

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

REGULAR MEETING

June 28, 2005

The meeting was called to order at 3:07 p.m.

Chair Dye began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mayor Cheryl L. Grossman, Mr. Larry Corbin, Mr. David Dye, Mr. Marvin Holt and Ms. Christa Fike. Others present: Dr. Les Bostic, City Administrator; Seth Dorman, Development and Planning Officer; Kyle Rauch, Planning and Zoning Coordinator; Charles Boso, Development Director; Dan Snyder, Urban Forester; Mike Keller, EMH&T; and Jennifer Uhrin, Secretary.

Chair Dye noted that a quorum was present. The minutes of the June 14, 2005 regular meeting were accepted by unanimous consent.

Chair Dye noted the following changes to today's agenda: *Buckeye Grove Car Wash - Development Plan*; *Buckeye Grove Car Wash – Special Use Permit (Car Wash)*; and *Parkway Centre East Development Plan* were postponed to the July 12, 2005 regular meeting.

ITEM #1 Buckeye Grove Car Wash – Development Plan (Project ID# 200505030062)
2800 London-Groveport Road

Applicant: Tyler Williams, 400 W. Main Street, Plain City, Ohio 43064

Ms. Fike made a motion to postpone this item to the July 12, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously approved.

ITEM #2 Buckeye Grove Car Wash – Special Use Permit (Car Wash) (Project ID# 200505030063)
2800 London-Groveport Road

Applicant: Tyler Williams, 400 W. Main Street, Plain City, Ohio 43064

Ms. Fike made a motion to postpone this item to the July 12, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously approved.

ITEM #3 Discount Tire Company – Development Plan Amendment (Project ID# 200506020074)
1710 Stringtown Road

Applicant: Brenda Hunt, Hanover Signs, 1771 Progress Avenue, Columbus, Ohio 43207

This application pertains to an additional 65.24 square foot wall sign to be located on the west side of the building.

Chair Dye noted that Ms. Hunt was present during the caucus and spoke to this item. Chair Dye then noted the following stipulations:

- Signage shall not project more than 5” from the face of the building to match the existing signage.

Ms. Hunt stated she understood and agreed to comply with the stipulation.

Mr. Holt made a motion that the Discount Tire Company – Development Plan be recommended for approval to City Council; seconded by Ms. Fike. All Planning Commission members voted “No”, therefore the motion was not approved. Chair Dye felt that by disapproving the motion, the Planning Commission was simply disapproving a motion and not really taking action. Chair Dye then requested an amended motion.

Mr. Holt then made a motion that the Discount Tire Company - Development Plan Amendment be recommended for disapproval to City Council; seconded by Ms. Fike. The motion was unanimously approved.

Chair Dye stated that his negative vote was not reflective of any dissatisfaction with Discount Tire or their site. He noted that the City is very happy to have them here. Chair Dye further stated that his vote was reflective of a concern for a precedent based on the fact that the Planning Commission has made an extensive effort to minimize signage on commercial structures. Mayor Grossman, Ms. Fike and Mr. Holt noted their negative vote was based on that as well.

ITEM #4 The Village at Gantz Meadows – Preliminary Development Plan
2080 & 2066 Home Road (Project ID# 200506070075)

Applicant: Jill Tangeman, Esq., Plank & Brahm, 145 East Rich Street, Columbus, Ohio 43215

This application pertains to a new condominium community that includes 48 units (12 buildings) on 9.05 acres resulting in a gross density of 5.3 units/acre.

Chair Dye noted that Ms. Tangeman was present during the caucus and spoke to this item.

A Preliminary Development Plan for a proposed Planned Unit Development (PUD) requires a finding by this body that a PUD is appropriate and that the eight specific standards have been met.

Mr. Holt made a motion that The Village at Gantz Meadows - Preliminary Development Plan meets the eight requirements as submitted; seconded by Mr. Corbin. The motion was passed unanimously.

Having found the site to meet the requirements for PUD consideration, Chair Dye then noted the following stipulations:

- Road width recommendations vary from 24’ to 26’.
- Applicant shall submit a voluntary assessment in the amount of approximately \$80,160 for future Home Road improvements.
- The design of the stormwater collection systems from the roofs of the proposed structures must allow for water to flow directly to the storm system instead of into the yards.
- Landscaping shall be coordinated with the City’s Urban Forester.
- Consider revisiting the verbiage in the proposed project narrative as it relates to the mixture of building products incorporated into your eaves, soffits and overhang areas.
- Applicant shall provide a minimum of 20 additional parking spaces internal to the site that are not dedicated to individual units.

- Drive aisles, from the main loop system, that do not access the actual driveways and garage spaces must be widened to at least 18’.
- On-site drainage and storage calculations shall be coordinated with the City’s Engineer.
- Pond shall meet all code requirements and include an illuminated fountain.
- A second emergency exit shall be provided either through the Village at Gantz Park or the Cannan Land Church property with the proper easement documentation being provided to the City.

Ms. Fike made a motion that The Village at Gantz Meadows - Preliminary Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Mr. Corbin. The motion was unanimously approved.

ITEM #5 Campbell Lot Split – Lot Split (Project ID# 200506070076)
Seeds Road

Applicant: Robert Foster, earthmetric, LLC, 120 East Main Street, Suite B, Circleville, Ohio 43113

The applicant is proposing to split 6.00 acres from 40.70 acres located along Seeds Road across from the Grove City Industrial Park.

Chair Dye noted that Mr. Foster was present during the caucus and spoke to this item. Chair Dye then noted there were no stipulations.

Mr. Holt made a motion to approve the Campbell Lot Split; seconded by Ms. Fike. The motion was unanimously approved.

ITEM #6 Parkway Centre East – Development Plan (Project ID# 200506130077)
East of Buckeye Parkway, South of Stringtown Road

Applicant: Sean Cullen, Continental Retail Development, 150 East Broad Street, 8th Floor,
Columbus, Ohio 43215

Ms. Fike made a motion to postpone this item to the July 12, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously approved.

Ms. Fike made a motion that the Grove City Chamber of Commerce - Certificate of Appropriateness be taken off the table and added to the Agenda; seconded by Mr. Corbin. The motion was unanimously approved.

ITEM #7 Grove City Chamber of Commerce – Certificate of Appropriateness (HPA Sign) (Project ID# 200505240070)
4069 Broadway

Applicant: Fred Hollingsworth, Hollingsworth Media Group, 4423 Broadway, Grove City, Ohio
43123

This application pertains to the installation of an 18 square foot ground sign that shall replace the existing ground sign.

Chair Dye noted that Mr. Hollingsworth was present during the caucus and spoke to this item. Chair Dye then noted the following stipulations:

- Landscaping at the base of the sign shall be coordinated with the City's Urban Forester.

Ms. Fike made a motion that the Grove City Chamber of Commerce - Certificate of Appropriateness be recommended for approval to City Council with the stipulation as noted; seconded by Mr. Corbin. The motion was unanimously approved.

Having no further business, Chair Dye adjourned the meeting at 3:20 p.m.

Jennifer Uhrin, Secretary

Chair Dye

Jenifer Pfeiffer, Secretary