



The City of Grove City

AGENDA

Planning Commission

June 2, 2020 1:30 p.m.

Virtual Meeting

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MEETING MINUTES – May 5, 2020

NEW ITEMS:

- 1. APPLICATION: Beulah Park (Subarea C) – Rezoning (Text Amendment)**
Planner in Charge: Jimmy Hoppel
Project Number: 202004200017
Location: South of Southwest Blvd.; West of Baltimore-Ohio RR (multiple parcels)
Proposal: This proposal is for the approval of an amendment to the Beulah Park Zoning Text to permit a minimum of 1.5 stories for 30% of homes facing streets B and C in Subarea C, an approximately 20.67-acre portion of the development.
Applicant: Donald Plank, Plank Law Firm, 411 E. Town Street, Floor 2, Columbus, Ohio 43215
- 2. APPLICATION: Brookpark Middle School – Rezoning SF-1 to SD-1**
Planner in Charge: Jimmy Hoppel
Project Number: 202005280026
Location: East of Demorest Road; north of Grove City Road (multiple parcels)
Proposal: This proposal is to rezone the property from SF-1 (Single-Family) to SD-1 (Educational) for a future school site.
Applicant: Dave Jolliff, Schorr Architects, 230 Bradenton Avenue, Dublin, Ohio 43017
- 3. APPLICATION: Brookpark Middle School – Development Plan**
Planner in Charge: Jimmy Hoppel
Project Number: 202004290021
Location: East of Demorest Road; north of Grove City Road (multiple parcels)
Proposal: This proposal is for a 117,000-square-foot, two-story building that will house a grade 7-8 middle school.
Applicant: Dave Jolliff, Schorr Architects, 230 Bradenton Avenue, Dublin, Ohio 43017

4. **APPLICATION:** **Kmart Redevelopment – Development Plan**
Planner in Charge: Jimmy Hoppel
Project Number: 202004200018
Location: 2400 Stringtown Road (Parcel #040-005710)
Proposal: This proposal is to renovate the former Kmart structure to create individual commercial tenant spaces with updated building facades. This proposal also includes reconfiguring the parking lot to improve onsite circulation.
Applicant: Tom Lewis, M+A Architects, 775 Yard Street, Suite 325, Columbus, Ohio 43212
5. **APPLICATION:** **Grove City Brewing Company – Certificate of Appropriateness (HPA Sign Appeal)**
Planner in Charge: Kendra Spergel
Project Number: 202004290019
Location: 3946 Broadway (Parcel #040-000360)
Proposal: This proposal is for an appeal to the HPA Sign Code to permit a wall sign exceeding the maximum permitted size.
Applicant: Jodi Burroughs, Plum Run Vineyard LLC, 3946 Broadway, Grove City, Ohio 43123
6. **APPLICATION:** **Trail View Run (Phase 1) – Plat**
Planner in Charge: Kendra Spergel
Project Number: 202004290023
Location: East of Buckeye Pkwy.; south of Borror Road (Parcel #040-015699; 040-015516; 040-015517)
Proposal: This proposal is to sub-divide the first 14.834 acres of the Trail View Run subdivision into 37 single-family home lots, three reserve areas and three roadways.
Applicant: Alex Benson, CESO, Inc., 2800 Corporate Exchange Drive, Suite 400, Columbus, Ohio 43231
7. **APPLICATION:** **Trail View Run (Phase 2) - Plat**
Planner in Charge: Kendra Spergel
Project Number: 202004290024
Location: East of Buckeye Pkwy.; south of Borror Road (Parcel #040-015699; 040-015516; 040-015517)
Proposal: This proposal is to sub-divide the second phase of the Trail View Run subdivision into 23 single-family home lots, five reserve areas and two roadways.
Applicant: Alex Benson, CESO Inc., 2800 Corporate Exchange Drive, Suite 160, Columbus, Ohio 43231
8. **APPLICATION:** **Silco Fire & Security – Development Plan**
Planner in Charge: Kendra Spergel
Project Number: 202004290022
Location: 2345 Southwest Blvd. (Parcel #040-007883)
Proposal: This proposal is for a 27,500-square-foot building to be used for office space, shop functions and internal training programs.
Applicant: Brendan Fleming, PE, The Kleingers Group, 350 Worthington, Road, Suite B, Westerville, Ohio 43082