

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

**REGULAR MEETING**

**December 13, 2005**

The meeting was called to order at 2:35 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: Dr. Les Bostic, City Administrator; Mr. Larry Corbin; Mr. Marvin Holt; and Mr. Dan Havener. Others present: Seth Dorman, Development and Planning Officer; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council; Mike Keller, EMH&T; and Jenifer Pfeiffer, Secretary. Mayor Grossman and Christa Fike were absent from the meeting.

Chair Holt noted that a quorum was present. Chair Holt then noted a mistake in the minutes of the November 22, 2005 regular meeting. Mr. Havener made a motion to correct the minutes of the November 22, 2005 regular meeting to read that Item #8 was not unanimously approved and that Christa Fike voted no; seconded by Mr. Corbin. With that correction, the minutes of the November 22, 2005 regular meeting were accepted by unanimous consent.

**ITEM #1      Riverwalk – Development Plan      (Project ID# 200508020093)**  
**4994 Jackson Pike**

Applicant:      Jeff Brown, 37 West Broad Street, Columbus, Ohio 43215

This application pertains to a residential subdivision which proposes 399 dwelling units (124 condominiums in Sub-Area ‘A’ and 275 single-family homes in Sub-Area ‘B’) for a gross density of 1.95 units per acre.

Chair Holt noted that Mr. Brown was present during the caucus, and spoke to this item. Chair Holt then noted the following stipulations:

- Lot #146 shall be restricted such that the house built on the lot shall front River Walk Drive and the driveway shall be located on the west side of the lot as far from the intersection with Drift Wood circle as possible.
- Lot #248 shall be restricted such that the house built on the lot shall front Cattail Street and the driveway shall be located on the south side of the lot as far from the intersection with River Bank Street as possible.
- Total development will meet the standards as outlined in the text, including the four-sided architectural standards.
- The applicant shall submit a sample board for council to review.
- Per 1136.10 of the City’s Landscape Ordinance, a tree inventory must be completed on all trees, six inches and greater, indicating size, genus/species and location. This must be done for all trees on the property and any trees on adjoining properties that may be impacted.
- Per 1136.09 of the City’s Landscape Ordinance, all points of ingress and egress must have landscape entry features installed with lighting, irrigation, landscaping and hardscape.
- Per 1136.09 of the City’s Landscape Ordinance, a landscape buffer must be installed with the required landscape mound, four feet high with trees and evergreen shrubs along the entire length of the west property line along Jackson Pike. Nothing can have a mature height greater than 25 feet due to existing utility lines.
- Per 1136.08 of the City’s Landscape Ordinance, all service structures must be screened (such as utility boxes, electrical transformers, irrigation, back flow preventers, etc.).
- A unit typical landscape plan for both interior and corner lots shall be submitted showing the required trees, shrubs and sod.
- Page 7, Item II G. titled “Street Trees” shall be changed to read: “Street trees to be planted per 1136.09 of the Grove City Codified Ordinances.” In addition, on page 6 of 9 of the plans under

the “Notes” section the comments also need to read “street trees to be planted per 1136.09 of the Grove City Codified Ordinances.”

- Sub-Area A, the condominium development must submit a separate landscape plan, meeting all aspects of the City’s Landscape Ordinance prior to any development.
- Approval of this development plan is contingent on obtaining the right-of-way in the northwest corner of the development by resolution with the property owner or by Eminent Domain.

Mr. Havener made a motion that the Riverwalk – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Mr. Corbin. The motion was unanimously approved.

**ITEM #2      Top Hat Chimney – Certificate of Appropriateness (HPA Sign)      (Project ID# 200509060108)**  
**3719 Broadway**

Applicant:      Fred Hollingsworth, Hollingsworth Signs, 4423 Broadway, Grove City, Ohio 43123

Mr. Corbin made a motion that Top Hat Chimney – Certificate of Appropriateness (HPA Sign) be withdrawn and fees waived for a period not to exceed ninety (90) days for resubmission; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #3      The Village at Gantz Meadows– Development Plan      (Project ID# 200509200120)**  
**2066 and 2080 Home Road**

Applicant:      Jill Tangeman, Esq. Plank & Brahm, 145 E. Rich St., Columbus, Ohio 43215

This application pertains to the Development Plan proposing to construct a condominium community which will include 12 condominium buildings utilizing two building types with a total number of 48 proposed condo units.

Chair Holt noted that Ms. Tangeman was present during the caucus and spoke to this item. Chair Holt noted there were no stipulations. Mr. Holt then noted for the record that the applicant has done a fine job on accommodating the request of the City and Planning Commission.

Mr. Corbin made a motion that the Village at Gantz Meadows – Development Plan be approved as submitted; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #4      4976 Grove City Road – Zoning Change (SF-1 to PSO)      (Project ID# 200510280132)**  
**4976 Grove City Road**

Applicant:      Jack E. Thomas, 4976 Grove City Road, Grove City, Ohio 43123

This application pertains to a proposed zoning change from SF-1 (Single-Family Residence) to PSO (Professional Services).

Mr. Holt noted that Mr. Thomas was present during caucus and spoke to this item. Chair Holt noted there were not any stipulations. Mr. Thomas stated that he would like to get his property zoned because there are 67 homes being built behind his house, and due to the fact that he can not let his horses out of the barn, which is his business.

Chair Holt asked if there were any comments from the public on this matter. The following comments were made:

Ms. Jolene Fraley, 3291 Holt Road, Grove City, Ohio, stated that she has a petition signed by 73 residents that do not wish this property to be rezoned. She stated that the area is entirely residential including the new homes currently being built. She also stated that these residents chose the site because they wanted to be in a residential area, not a commercial area.

Chair Holt accepted the petition and asked Ms. Fraley if the signatures were those of Jackson Township residents as well as Grove City. Ms. Fraley stated that the signatures obtained were those of residents of Jackson Township, City of Grove City as well as Pleasant Township.

Ms. Sharon Downs, 4747 Grove City Road, Grove City, Ohio, 43123, stated that about a year and a half ago a group of residents, including Mr. Thomas, came to Planning Commission and City Council regarding the property behind Mr. Thomas. She stated that the residents had concerns at that time because of the size of the lots and homes that were to be developed. City Council and Planning Commission accommodated the residents, including Mr. Thomas, by stipulating a buffer zone on the new development. The applicant feels that the residents are back to square one. She feels that the west side of the city will soon be growing and that a precedent should be set now for future growth. Her opinion is that they do not need a lot of "strip malls."

Mr. Thomas pointed out a picture of his barn and the fact that there is a road built behind it. He stated that in his barn he raises horses. He also mentioned that there are homes being built right next door to his barn. On one side of the barn he gallops and trains his horses to make his living and these new homes are affecting the horses, which is the reason he wants to get the property rezoned.

Chair Holt noted that homes that abut Mr. Thomas' property and contiguous to his property are all constructed within Code on the setback lines.

Mr. Corbin made a motion to approve the 4976 Grove City Road – Zoning Change as submitted; seconded by Mr. Havener. All members voted no with the exception of Mr. Havener, who voted yes. The motion was not approved.

Chair Holt stated that he wished to justify his no vote. He went on to state the he considers Mr. Thomas' request to be "spot zoning" and he does not endorse "spot zoning." He stated that to the west of the property is zoned SF-1, to the east of the property is zoned R-1, to the North is zoned R-1 and to the south is Jackson Township. He also stated that very little retail, commercial or PSO exists west of Demorest and that he does not wish to see anymore.

**ITEM #5 McDonald's Restaurant – Development Plan  
1989 Stringtown Road**

**(Project ID# 200511220133)**

Applicant: Jodi Hill, Williams-Shepherd Architects, 4254 Tuller Road, Dublin, Ohio 43017

Mr. Corbin made a motion that the McDonalds Restaurant – Development Plan be withdrawn and fees waived for a period not to exceed ninety (90) days for resubmission; seconded by Mr. Havener. The motion was unanimously approved.

**ITEM #6      McDonald's Restaurant – Special Use Permit      (Project ID# 200511220134)**  
**1989 Stringtown Road**

Applicant:      Jodi Hill, Williams-Shepherd Architects, 4254 Tuller Road, Dublin, Ohio 43017

Mr. Corbin made a motion that the McDonalds Restaurant – Special Use Permit be withdrawn and fees waived for a period not to exceed ninety (90) days for resubmission; seconded by Mr. Havener. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:55 p.m.

---

Jenifer Pfeiffer, Secretary

---

Marvin Holt, Chair