



The City of Grove City

AGENDA

Planning Commission

August 4, 2020 1:30 p.m.

Virtual Meeting

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MEETING MINUTES – July 7, 2020 July 20, 2020

NEW ITEMS:

- 1. APPLICATION: Car Wash USA Express – Special Use Permit (Car Wash)**
Planner in Charge: Jimmy Hoppel
Project Number: 202006040030
Location: 2607 London Groveport Road (Parcel #040-009919)
Proposal: This proposal is to review the building architecture and site improvements associated with a proposed car wash on London Groveport Road.
Applicant: Jody Freeman, Devcon, 2089 Pryor Road, Coldwater MS 38618
- 2. APPLICATION: Car Wash USA Express – Development Plan**
Planner in Charge: Jimmy Hoppel
Project Number: 202006040029
Location: 2607 London Groveport Road (Parcel #040-009919)
Proposal: This proposal is for a drive-thru car wash on a 2.42-acre parcel.
Applicant: Jody Freeman, Devcon, 2089 Pryor Road, Coldwater MS 38618
- 3. APPLICATION: Hoagie City – Special Use Permit (Drive-thru)**
Planner in Charge: Jimmy Hoppel
Project Number: 202006300031
Location: 2118 Stringtown Road (Parcel #040-009219)
Proposal: This proposal is for a drive-thru pick up window for pre-ordered items only.
Applicant: Connie Klema, Attorney, P.O. Box 991, Pataskala, OH 43062

- 4. APPLICATION: Hoagie City – Special Use Permit (Outdoor Seating)**
Planner in Charge: Jimmy Hoppel
Project Number: 202006300032
Location: 2118 Stringtown Road (Parcel #040-009219)
Proposal: This proposal is for an outdoor seating area located at the rear of the restaurant.
Applicant: Connie Klema, Attorney, P.O. Box 991, Pataskala, OH 43062
- 5. APPLICATION: Broadway Professional Park – Lot Split**
Planner in Charge: Kendra Spergel
Project Number: 202007070038
Location: Farm Bank Way and Southwest Blvd. (Parcel #040-009908)
Proposal: This proposal is to split 3.412 acres out of an 8.3-acre parcel.
Applicant: Eric Morton, Broadway Professional Park LLC, 1480 Dublin Road, Columbus, OH 43215
- 6. APPLICATION: 3506-3510 Park Street – Preliminary Development Plan**
Planner in Charge: Kendra Spergel
Project Number: 202006300033
Location: 3506-3510 West Park Street (Parcel #040-000152)
Proposal: This proposal is to construct a four-car garage with a residential dwelling in the rear portion of the property.
Applicant: Donald Plank, Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215
- 7. APPLICATION: Quarry at Pinnacle – Rezoning (SF-1 to PUD-R)**
Planner in Charge: Kendra Spergel
Project Number: 202006300035
Location: White Road and St. Rt. 104 (Parcel #s 160-001492, 160-0026931, 160-002507, 160-002459, 160-000056)
Proposal: This proposal is to establish a PUD-R (Planned Unit Development – Residential) zoning for the site, setting development standards for 187 single-family homes and 36 condominium units on the 70+ acre site.
Applicant: Joe Ciminello, Ciminello's, Inc., 567 Lazelle Road, Westerville, OH 43081
- 8. APPLICATION: Bluegrass Park – Rezoning (SD-1 to PUD-R and PUD-C)**
Planner in Charge: Kendra Spergel
Project Number: 201907310038
Location: West of Hoover Road; east of I-71; north of London Groveport Rd. (Parcel #s 040-008056, 040-016111 and 040-016112)
Proposal: This proposal is to rezone the site to PUD-R (Planned Unit Development – Residential) and PUD-C (Planned Unit Development – Commercial) for a mixed-use development containing offices, a daycare and a maximum of 5,000 square feet of retail, as well as multi-family dwelling units and senior housing.
Applicant: Donald Plank, Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215

- 9. APPLICATION: 3917 Elm Street – Right-of-Way Vacation**
Planner in Charge: Kendra Spergel
Project Number: 202007280040
Location: 3917 Elm Street (Parcel #040-015377)
Proposal: This proposal is for a vacation from an unnamed 0.149-acre right-of-way.
Applicant: The City of Grove City, 4035 Broadway, Grove City, Ohio 43123