

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

**REGULAR MEETING**

**December 11, 2007**

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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: Ms. Sharon Reichard, City Administrator; Mr. Dan Havener; Ms. Linda Swearingen; Mr. Marv Holt; and Ms. Julie Oyster. Others present: Kyle Rauch, Development and Planning Officer; Lt. Bob Dolby, Jackson Township Fire Department; Tami Kelly, Clerk of Council; Dan Snyder, Urban Forester; Christy Zempter, Planning and Zoning Coordinator; Chuck Boso, Director of Development; and Jenifer Pfeiffer, Secretary. Mayor Grossman arrived to the meeting late.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes to the minutes for the November 27, 2007 regular meeting. The minutes of the November 27, 2007 regular meeting were approved by unanimous consent.

Chair Holt noted there were no changes to the agenda.

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

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

This application pertains to a proposed Special Use Permit to allow for an automotive sale and leasing operation. As noted within the application materials, this facility is to be used for the leasing and sales of automobiles (as well as washing) and will operate 9am to 6pm Monday through Friday and 9am-12pm on Saturday. The site is able to accommodate up to 32 vehicles. Automotive detailing and repairs are not associated as part of this Special Use Permit request.

Chair Holt noted that Steve Bowshier was present and speaking to this item. Chair Holt then noted the following stipulations:

- This permit shall terminate with a change of ownership; change in the services offered by Broadway Motorcars, LLC; or if the use is determined to be in violation of the terms of the Special Use Permit or the Development Text as determined by the Chief Building and Zoning Official.
- No signage, including whirligigs, window paints, spinners or other attention getting devices shall be permitted.
- Customary signage shall be permitted on one (1) side window, containing price and warranty information. This information shall not be legible from public rights-of-way.
- Automobiles are not permitted to be parked or displayed in the right-of-way or on imperious surfaces.

Ms. Swearingen made a motion that Broadway Motorcars, LLC – Special Use Permit (Car Sales) be recommended to City Council for approval with the stipulations as noted; seconded by Ms. Oyster. 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

This application pertains to a proposed Special Use Permit to allow for an outdoor storage facility to operate under the name of Broadway RV Storage. This facility is used primarily for the storage of recreational vehicles and is capable of accommodating 63 vehicles on site and is to be enclosed by perimeter fencing with restricted access. Clients will have 24-hour access to the site through the use of access cards. As noted within the application materials, one (1) fulltime and one (1) part-time employee will work at this facility during normal business hours (9am to 5pm Mon.-Sat.). In accordance with the Development Standards Text and submitted application materials, there will be no storage of illegal materials, contraband, explosives or any other materials determined by the City to be detrimental to the health, safety and welfare of the community. Use of this facility shall be for outdoor covered and uncovered boat, trailer, vehicle, (excluding tractor trailers) and recreational vehicle storage.

Chair Holt noted that Mr. Bowshier was still present and speaking to this item. Chair Holt then noted the following stipulations:

- The permit shall terminate with a change of ownership; change in the services offered by Broadway RV Storage; or if the use is determined to be in violation of the terms of the Special Use Permit or the Development Text as determined by the Chief Building and Zoning Official.

Ms. Oyster made a motion that LWB Investments – Special Use Permit (Outdoor Storage) be recommended to council for approval with the stipulations as noted; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #3      Southwest Eyecare Expansion – Development Plan      (Project ID# 200710300070)  
3675 Hoover Road**

Applicant:      Marc Hartig, Hoover Management, Inc., 4140 Hoover Rd., Grove City, Ohio 43123

This application pertains to a formal discussion pertaining to parking requirements as they relate to the site located at 4140 Hoover. The property is zoned Professional Services (PSO) and contains an existing 2,765 square foot, single story facility with one point of access to Hoover Road. Two medical practices are contained within this facility, a chiropractic office and optometrist office. The applicant will be requesting formal approval of a development plan early next year to allow for the construction of the proposed 2,364 square foot addition, which is to accommodate the expanding practices. At the present time the applicant would like to discuss the code requirements relating to the number of parking spaces required and setback requirements. In addition, the applicant would like Planning Commission to grant a deviation to reduce the number of parking spaces from 31 to 27 as part of this discussion.

Chair Holt noted that Dr. Hartig was present and speaking to this item.

There was open discussion regarding parking and setback requirements. Dr. Hartig noted that the square footage of the building and the direction they want to go in is incumbent on the parking plan. He stated they didn't want to go further without the approval of the site plan.

Chair Holt noted that he feels Planning Commission would go along with the plan and would endorse a deviation from the number of parking spaces required based on the zoning of the surrounding properties and the type of use. Chair Holt expressed the desire for the applicant to comply with code and maintain a 10 foot parking setback along the southern property line and noted that this might be able to be accomplished by shortening the depth of the two proposed turnarounds.

**ITEM #4      1929 Gateway Circle – Lot Split      (Project ID# 200711300072)**  
**1929 Gateway Circle**

Applicant:      Todd Dillon, The Anchor Companies, 350 E. First Ave., Suite 250, Columbus, Ohio  
43201

Ms. Swearingen made a motion to postpone 1929 Gateway Circle – Lot Split to the January 15, 2008 Regular Meeting; seconded by Mr. Havener. The motion was passed unanimously.

**ITEM #5      Party Boutique, Inc. – Certificate of Appropriateness (HPA Sign)      (Project ID# 200709040049)**  
**3869 Broadway**

Applicant:      Tara Becker, 3869 Broadway, Grove City, Ohio 43123

This application pertains to a proposed replacement sign panel within the existing sign structure in front of a business located at 3869 Broadway. The existing frame consists of two wooden posts painted white with decorative tops. The applicant has proposed to encase the 4x4 posts in white plastic sleeves and sealed with caps, no other changes have been proposed to the sign frame structure or lighting system. The proposed sign panel is 24 square feet (72" x 48") in area and is illuminated by existing ground mounted exterior lights. The sign face is to be constructed of Alumacor and attached to the newly encased sign posts.

Chair Holt noted that Ms. Becker was present and speaking to this item.

There was discussion regarding color issues with the logo and issues with the material of the sign.

Mr. Havener made motion that Party Boutique, Inc. – Certificate of Appropriateness (HPA Sign) be withdrawn with fees waived upon resubmission; seconded by Ms. Swearingen. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:14 p.m.

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Jenifer Pfeiffer, Secretary

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Marv Holt, Chair