services are to include room and board, assistance with activities of daily living, assistance with appointments, daily social activities, and nursing services within the scope of practice and licensure restrictions. The Hoover Haus will operate 24-hours a day, seven (7) days a week. The number of employees will be dependent upon occupancy, averaging between 6 to 10.

Chair Holt noted the following stipulations:

- This permit shall terminate with a change of ownership; change in the services offered by Hoover Haus; or if the use is determined to be in violation of the terms of the Special Use Permit as determined by the Chief Building and Zoning Official.
- Residents of this facility shall be 55 and older.

Mayor Grossman stated that she is pleased to see what the applicant is doing with this facility. She stated that a few years ago there was an indication that Grove City had a need for over 400 assisted care beds. She stated that as we strive to make sure that Grove City addresses the needs of all residents, she commends the applicant for venturing into such an important project.

Chair Holt also made a statement that it will please him to drive down Hoover Road and see the building occupied.

Ms. Oyster made a motion that Hoover Haus – Special Use Permit be recommended to City Council for approval with the stipulations as noted; seconded by Ms. Swearingen. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 1:45 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair