

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

REGULAR MEETING

November 28, 2006

The meeting was called to order at 1:35 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. Julie Oyster, Mr. Marvin Holt; Ms. Linda Swearingen; and Mr. Dan Havener. Others present: Dr. Les Bostic, City Administrator; Seth Dorman, Development and Planning Officer; Tami Kelly, Clerk of Council; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; and Jenifer Pfeiffer, Secretary. Mayor Grossman was absent.

Chair Holt noted that a quorum was present. Chair Holt noted there was a revision to the October 30, 2006 special meeting minutes; the time the meeting was called to order shall reflect that the meeting started at 8:35 a.m. rather than 8:35 p.m.. Ms. Swearingen made a motion to accept the October 30, 2006 special meeting minutes with the revisions as noted; seconded by Ms. Oyster. Chair Holt then noted there were no changes, revisions or deletions to the minutes for the November 14, 2006 regular Meeting or the November 20, 2006 special meeting. The minutes of the November 14, 2006 regular meeting and the November 20, 2006 special meeting were accepted by unanimous consent.

Chair Holt noted that the December 26, 2006 regular meeting is cancelled due to lack of items.

Chair Holt noted the following changes to today's agenda: As requested by the Applicant, Item #1 *Life's Journey Home Health Care Services – Rezoning (D-1 to A-1)*; and Item #2 *Life's Journey Home Health Care Services – Special Use Permit (Group Multi-Family)* were withdrawn. As requested by the Applicant, Item #4 *Healthy Pets of Bren-Lor – Certificate of Appropriateness (Ground Sign)*; Item #5 *Ken's Car Wash – Special Use Permit (Car Wash Establishment)*; Item #6 *Ken's Car Wash – Development Plan* were postponed to the December 12, 2006 regular meeting. Mr. Havener made a motion to accept the changes to the agenda as noted; seconded by Ms. Swearingen. The motion was unanimously approved.

ITEM #1 Life's Journey Home Health Care Services – Rezoning (D-1 to A-1) (Project ID# 200611060090)
3897-3899 LaRosa Drive

Applicant: Rita Agunga, 6229 Buckeye Parkway, Grove City, Ohio 43123

Mr. Havener made a motion that Life's Journey Home Health Care Services – Rezoning (D-1 to A-1) be withdrawn; seconded by Ms. Swearingen. The motion was unanimously approved.

ITEM #2 Life's Journey Home Health Care Services – Special Use Permit (Group Multi-Family Home) (Project ID# 200611060091)
3897-3899 LaRosa Drive

Applicant: Rita Agunga, 6229 Buckeye Parkway, Grove City, Ohio 43123

Mr. Havener made a motion that Life's Journey Home Health Care Services – Special Use Permit (Group Multi-Family) be withdrawn; seconded by Ms. Swearingen. The motion was unanimously approved.

ITEM #3 Jackpot Parcels – Lot Split (Project ID# 200611060092)
North of Jackpot Road terminus

Applicant: Nick King, Preferred Real Estate Investments, LLC, 470 Olde Worthington Road, Suite 470, Westerville, Ohio 43082

This application pertains to the proposed split of Parcel #040-005972, which has a total area of 7.15 acres into two separate lots.

Chair Holt noted the following stipulation:

- The survey for the proposed lot shall reflect the change of ownership.

Mr. Havener made a motion that Jackpot Parcels – Lot Split be approved with the stipulation as noted; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #4 Healthy Pets of Bren-Lor – Certificate of Appropriateness (Ground Sign)
3643 Broadway (Project ID# 200611070093)**

Applicant: James Waller, All-Star Sign Company, 112 South Glenwood Drive, Columbus, Ohio
43222

Mr. Havener made a motion that Healthy Pets of Bren-Lor – Certificate of Appropriateness (Ground Sign) be postponed to the December 12, 2006 regular meeting; seconded by Ms. Swearingen. The motion was unanimously approved.

**ITEM #5 Ken’s Car Wash – Special Use Permit (Car Wash Establishment)
5913-003 Hoover Road (Project ID# 200611070094)**

Applicant: Mike Casale, P&L Systems, Inc., 171 Charring Cross Drive, Westerville, Ohio 43081

Mr. Havener made a motion that Ken’s Car Wash – Special Use Permit (Car Wash Establishment) be postponed to the December 12, 2006 regular meeting; seconded by Ms. Swearingen. The motion was unanimously approved.

**ITEM #6 Ken’s Car Wash – Development Plan (Project ID# 200611070095)
5913-003 Hoover Road**

Applicant: Mike Casale, P&L Systems, Inc., 171 Charring Cross Drive, Westerville, Ohio 43081

Mr. Havener made a motion that Ken’s Car Wash – Development Plan be postponed to the December 12, 2006 regular meeting; seconded by Ms. Swearingen. The motion was unanimously approved.

**ITEM #7 Petition to Vacate Portion of Former Stringtown Road (Project ID# N/A)
North of Stringtown Road, East of Thistlewood Road**

Applicant: Lindsay Hodge, Kephart Fisher, LLC, 207 North Fourth Street, Columbus, Ohio 43215

This application pertains to the petitioning of the City of Grove City, Ohio to vacate a 0.372 acre portion of right-of-way of the former Stringtown Road.

Chair Holt noted that Ms. Hodge was present and spoke to this item. Chair Holt then noted there were no stipulations for this item.

Ms. Oyster made a motion that the Petition to Vacate Portion of Former Stringtown Road be recommended for approval to City Council as submitted; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #8 Claybrooke Crossing – Zoning Amendment (Text) (Project ID# 200611090096)
Haughn Road, South of Adderbury Drive**

Applicant: Mr. Terry Andrews, Centex Homes c/o Donald Plank, Plank & Brahm, 145 East Rich Street, Columbus, Ohio 43215

This application pertains to an amendment to the approved Zoning Text for Claybrooke Crossing. The Rezoning was approved November 18, 2002 (C-82-02).

Chair Holt noted that Mr. Andrews was present and speaking to this item. Chair Holt then noted the following amendment to the text:

- The text shall be revised to read that Lots 25, 26, 27 and 28 proposed along Haughn Road as shown on the development plan will be allowed driveway curb-cuts to Haughn Road provided that funds in the amount of \$1,750 per lot are placed on deposit with the City to cover the cost of curb and gutter and the removal and replacement of that portion of each drive effected by the eventual improvement to Haughn Road.

Ms. Swearingen made a motion that the Claybrooke Crossing – Zoning Amendment be recommended for approval to City Council with the amendment as noted; seconded by Mr. Havener. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 1:55 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair