

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

REGULAR MEETING

September 15, 2009

The meeting was called to order at 1:31 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. Gary Leasure, Mr. Marv Holt; and Mr. Mike Linder. Others present: Kyle Rauch, Development and Planning Officer; Chuck Boso, Development Director; Jennifer Readler, SZD; Tami Kelly, Clerk of Council; Margie Badurina, Building Division; Sharon Reichard, Service Director; Kim Dooley, Development Intern and Jennifer Uhrin, Secretary. Mr. Phil Honsey and Mr. Dan Havener were absent.

Chair Holt noted that a quorum was present. Chair Holt then noted there were no changes to the minutes for the August 25, 2009 regular meeting. The minutes were approved by unanimous consent.

ITEM #1 Candlestick Lounge – Special Use Permit (Outdoor Seating) (Project ID #200908240037)
4066 Hoover Road, Grove City, Ohio 43123

Applicant: Arlen Hughes, 987 Clarendon Avenue, Columbus, Ohio 43223

The applicant is proposing to construct a fence, enclosing the area directly behind Candlestick Lounge located at 4066 Hoover Road. The area will be approximately the size of two parking spaces (16' x 20') and will be used for an outdoor seating area for Candlestick Lounge patrons. No exterior lighting, signage, or sound amplification is proposed within the enclosed area. The proposed fence is four (4) feet in height and constructed of wrought iron. The applicant is also proposing to install landscape planters around the perimeter of the fence.

Mr. Hughes was present and spoke to this item.

Chair Holt noted the following stipulations:

1. Any temporary structures within the area to be fenced must be removed from the site upon completion of the proposed fence.
2. No signage shall be placed on umbrellas.
3. The wrought iron fence shall be finished black.

Mr. Hughes stated he understood and agreed to comply with the stipulations. Mr. Leasure questioned the use of music. Mr. Hughes stated there would not be any music and no additional lighting, as the current parking lot lighting would be sufficient.

Mr. Linder made a motion that the Candlestick Lounge – Special Use Permit (Outdoor Seating) shall be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Leasure - The motion was unanimously approved.

ITEM #2 3278 Columbus Street – Certificate of Appropriateness (HPA Building Alteration)
3278 Columbus Street, Grove City, Ohio 43123 (Project ID # 200908310034)

Applicant: Kim Roose, 3278 Columbus St, Grove City, OH 43123

The applicant is proposing to modify the existing two-car garage located at 3278 Columbus Street into a carriage house by adding a second floor to be used as a game room. When complete, the exterior of the renovated structure will match the materials utilized on the residence - white vinyl siding and gray shingles. The addition will increase the height of the structure from 11.25 feet to approximately 19.6 feet and increase the total square footage from 528 square feet to 1622.5 square feet (with a 704 square foot

building footprint). The garage will be expanded to the north and south of the existing structure and will continue to be in conformance with all setback requirements.

Mr. Kim Roose and Mrs. Heidi Roose were present and spoke to this item.

Chair Holt noted the following stipulations:

1. The gables on the proposed addition shall be finished to match the gables on the main building with dark material and white vertical posts about the window and wainscoting below.
2. The window design used on the garage should match the design of the windows on the main structure.
3. The applicant shall obtain a variance to Section 1135.10(a) from the Board of Zoning Appeals, allowing the size of the detached garage to exceed the permitted 700 square foot maximum.
4. The applicant shall obtain a variance to Section 1137.08(h) from the Board of Zoning Appeals, allowing the height of the detached garage to exceed the permitted thirteen feet above grade maximum.

Mr. and Mrs. Roose stated that they understood and agreed to comply with the stipulations. Mr. and Mrs. Roose requested information on the BZA process. Mr. Rauch stated he would assist them in the process.

Mr. Leasure made a motion that 3278 Columbus Street – Certificate of Appropriateness (HPA Building Alterations) be recommend for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Linder. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 1:39 p.m.

Jennifer Uhrin, Secretary

Marv Holt, Chair