

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

REGULAR MEETING

December 12, 2006

The meeting was called to order at 3:32 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 Cheryl Grossman, 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; Lt. Dolby, Jackson Township Fire Department; Tami Kelly, Clerk of Council; Joe Heiby, Urban Forester; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; and Jenifer Pfeiffer, Secretary.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes, revisions or deletions to the minutes for the November 28, 2006 regular Meeting. The minutes of the November 28, 2006 regular meeting were accepted by unanimous consent.

Chair Holt noted that he was in receipt of a letter from Seth Dorman, Development and Planning Officer stating that he was leaving the City and going to work with Skilken Properties. Chair Holt expressed the thanks of the Planning Commission members for Mr. Dorman's time and service to the City and specifically to the Planning Commission. Chair Holt stated that Mr. Dorman's talent, dedication and good will, will be missed by all. The Planning Commission members wish him the best of luck.

Chair Holt noted the following changes to today's agenda: As requested by the Applicant, Item #1 *Healthy Pets of Bren-Lor – Certificate of Appropriateness (Ground Sign)*; and Item #2 *Ken's Car Wash – Development Plan* were postponed to the January 9, 2007 regular meeting. As requested by the Applicant, Item #5 *Parkway Centre East (Outlot #41) – Development Plan*; and Item #6 *Parkway Centre East (Outlot #41) – Special Use Permit (Drive-Thru Stations)* were withdrawn with fees waived upon resubmission. Mr. Havener made a motion to accept the changes to the agenda as noted; seconded by Ms. Oyster. The motion was unanimously approved.

ITEM #1 Healthy Pets of Bren-Lor – Certificate of Appropriateness (Ground Sign) (Project ID# 200611070093)
3643 Broadway

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 January 9, 2007 regular meeting; seconded by Ms. Oyster. The motion was unanimously approved.

ITEM #2 Ken's Car Wash – Development Plan (Project ID# 200611070095)
5913-003 Hoover Road

Applicant: Frank Petruziello, Skilken Properties, 4270 Morse Road, Columbus, Ohio 43230

Mr. Havener made a motion that Ken's Car Wash – Development Plan be postponed to the January 9, 2007 regular meeting; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #3 Ken's Car Wash – Special Use Permit (Car Wash Establishment)
5913-003 Hoover Road (Project ID# 200611070094)**

Applicant: Frank Petruziello, Skilken Properties, 4270 Morse Road, Columbus, Ohio 43230

This application pertains to a Special Use Permit for the operation of car wash establishment with a footprint area of 2,442 square feet, and will include two automatic wash bays, and will provide adequate stacking for each lane.

Chair Holt noted the applicant was present for the caucus and spoke to this item. Chair Holt noted there were no stipulations.

Mr. Havener made a motion that Ken's Car Wash – Special Use Permit be recommended to City Council for approval as submitted; seconded by Ms. Swearingen. The motion was unanimously approved.

**ITEM #4 First Baptist Church of Grove City – Rezoning (R-1 to PUD-R)
Orders Road, West of Hoover Road (Project ID# 200611210097)**

Applicant: Roger Wheeler, First Baptist Church of Grove City, 2730 Kingston Avenue, Grove City, Ohio 43123

This application pertains to the proposed rezoning of their 95.327 acres. The First Baptist Church of Grove City is proposing to construct Phase I (*for which a development plan is forthcoming*) of their master plan on 38.33 acres and the balance of the land (56.997 acres) is proposed for a future residential subdivision.

Chair Holt noted that Mr. Wheeler was present for caucus and spoke to this item. Chair Holt then noted there were no stipulations.

Mayor Grossman stated that she thought the rezoning of the parcel makes perfect sense and she appreciates the churches efforts to continue on. She is very happy for them.

Ms. Swearingen made a motion that First Baptist Church of Grove City – Rezoning (R-1 to PUD-R) be recommended to City Council for approval as submitted; seconded by Ms. Oyster. The motion was unanimously approved.

**ITEM #5 Parkway Centre East (Outlot #41) – Development Plan (Project ID# 200611220098)
4124 Buckeye Parkway**

Applicant: Sean Cullen, Parkway Centre East, LLC, 150 East Broad Street, 8th Floor, Columbus, Ohio 43123

Mr. Havener made a motion that Parkway Centre East (Outlot #41) – Development Plan be withdrawn with fees waived upon resubmission; seconded by Ms. Swearingen. The motion was unanimously approved.

**ITEM #6 Parkway Centre East (Outlot #41) – Special Use Permit (Drive-Thru Stations)
4124 Buckeye Parkway (Project ID# 200611220099)**

Applicant: Sean Cullen, Parkway Centre East, LLC, 150 East Broad Street, 8th Floor, Columbus, Ohio 43123

Mr. Havener made a motion that Parkway Centre East (Outlot #41) – Special Use Permit (Drive-Thru Stations) 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 3:40 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair