CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **December 14, 2004**

The meeting was called to order at 2:35 p.m.

Chair Dye began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Dr. Les Bostic; Mrs. Karen Evans Mr. David Dye, Mr. Marvin Holt and Mrs. Christa Longbrake. Others present: Councilman Bill Saxton; Seth Dorman, Development and Planning Officer; Vanessa Brown, Development Intern; Charles Boso, Development Director; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council; Mike Boso, Chief Building Official and Jennifer Uhrin, Secretary. Mayor Cheryl L. Grossman was absent.

Chair Dye noted that a quorum was present. The minutes of the November 23, 2004 regular meeting were accepted by unanimous consent.

Chair Dye noted the following changes to today's agenda*: 4401 Broadway – Preliminary Development Plan* has been withdrawn; *Plum Run Crossing – Plat* Approval has been postponed to the January 25, 2005 regular meeting*; The Shoppes at Grove City – Development plan* has been postponed to the January 11, 2005 regular meeting*; 4110 LLC – Preliminary Development Plan* was tabled.

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ITEM #1 **4401 Broadway - Preliminary Development Plan** **(Project ID# 200409070082)**

Applicant: Stephen J. Bowshier, Esq., 4030 Broadway, Suite 100, Grove City, Ohio 43123

Per the Applicant's request, Mr. Holt made a motion to withdraw this item with a fee waiver if resubmitted within 90 days. The motion was unanimously approved.

ITEM #2 **Plum Run Crossing – Plat Approval** **(Project ID# 200411120099)**
6588 Seeds Road - Northeast corner of Seeds and Zuber

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

During the caucus, issues were discussed regarding possible improvements to Zuber Road which may be required prior to Jackson Township allowing additional curb cuts. Mike Meeks with the Franklin County Engineer's Office also expressed concerns with approving a plat that may need revisions depending upon requirements set by Jackson Township.

Therefore, Mr. Holt made a motion to postpone this item to the January 25, 2005 regular meeting. The motion was unanimously approved.

ITEM #3 **The Shoppes at Grove City – Development Plan** **(Project ID# 200411230100)**
Northwest corner of Stringtown and Thistlewood

Applicant: John Crook, ADA Architects, 17710 Detroit Avenue, Lakewood, Ohio 44107

Mr. Holt made a motion to postpone this item to the January 11, 2005 regular meeting. The motion was unanimously approved.

ITEM #4 **4110 LLC – Preliminary Development Plan** **(Project ID# 200411230101)**
4110 Demorest Road

Applicant: J. Greg Laws, PO O Box 243, Grove City, Ohio 43123

The Applicant was not present during the caucus and did not attend the business portion of the meeting. Therefore, Mrs. Evans made a motion to table this item. The motion was unanimously approved.

ITEM #5 **Meadows Medical – Lot Split** **(Project ID# 2004112400102)**
5965 London Groveport Road

Applicant: Kevin Baxter, Bird & Bull, Inc., 2875 West Dublin-Granville Road, Columbus, Ohio 43235

Mr. Andy Bartz , Skilken Properties, 4270 Morse Road, Columbus, Ohio spoke to this application. Chair Dye noted that Mr. Bartz was present during the caucus. This lot split will enable the development of a medical office building recently approved by the Planning Commission as well as create a lot for a proposed Fifth Third Bank building which will be presented to the Planning Commission in the near future.

Chair Dye noted the following stipulation:

- This lot split shall not be filed until it is part of a third party transfer of one of the two lots that result from the split for the purpose of allowing the easements that were presented to be put in place simultaneous with the legal creation of the split.

Mr. Bartz stated he understood and agreed with the stipulation.

Mr. Holt made a motion that the Meadows Medical – Lot Split be approved with the stipulation as noted by the Chair. The motion was unanimously approved.

Chair Dye noted that a Special Planning Commission Meeting has been scheduled for Tuesday, December 21, 2004 at 9:00 am.

There being no further items on the agenda, Chair Dye offered congratulations to Development Intern, Vanessa Brown for the completion of her Master's Degree. Chair Dye also expressed his gratitude for her help with the Planning Commission.

Having no further business, Chair Dye adjourned the meeting at 2:42 p.m.

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Jennifer Uhrin, Secretary Chair David Dye