



The City of Grove City

AGENDA

Planning Commission

August 2, 2022
1:30 p.m.

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MEETING MINUTES – July 5, 2022

NEW ITEMS:

- 1. APPLICATION: Parkway Centre Outlot – Lot Split**
Planner in Charge: Terry Barr
Project Number: 202206220032
Location: 4108 Buckeye Parkway (Parcel # 040-012668)
Proposal: This proposal is to split a 1.158-acre parcel from a 5.256-acre tract.
Representative: James M. Hockstok, Continental Real Estate, 150 E. Broad Street, Columbus, OH 43215

- 2. APPLICATION: Danbury – Lot Split**
Planner in Charge: Dash Logan
Project Number: 202206290037
Location: 3255 Haughn Road (Parcel # 040-016054)
Proposal: This proposal is to split the 9.67-acre Danbury Senior Living and Grove City Villas site onto their own respective 4.95 and 4.72-acre properties.
Representative: Tony Perez, Grove City Senior Living, LLC, 8230 Pittsburg Ave NW, North Canton, OH, 44720

- 3. APPLICATION: Autumn Grove Section 5 – Plat**
Planner in Charge: Terry Barr
Project Number: 202207010041
Location: Intersection of Rishel Street and Belle Apple Drive (Parcel # 040-0012312)
Proposal: This proposal is to plat 54 residential lots, four roadways, and two reserve areas in Autumn Grove Section 5.
Representative: Matt Kirk, EMH&T, 5500 New Albany Road, New Albany, OH 43054

- 4. APPLICATION:** **4238 Broadway – Rezoning (Use Approval)**
Planner in Charge: Terry Barr
Project Number: 202206230033
Location: 4238 Broadway (Parcel # 040-000696)
Proposal: This proposal is to allow a tattoo studio to locate at 4238 Broadway.
Representative: Jim & Stacy Lambright, The Lambright Team, 4334 Pond Lily Ct., New Albany, OH 43054

- 5. APPLICATION:** **4238 Broadway – Development Plan**
Planner in Charge: Terry Barr
Project Number: 202206230034
Location: 4238 Broadway (Parcel # 040-000696)
Proposal: This proposal is to allow for residential use on a site zoned Professional Services (PSO) at 4238 Broadway.
Representative: Jim & Stacy Lambright, The Lambright Team, 4334 Pond Lily Ct., New Albany, OH 43054

- 6. APPLICATION:** **Sharp Home –Development Plan**
Planner in Charge: Dash Logan
Project Number: 202206300040
Location: 3530 Sunshine Park Place (Parcel # 040-000890)
Proposal: This proposal is for a development plan to construct a new single-family home on a property zoned PUD-R (Planned Unit Development - Residential) located at the corner of Franklin Street and Sunshine Park Place.
Representative: William Sharp, 3618 Grant Avenue, Grove City, OH, 43123

- 7. APPLICATION:** **Mid-Ohio Food Collective – Development Plan**
Planner in Charge: Terry Barr
Project Number: 202206290038
Location: 3960 Brookham Drive (Parcel # 040-001228 & 040-001093)
Proposal: This proposal is to allow for a new 14,600-square-foot freezer addition and 1,968-square-foot refrigerator room addition at the Mid-Ohio Foodbank Facility on Brookham Drive.
Representative: Darryl G. Rogers, Rogers Krajnal Architects, INC., 264 South Third Street, Columbus, OH, 43215

- 8. APPLICATION:** **Builtrite Properties –Development Plan**
Planner in Charge: Dash Logan
Project Number: 202205240027
Location: 5873 Haughn Road (Parcel # 040-017493)
Proposal: This proposal is for a development plan for a 14,400-square-foot building at 5873 Haughn Road
Representative: Jim Norwood, Builtrite Properties LLC, 5200 Fisher Road, Columbus, OH 43123

- 9. APPLICATION:** **Beulah Park Subarea C Lennar Homes – Development Plan**
Planner in Charge: Terry Barr
Project Number: 202206280035
Location: South of Southwest Boulevard east of Demorest Road (Parcel # 040-016132)
Proposal: This proposal is to approve building architecture for single-family homes on 19 lots in Beulah Park Subarea C.
Representative: Rebecca J. Mott, Plank Law Firm, 411 East Town Street, Columbus, OH 43215.

- 10. APPLICATION:** **Beulah Park Subarea C Epcon Communities – Development Plan**
Planner in Charge: Terry Barr
Project Number: 202206290036
Location: 3596 Rose Lane through 3596 Rose Lane (Parcel # 040-016146)
Proposal: This proposal is to approve building architecture for single-family homes on 11 lots in Beulah Park Subarea C.
Representative: Joel Rhoades, Epcon Communities, 500 Stonehenge Parkway, Dublin, OH 43017
- 11. APPLICATION:** **Hickory Creek – Rezoning (SF-1 to PUD-R)**
Planner in Charge: Dash Logan
Project Number: 202207010042
Location: Orders Road approximately 625 feet west of Southern Grove Drive (Parcel # 040-009246)
Proposal: This proposal is to rezone 32.25 acres from SF-1 (Single Family Residential) to PUD-R (Planned Unit Development - Residential) with a zoning text.
Representative: Jim Hilz, Pulte Homes of Central Ohio, LLC, 475 Metro Place South, Suite 200, Dublin Ohio, 43017
- 12. APPLICATION:** **Hickory Creek – Final Development Plan**
Planner in Charge: Dash Logan
Project Number: 202207010043
Location: Orders Road approximately 625 feet west of Southern Grove Drive (Parcel # 040-009246)
Proposal: This proposal is for an 81-unit condominium community on a 30.25-acre parcel on Orders Road.
Representative: Jim Hilz, Pulte Homes of Central Ohio, LLC, 475 Metro Place South, Suite 200, Dublin Ohio, 43017