CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **December 28, 2010**

The meeting was called to order at 1:33 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: Mr. Phil Honsey; Mr. Gary Leasure; Mr. Marv Holt; Mr. Mike Linder, and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Mike Boso, Chief Building Official; Christy Zempter, Planning and Zoning Coordinator; Jodee Lowe, Urban Forester; Tami Kelly, Clerk of Council; Jennifer Readler, SZD; Chuck Boso, Development Director and Kimberly Dooley, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the November 9, 2010 regular meeting. They were approved by unanimous consent.

ITEM #1 **Guaranteed Heating and Cooling – Certificate of Appropriateness**
3827 Broadway **(Project ID# 201011220047)**

Applicant: Dean Bollinger, 41 Fellows Ave, West Jefferson, OH 43162

The applicant is requesting approval to make modifications to the structure at 3827 Broadway. The proposed modifications include extensive exterior modifications and renovations to the site including removing approximately a thousand square feet of asphalt in front of the building and the curb cut on Broadway and replacing with landscaping to match the character of the Historical Preservation Area. Mr. Rauch stated that the proposed improvements met all the requirements and criteria stated in Chapter 1138 for the Historical Preservation Area.

Mr. Dean Bollinger, architect for the project, and Mr. Benjamin Dunigan, owner of 3827 Broadway, were present and spoke to the item. Mr. Bollinger described the modifications to the building, including combining the two existing buildings on the site by enclosing the exterior separation and forming an interior corridor between the two structures. Mr. Bollinger stated that he looked at surrounding structures to match the architectural style for the modification. The building will be finished with a combination of brick and EIFS, with all colors selected from the HPA color palette.

Mr. Leasure questioned the service vehicles on the site. My. Dunigan stated that one or two vehicles might be at the site at a time, but typically the workers take them home at night and would not typically have them on site.

Mr. Honsey stated that in his opinion the proposed modifications are greatly improving the appearance of the building and commended the applicant for the proposed improvements.

Mr. Linder questioned the applicant on the extent of the brick on the building façade. The applicant stated that the façade facing Broadway will be finished in brick, and partially around onto the south elevation, facing Burr Oak. Question was also raised regarding existing concrete bollards on the site. The applicant clarified that these are former lampposts that will be removed with the renovation.

Mr. Havener commended the applicant on the project but questioned the dumpster enclosure and any plans to improve it. The applicant stated that during the renovations, the fencing could be painted to better match the structure and necessary repairs made.

Chair Holt noted the following stipulations:

1. The A/C units in the rear of the structure shall be screened according to Chapter 1136.

2. Landscape notes 2, 3, 7, and 11 shall be removed from plans and any changes made to the landscaping as displayed on approved plans must be approved by the Urban Forester.

3. Attention shall be given to match paint and perform any necessary repairs to the trash enclosure area to match the improvements to the building.

The applicant was agreeable to the stipulations.

Mr. Honsey made a motion that the Guaranteed Heating and Cooling – Certificate of Appropriateness be recommended for approval to City Council with the noted stipulations; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #2 **Metro Park Riverview – Lot Split** **(Project ID# 201012170048)**
Jackson Pike at Holton Road

Applicant: Bob Wynd, ME Companies, 635 Brooksedge Blvd, Westerville, OH 43081

The applicant is requesting approval to split approximately 160 acres of land located east of Jackson Pike between Borror Road and White Road from a larger 181 acre plot of land which spans Jackson Pike at the southwest corner of Holton Road and Jackson Pike. The property owner is proposing to dedicate the 160 acres to be split to Metro Parks for future park incorporation and retain the remaining 21 acres of land west of Jackson Pike. The remaining 21 acres of land is zoned PUD-R with an effective development plan for the Riverwalk subdivision for condominiums.

Mr. Bob Wynd was present and spoke to the item. Mr. Wynd stated that Metro Parks intends to only accept the land east of Jackson Pike, which necessitated the proposed split, as a portion of the property extends west of Jackson Pike.

Mr. Honsey asked for clarification regarding the application and the fact that it is simply the lot split the Commission is considering and not the potential use of the property. Mr. Rauch and Ms. Readler stated that that was correct.

Mr. Havener made a motion that the Metro Park Riverview – Lot Split be approved as submitted; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #3 **Amendment to Planning Commission Bylaws – Section III(B) Regular Meetings**

The proposed amendment will change the regular meeting dates of the Planning Commission from the "second and fourth Tuesday after the first Monday of the month" to the "first and third Tuesday after the first Monday of the month." The purpose of the proposed amendment is to shorten the time between meetings for applicants going though to City Council after being reviewed by the Commission. No other sections to the Rules and Regulations will be affected by this amendment.

Mr. Leasure made a motion that the Amendment to the Planning Commission Bylaws – Section III(B) Regular Meetings be approved as submitted, seconded by Mr. Honsey.

Having no further business, Chair Holt adjourned the meeting at 1:57 p.m.

Kimberly Dooley, Secretary

Marv Holt, Chair