

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

REGULAR MEETING

June 26, 2007

The meeting was called to order at 1:30 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: Sharon Reichard, City Administrator; Ms. Linda Swearingen; Mr. Marv Holt; and Ms. Julie Oyster. Others present: Kyle Rauch, Development and Planning Officer; Mark Schroeder, Hockaden and Associates; Lt. Dolby, Jackson Township Fire Department; Tami Kelly, Clerk of Council; Dan Snyder, Urban Forester; Chuck Boso, Director of Development; and Jenifer Pfeiffer, Secretary. Mayor Grossman and Dan Havener were absent.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes to the minutes for the June 12, 2007 regular meeting. Ms. Swearingen made a motion to accept the minutes as submitted; seconded by Ms. Oyster. The motion was passed by the majority. Chair Holt abstained due to his absence from the June 12, 2007 meeting.

Chair Holt noted the following changes to today's agenda: The Development Department requested to add the following item to the agenda: Item #5 *Parkway Centre North (Buffalo Wings & Rings)*. Ms. Oyster made a motion to accept the change to the agenda as noted; seconded by Ms. Swearingen. The motion was passed by the majority.

ITEM #1 T-Mobile Communications Tower – Development Plan (Project ID# 200705180023)
2650 London-Groveport Rd.

Applicant: Laura Stern, LJS Development Corp, 140 Sherwood Dr., McMurray, Pennsylvania 15317

Due to the applicant's absence, Ms. Swearingen made a motion that T-Mobile Communications Tower – Development Plan be postponed to the July 10, 2007 regular meeting; seconded by Ms. Oyster. The motion was passed by the majority.

ITEM #2 T-Mobile Communications Tower – Special Use Permit (Cellular Tower) (Project ID# 200705180024)
2650 London-Groveport Rd.

Applicant: Laura Stern, LJS Development Corp, 140 Sherwood Dr., McMurray, Pennsylvania 15317

Due to the applicant's absence, Ms. Swearingen made a motion that T-Mobile Communications Tower – Special Use Permit be postponed to the July 10, 2007 regular meeting; seconded by Ms. Oyster. The motion was passed by the majority.

ITEM #3 Hoover Crossing, Reserve B, Section 1 – Plat Approval (Project ID# 200705220026)
Hoover Road

Applicant: Jim Phieffer, Trinity Homes of Ohio, 2700 E. Dublin Granville Rd., Columbus

The applicant asked to postpone this item to the July 10, 2007 regular meeting due to additional information requests as well as allowing them time to resolve the main sanitary sewer line extension that is being required by the City Service Department for Lot 3.

Per the applicant's request, Ms. Oyster made a motion that Hoover Crossing, Section 1 – Plat Approval be postponed to the July 10, 2007 regular meeting; seconded by Ms. Swearingen. The motion was passed by the majority.

ITEM #4 Resubdivision of Part of Pinnacle Club, Section 2, Phases 1 & 2 – Plat Approval
Grand Strand Drive (Project ID# 200706050028)

Applicant: Tom Carmody, M/I Homes of Central Ohio, 3 Easton Oval, Suite 540, Columbus, Ohio 43219

The applicant, M/I Homes, is requesting Plat Approval for the resubdivision 16 lots within Section 2, Phases 1 & 2 within Subarea E of the Pinnacle Subdivision. This request is a result of previous revisions to the original zoning text (C-126-03) and development standards text (CR-24-04) which were amended earlier this year to allow for the addition of a fourth type of home called ‘Cottage Homes’. It should be noted, of the original twenty-two (22) Townhome Lots that were to be converted to twenty (20) Cottage Home Lots, only sixteen (16) lots are being platted as part of this application, leaving four lots (Lots 187-190) unaltered.

Chair Holt noted Mr. Carmody was present and speaking to this item. Chair Holt then noted there were no stipulations. Chair Holt then noted the following comment:

- Lots 187 – 190 were shown to be included as part of the zoning text amendment approved by City Council (C-28-07). Furthermore, this modification results in inaccurate density figures provided with Subarea E of the First Amendment of The Pinnacle Club of Grove City Zoning Text (First Amendment January 29, 2007) and therefore the applicant will need to submit for a zoning text amendment to resolve these inaccuracies.

Ms. Oyster made a motion that the Resubdivision of Part of Pinnacle Club, Section 2, Phases 1 & 2 – Plat Approval be recommended for approval to City Council as submitted; seconded by Ms. Swearingen. The motion was passed by the majority.

ITEM #5 Parkway Centre North (Buffalo Wings & Rings) – Development Plan Amendment
1574 Stringtown Road (Project ID# 200706150032)

Applicant: Greg Mackanos, Wing Man Ent., LLC, 1574 Stringtown Road, Grove City, Ohio 43123

The applicant, Wing Man Ent., LLC, is requesting approval of a Development Plan Amendment for Parkway Centre North located at 1574 Stringtown Road. The proposed amendment is to allow for an outdoor seating area used in conjunction with Buffalo Wings & Rings which is contained within Sub Area A of the Parkway Centre North Retail Centre.

Chair Holt noted Mr. Mackanos was present and speaking to this item. Chair Holt then noted the following stipulations:

- No speakers, lights, signage or banners are permitted within the patio area.
- All fencing, tables, chairs and umbrella bases are to be painted black.
- Umbrellas are to be free of signage/logos and secured in approved bases.

Ms. Swearingen made a motion that Parkway Centre North (Buffalo Wings and Rings) – Development Plan Amendment be recommended for approval to City Council with the stipulations as noted; seconded by Ms. Oyster. The motion was passed by the majority.

Having no further business, Chair Holt adjourned the meeting at 1:55 p.m.