

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

REGULAR MEETING

June 27, 2006

The meeting was called to order at 3:05 p.m.

Vice Chair Havener began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Cheryl Grossman, Mayor; Ms. Linda Swearingen; Ms. Julie Oyster; and Mr. Dan Havener. Others present: Seth Dorman, Development and Planning Officer; Gurgun Muharrem, Hockaden & Associates; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council and Jennifer Uhrin, Secretary. Mr. Marvin Holt was absent.

Vice Chair Havener noted that a quorum was present. Vice Chair Havener noted the following change to the June 13, 2006 meeting minutes pertaining to Item #9 Parker's Tavern – which reads "Certificate of Appropriateness", but should read "Special Use Permit". The minutes of the June 13, 2006 regular meeting were changed accordingly and then accepted by unanimous consent.

Vice Chair Havener noted the following changes to today's agenda: As requested by the Applicant, Item #1 *Boggs Insurance Agency – Lot Split* was postponed to the July 11, 2006 regular meeting and Item # 7 *Buckeye Parkway & Holton Road – Plat Approval (Dedication & Easements)* was withdrawn. As requested by the Planning Commission, Item #6 *The Inn at Grovebrook – Development Plan* was postponed to the July 11, 2006 regular meeting. Ms. Swearingen made a motion to accept the changes to the agenda as noted; seconded by Ms. Oyster. The motion was approved by unanimous consent.

ITEM #1 Boggs Insurance Agency – Lot Split (Project ID# 200605220043)
3869/3871-73 Broadway

Applicant: Michael Boggs, Nationwide Insurance, 3869 Broadway, Grove City, Ohio 43123

This application pertains to a lot split of 0.145 acres from a total of 0.35 acres to enable the Applicant to sell of one of the two buildings located on the site with its own parcel.

As requested by the Applicant, Ms. Swearingen made a motion to postpone this item to the July 11, 2006 regular meeting; seconded by Ms. Oyster. The motion was approved by unanimous consent.

ITEM #2 Tristano's Pizzeria – Certificate of Appropriateness (Exterior Modifications)
3306 Columbus Street (Project ID# 200606060050)

Applicant: Lewis Carpenter, Tristano's Pizzeria, 3306 Columbus Street, Grove City, Ohio 43123

This application pertains to the painting of the exterior of the structure located at 3306 Columbus Street.

Vice Chair Havener noted that Mr. Lewis Carpenter was present during the caucus and spoke to this item. Vice Chair Havener further noted that the Planning Commission was given three different color palettes to choose from, all of which were within the Historical Preservation Area color palette. Mr. Carpenter stated he liked all three choices, but did prefer the "light tone color scheme" using the colors "Oatlands Subtle Taupe for the wall, "Pale Umber" for the trim and "Canyon Redrock" for the accent.

Vice Chair Havener noted that there were no stipulations however, the Planning Commission was in agreement and also preferred the "light tone color scheme". Ms. Swearingen made a motion that the Tristano's Pizzeria – Certificate of Appropriateness (Exterior Modifications) be recommended for approval to City Council as submitted using the "light tone color scheme"; seconded by Ms. Oyster. The motion was approved by unanimous consent.

ITEM #3 Grove City Jeweler's, LLC – Certificate of Appropriateness (Sign)
3975 Broadway **(Project ID# 200606060051)**

Applicant: Jackie Van Zwooll, Grove City Jeweler's, LLC, 3480 Rochfort Bridge Drive, Columbus, Ohio 43221

This application pertains to a name change on the signage located at this business.

Vice Chair Havener noted that Ms. Van Zwooll was present during the caucus and spoke to this item. Vice Chair Havener also noted the following stipulations:

- Signage material shall match the signage currently existing on the rest of the building (Home Country Moods).
- Signage font and colors shall match those currently existing on the rest of the building (Home Country Moods).
- Signage stating "Watch and Jewelry Repair" on the north side shall be removed.

Ms. Van Zwooll stated she understood and agreed to comply with the stipulations. Ms. Swearingen made a motion that the Grove City Jeweler's, LLC – Certificate of Appropriateness (Sign) be recommended for approval to City Council with the stipulations as noted by the Vice Chair; seconded by Ms. Oyster. The motion was approved by unanimous consent.

ITEM #4 The Inn at Grovebrook – Lot Split **(Project ID# 200606060052)**
West side of Hoover Road, at Hoover Road/Holton Road

Applicant: Malcolm Kennedy, Jerry McClain Companies, 51 North 3rd Street, Suite 701, Newark, Ohio 43055

This application pertains to splitting 6.373 acres from a total of 20.823 acres in order to rezone and accommodate an assisted care facility.

Vice Chair Havener noted that Mr. Drew Sanderell with EMH&T was present during the caucus and spoke to this item. Mr. Malcolm Kennedy and Mr. Jerry McClain were also present and showed a video during the caucus regarding their pending project. Vice Chair Havener further noted that there were no stipulations associated with this item.

Ms. Oyster made a motion that The Inn at Grovebrook – Lot Split be approved as submitted; seconded by Ms. Swearingen. The motion was approved by unanimous consent.

ITEM #5 The Inn at Grovebrook – Zoning Change (SD-3 to M-1) **(Project ID# 200606060053)**
West side of Hoover Road, at Hoover Road/Holton Road

Applicant: Malcolm Kennedy, Jerry McClain Companies, 51 North 3rd Street, Suite 701, Newark, Ohio 43055

This application pertains to a change in the zoning from SD-3 to M-1 to allow an assisted care facility to be located on this site.

Vice Chair Havener noted that Mr. Sanderell continued to be at the podium for this item. Vice Chair Havener further noted that there were no stipulations for this item. Ms. Swearingen made a motion that The Inn at Grovebrook – Zoning Change (SD-3 to M-1) be recommended for approval to City Council as submitted; seconded by Ms. Oyster. The motion was approved by unanimous consent.

ITEM #6 The Inn at Grovebrook – Development Plan (Project ID# 200606060054)
West side of Hoover Road, at Hoover Road/Holton Road

Applicant: Malcolm Kennedy, Jerry McClain Companies, 51 North 3rd Street, Suite 701, Newark,
Ohio 43055

As requested by the Planning Commission, Ms. Oyster made a motion to postpone this item to the July 11, 2006 regular meeting; seconded by Ms. Swearingen. The motion was approved by unanimous consent.

ITEM #7 Buckeye Parkway & Holton Road – Plat Approval (Dedication & Easements)
2055 Holton Road (Project ID# 200606080055)

Applicant: Corey Theuerkauf, Rockford Homes, Inc., 999 Polaris Parkway, Suite 200, Columbus,
Ohio 43240

As requested by the Applicant, Ms. Swearingen made a motion to postpone this item to the July 11, 2006 regular meeting; seconded by Ms. Oyster. The motion was approved by unanimous consent.

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

Jennifer Uhrin, Secretary

Dan Havener, Vice Chair