CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **May 27, 2008**

The meeting was called to order at 1:33 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: Mr. Gary Leasure; Mr. Marv Holt and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Phil Hartmann, Schottenstein, Zox & Dunn; Chuck Boso, Director of Development; Mike Boso, Chief Building Official; Tami Kelly, Clerk of Council, Dr. Warner, Deputy Superintendent of Schools and Jennifer Uhrin, Secretary. Ms. Sharon Reichard and Ms. Linda Swearingen were absent.

Chair Holt noted that a quorum was present. Chair Holt noted that there were no changes to the minutes for the April 29, 2008 regular meeting. The minutes were approved by unanimous consent.

ITEM #1 Meadow Grove Estates North – Development Plan Amendment (Project ID# 20080421080023)
Northwest Corner of Mallow Lane and Buckeye Parkway

Applicant: Westover Communities, c/o Rockford homes, Donald Wick, 999 Polaris Parkway, Ste 200, Columbus, OH 43240

The applicant is requesting three additional models to provide a greater choice for customers, as well as to address market demand pressures, which would be accommodated by a decrease in the livable area of the unit. The size of the units would range from 1,226 square feet to 1,819 square feet. The proposed building envelopes would not be larger than the area originally approved and therefore will not affect the site's infrastructure or landscaping. Buildings #2 and #3 fall short of the 1,800 square feet previously approved which is the reason for this amendment.

Mr. Donald Wick was present and spoke to this item. Mr. Wick stated that they wanted to offer their buyers more choices in these times. Basically, the buildings have the same features, but the second floor is taken off under the roof, the dormers will be left in place. This will enable them to reduce their prices by approximately $10-16,000.00 depending on the unit. The minimum they will be able to offer a unit for would be $182-$185,000.00 Mr. Wick stated their sales are not good and this is one way they feel they will be able to increase sales while allowing them to remain competitive without reducing their values.

Chairman noted the following stipulations:

- Condominium units will be a minimum of 1,200 square feet.
- All chimneys shall extend from grade and will be finished with stone.

Mr. Wick stated he agreed to comply with the stipulations. Mr. Leasure made a motion that the Meadow Grove Estates North – Development Plan Amendment be recommended to City Council for approval with the stipulations as noted; seconded by Mr. Havener. The motion was unanimously approved.

ITEM #2 Grove City Coin and Currency COA – (HPA Portable Sign) (Project ID# 200804080021)

Applicant: Clark Wolfe, 3919 Broadway, Grove City, Ohio 43123

The applicant, Clark Wolfe, is requesting approval of a portable sign for a business located at 3919 Broadway within the Central Business District (CBD). The proposed A-frame sign consists of two (2) panels hinged at the top. The individual panels are to be constructed of plywood and would be 36-inches in height and 24-inches in width. The applicant has selected white for the background and Royalty Blue for the text **"BUYING Silver & Gold."**

Mr. Frank Gray representing Grove City Coin and Currency was present and spoke to this item as Mr. Clark Wolfe was unavailable. Per Kyle Rauch, Development and Planning Officer, Grove City Coin and Currency is in compliance with current code requirements. Mr. Havener clarified that the sign would only be out when the business was open. Mr. Gray confirmed that this sign would be placed outside when the business opens each day and will be taken inside at the close of business each day.

Mr. Havener made a motion that the Grove City Coin and Currency COA – (HPA Portable Sign) be recommended to City Council for approval as submitted; seconded by Mr. Leasure. The motion was unanimously approved

Having no further business, Chair Holt adjourned the meeting at 1:58 p.m.

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Jennifer Uhrin, Secretary Marv Holt, Chair