



The City of Grove City

AGENDA

Planning Commission

June 8, 2021

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MEETING MINUTES – May 4, 2021 and May 25, 2021

NEW ITEMS:

- 1. APPLICATION: 2390 Hoover Homes Community – Lot Split**
Planner in Charge: Kendra Spergel
Project Number: 202105040032
Location: 2390 Hoover Road (Parcel # 040-013412)
Proposal: This proposal is to split 0.55 acres from a 3.14-acre tract of land at 2390 Hoover Road.
Representative: Lawrence Gohring, Hoover Homes Community, 1641 Windsor Ave., Columbus, Ohio, 43219
- 2. APPLICATION: Beulah Park Subarea G – Lot Split**
Planner in Charge: Kendra Spergel
Project Number: 202105050033
Location: South of Southwest Boulevard, east of Demorest Road, west of the Baltimore and Ohio R.R. Company.
Proposal: This proposal is for two splits; one of 0.428 acres and another of 1.119 acres, to extend Beulah Park Drive through Subarea G of Beulah Park
Representative: Rebecca Mott, Attorney, Plank Law Firm, LPA, 411 E Town St. Fl 2, Columbus, Ohio, 43215
- 3. APPLICATION: 2064 Presley Drive - Rezoning**
Planner in Charge: Kendra Spergel
Project Number: 202105280039
Location: 2064 Presley Drive (Parcel # 040-007352)
Proposal: This proposal is a request to rezone the property at 2064 Presley Drive from SD-3 (Recreational Facilities) to R-1 (Single-Family Residential) to match the zoning of adjacent residential properties.
Representative: Shannon Guinther, Property Owner, 2064 Presley Dr., Grove City, Ohio, 43123

- 4. APPLICATION: Farmstead Subarea H Phase 2 – Plat**
Planner in Charge: Kendra Spergel
Project Number: 202104090030
Location: West of Jackson Pike and northeast of Hawthorne Parkway (Parcel # 040-016097)
Proposal: This application is to plat for 23 single-family home lots and two roadways in Farmstead Subarea H Phase 2.
Representative: Michael J. Ward, Project Manager, Civil & Environmental Consultants, 250 Old Wilson Bridge Rd., Ste 250, Worthington, Ohio, 43085
- 5. APPLICATION: 4302-4318 Broadway – Special Use Permit (Outdoor Seating)**
Planner in Charge: Kendra Spergel
Project Number: 202105180035
Location: 4302-4318 Broadway (Parcel # 040-001206)
Proposal: This proposal is for a Special Use Permit to add an outdoor seating area for the Whitehorse Saloon, as part of a larger update to the building at 4302-4318 Broadway.
Representative: Matthew Gleim, Owner, Sodeia Development, 10860 Thrailkill Rd., Orient, Ohio, 43146
- 6. APPLICATION: Burris Garage – Preliminary Development Plan**
Planner in Charge: Kendra Spergel
Project Number: 202103040017
Location: 3847 Broadway (Parcel # 040-000638)
Proposal: This proposal is a Preliminary Development Plan to construct a two-story detached garage at 3847 Broadway.
Representative: Kacie D. Waugh, Attorney, Waugh Law, LLC, 3083 Columbus St., Grove City, Ohio, 43123
- 7. APPLICATION: Grove City Automotive Repair & Tire Shop – Special Use Permit**
Planner in Charge: Dash Logan
Project Number: 202103300019
Location: 3184 Southwest Boulevard. (Parcel # 040-005822)
Proposal: This application is for a Special Use Permit to operate a tire shop at 3184 Southwest Boulevard.
Representative: Gary A. Gillett, Attorney, Gillett Law Office, LLC, 175 S 3rd St. Ste 1010, Columbus, Ohio, 43215
- 8. APPLICATION: Grove City Express Drive-Thru – Special Use Permit**
Planner in Charge: Dash Logan
Project Number: 202103300020
Location: 3188 Southwest Boulevard. (Parcel # 040-005822)
Proposal: This application is for a Special Use Permit to operate a drive-thru convenience store at 3188 Southwest Boulevard.
Representative: Gary A. Gillett, Attorney, Gillett Law Office, LLC, 175 S 3rd St. Ste 1010, Columbus, Ohio, 43215

- 9. APPLICATION: Burger King Grove City – Lot Split**
 Planner in Charge: Dash Logan
 Project Number: 202104010026
 Location: Outlot C of Meijer Parking Lot, South of London-Groveport Road (Parcel # 040-008045)
 Proposal: This proposal is to split 1.61 acres from the 29.79-acre Meijer parcel, creating a new outlot on London-Groveport Road.
 Representative: Danielle Bohannon, Project Manager, Technical Group, Inc., 37716 Hills Tech Dr., Farmington Hills, Michigan, 48331
- 10. APPLICATION: Burger King Grove City – Special Use Permit**
 Planner in Charge: Dash Logan
 Project Number: 202104010027
 Location: Outlot C of Meijer Parking Lot, South of London-Groveport Road (Parcel # 040-008045)
 Proposal: This proposal is to allow for a drive-thru window at a proposed Burger King on London-Groveport Road.
 Representative: Danielle Bohannon, Project Manager, Technical Group, Inc., 37716 Hills Tech Dr., Farmington Hills, Michigan, 48331
- 11. APPLICATION: Burger King Grove City – Development Plan**
 Planner in Charge: Dash Logan
 Project Number: 202104010028
 Location: Outlot C of Meijer Parking Lot, South of London-Groveport Road (Parcel # 040-008045)
 Proposal: This proposal is for the development of a 2,991-square-foot Burger King restaurant and associated site improvements on Meijer outlot C on London-Groveport Road.
 Representative: Danielle Bohannon, Project Manager, Technical Group, Inc., 37716 Hills Tech Dr., Farmington Hills, Michigan, 48331
- 12. APPLICATION: Seasons Grove – Preliminary Development Plan**
 Planner in Charge: Dash Logan
 Project Number: 202011040056
 Location: 1185 Lamplighter Drive (Parcel # 040-012669)
 Proposal: This proposal is for a senior-living community center consisting of 76 apartment units in one, three-story building.
 Representative: Jay Boone, Partner Director of General Architecture, Moody Nolan, 300 Spruce St., Ste 300, Columbus, Ohio, 43215
- 13. APPLICATION: Western Grove City MOB – Final Development Plan**
 Planner in Charge: Dash Logan
 Project Number: 202105070034
 Location: Southeast corner of the intersection of Southwest Boulevard and Columbus Street (Beulah Park Subarea A) (Parcel # 040-016214)
 Proposal: This proposal is for the development of a 12,000-square-foot medical office building and other site improvements along Southwest Boulevard in Subarea A of Beulah Park.
 Representative: Katie Bauman, Project Manager, EMH&T, 5500 New Albany Rd., Columbus, Ohio, 43054