CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **September 25, 2007**

The meeting was called to order at 1:30 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 Grossman; Ms. Linda Swearingen; Mr. Marv Holt and Ms. Julie Oyster. Others present: Ms. Sharon Reichard, City Administrator; Kyle Rauch, Development and Planning Officer; Mike Keller, EMH&T; Christy Zempter, Planning and Zoning Coordinator; Lt. Dolby, Jackson Township Fire Department; Tami Kelly, Clerk of Council; Dan Snyder, Urban Forester; Chuck Boso, Director of Development; and Jenifer Pfeiffer, Secretary. Mr. Dan Havener was absent.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes to the minutes for the September 11, 2007 regular meeting. Ms. Swearingen made a motion to accept the minutes of the September 11, 2007 regular meeting as submitted; seconded by Ms. Oyster. The motion was passed unanimously

Chair Holt noted the following changes to today's agenda: The applicant requested to postpone Item #1 *Kroger(N341) Store Expansion – Development Plan* to the October 9, 2007 regular meeting. The Development Department requested to postpone Item #2 *Party Boutique, Inc. – Certificate of Appropriateness (HPA Sign)* to the October 9, 2007 regular meeting. The Development Department requested to withdraw Item #3 *Penske Truck Rental – Special Use Permit (Truck Rental)*. It was also requested, per the applicant, to postpone Item #6 *LWB Investments – Development Plan;* Item #8 *LWB Investments (National Auto Lease Group, Inc.) – Special Use Permit (Car Sales);* and Item #9 *LWB Investments – Special Use Permit (Outdoor Storage)* to the October 9, 2007 regular meeting. Ms. Oyster made a motion to accept the changes to the agenda as noted; seconded by Ms. Swearingen. The motion was passed unanimously.

ITEM #1 **Kroger (N341) Store Expansion – Development Plan** **(Project ID# 200708300048)**
2474 Stringtown Road

Applicant: Andrew Gardner, Bird & Bull Engineering, 2875 W. Dublin-Granville Road, Columbus, Ohio 43235

Ms. Oyster made a motion to postpone this application to the October 9, 2007 regular meeting; seconded by Ms. Swearingen. The motion was passed unanimously.

ITEM #2 **Party Boutique, Inc. – Certificate of Appropriateness (HPA Sign)** **(Project ID# 200709040049)**
3869 Broadway

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

Ms. Oyster made a motion to postpone this application to the October 9, 2007 regular meeting; seconded by Ms. Swearingen. The motion was passed unanimously.

ITEM #3 **Penske Truck Rental – Special Use Permit (Truck Rental)** **(Project ID# 200709040050)**
3340 Broadway

Applicant: John Crawford, 3340 Broadway, Grove City, Ohio 43123

Ms. Oyster made a motion to withdraw this application; seconded by Ms. Swearingen. The motion was passed unanimously.

ITEM #4 **Gordon Food Service, Grove City – Development Plan** **(Project ID# 200709040051)**
Stringtown Road

Applicant: Rick Borgen, Paradigm Design, Inc., 550 3 Mile Rd, N.W., Grand Rapids, Michigan 49544

This application pertains to the proposed construction of a 15,103 s.f. retail store on the north side of Stringtown Road and east of Buckeye Parkway (Parcel ID Number: 040-013872). The site is 1.722 acres and is located in close proximity to Meyers Jewelers adjacent to the last remaining outlot available within the outlot section of Parkway Center North. The proposed use would provide for the sales of restaurant quality bulk packaged food, food preparation and service equipment.

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

- The four (4) proposed building light fixtures are to be replaced with decorative light fixtures similar to the Hanover Providence fixture and those located on the front elevation of the multi-tenant structure on Outlot 23 within Parkway Centre North. Light fixtures shown on the rear building elevations for security purposes shall be installed as shown within the Development Plan.
- The Planning Commission endorses the deviation from the Development Standards Text for the utilization of a loading dock facility on the north side of the building for receiving retail goods and supplies.
- The Planning Commission endorses the deviation from Code on the reduced number of parking spaces from 76 spaces to 69 spaces.
- The applicant shall comply with the Urban Foresters comments regarding the removal of 50% of ropes, burlap and wire cage from all deciduous and evergreen trees as well as removing trunk wrap. In addition, any discrepancies between plan sheets and code requirements shall be worked out with and to the satisfaction of the City's Urban Forester.
- The applicant shall work with the Development Department to remove the guardrail if possible, however if it is necessary to keep the guardrail it shall be painted black and reduced to the minimum height permitted by the building code.
- The cart corral shall be black.
- A brick pilaster is to be incorporated on the south elevation to alleviate the starkness of the south side. The Development Department shall review this additional design element for final approval.

Ms. Swearingen made a motion that Gordon Food Service, Grove City – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Oyster. The motion was approved by the majority. Mayor Grossman stepped out of the meeting prior to the vote. Upon her return she noted that she voted yes.

ITEM #5 **LWB Investments – Zoning Change (IND-2 and SD-4 to PUD-C)** **(Project ID# 200709040052)**
4401 Broadway

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

Ms. Oyster made a motion to postpone this application to the October 9, 2007 regular meeting; seconded by Ms. Swearingen The motion was approved.

ITEM #6 **LWB Investments – Development Plan** **(Project ID# 200709040053)**
4401 Broadway

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

Ms. Oyster made a motion to postpone this application to the October 9, 2007 regular meeting; seconded by Ms. Swearingen. The motion was passed unanimously.

ITEM #7 **LWB Investments – Lot Split** **(Project ID# 200709040058)**
4401 Broadway

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

Ms. Oyster made a motion to postpone this application to the October 9, 2007 regular meeting; seconded by Ms. Swearingen. The motion was passed unanimously.

ITEM #8 **LWB Investments (National Auto Lease Group, Inc.) – Special Use Permit (Car Sales)**
4401 Broadway **(Project ID# 200709040059)**

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

Ms. Oyster made a motion to postpone this application to the October 9, 2007 regular meeting; seconded by Ms. Swearingen. The motion was passed unanimously.

ITEM #9 **LWB Investments – Special Use Permit (Outdoor Storage)**
4401 Broadway **(Project ID# 200709040056)**

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

Ms. Oyster made a motion to postpone this application to the October 9, 2007 regular meeting; seconded by Ms. Swearingen. The motion was passed unanimously.

ITEM #10 **KC Life Southwest Blvd., Distribution Center – Development Plan** **(Project ID# 200709040057)**
4401 Broadway

Applicant: Gil Toomey, Exxcel Project Management, Inc., Two Miranova Place, Suite 250, Columbus, Ohio 43215

This application pertains to the proposed Warehouse/Distribution Center located on Southwest Boulevard west of the CSX railroad tracks. The proposed facility is to be constructed on a site adjacent to the South-Western City School Bus Terminal and CSX railroad tracks. This facility will be able to accommodate up to two potential tenants with entry features at each end of the structure.

After some discussion, the applicant decided to withdraw their application and resubmit at a later date.

Ms. Swearingen made a motion to withdraw KC Life Southwest Blvd. Distribution Center – Development Plan with fees waived upon resubmission; seconded by Ms. Oyster. The motion was passed unanimously.

Having no further business, Chair Holt adjourned the meeting at 2:30 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair