CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **May 11, 2004**

The meeting was called to order at 2:56 p.m.

Chair Dye began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Dr. Les Bostic, Mrs. Karen Evans, Mr. David Dye, Mr. Marvin Holt, and Mrs. Christa Longbrake. Mayor Cheryl L. Grossman was absent. Others present: Chuck Boso, Development Director; Seth Dorman, Development and Planning Officer; Scott Schweitzer, Planning and Zoning Coordinator; Mike Boso, Chief Building Official; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council; Bill Saxton, Councilman; and Jennifer Uhrin, Secretary.

The minutes of the April 27, 2004, Regular Meeting and May 4, 2004 Special Meeting were accepted by unanimous consent.

Chair Dye stated that today's published Agenda would need to be amended. The following items were tabled to the May 25, 2004 meeting: *Autumn Grove – Zoning Upon Annexation to R-1; Autumn Grove/Goldhardt Property – Development Plan; Grove City Computer – Certificate of Appropriateness (HPA - Sign) and Top Hat Chimney – Certificate of Appropriateness (HPA - Sign).* The following item was added to today's agenda: *The Pinnacle Club of Grove City– Lot Splits.*

ITEM #1 Victorious Living Christian Center – Special Use Permit (Project ID# 200404050033)
2735 Columbus Street

Applicant: Pastor William (Ed) Akers, 2735 Columbus Street, Grove City, Ohio 43123

Chair Dye noted that Pastor Akers was present during the caucus. Chair Dye stated the following stipulations were discussed during the caucus:

- Applicant agrees to comply with comments from the Jackson Township Fire Department by maintaining a fire lane and using appropriate signage.
- Applicant agrees to modify activities in the event the Police or Fire regulations change over the course of time, if this is a recurring event.
- Hours of operation are from 1 p.m. to 5 p.m.
- Applicant agrees that any amplification system used shall have the speakers oriented to face the interior of the property.

Pastor Akers stated he understood and agreed with all of the stipulations.

Mr. Holt made a motion that the Victorious Living Christian Center – Special Use Permit be recommended for approval to City Council with the stipulations as noted by the Chair. The motion was unanimously approved.

ITEM #2 Action Special Tees – Certificate of Appropriateness (HPA – Sign)
4050 Broadway (Project ID# 200404140036)

Applicant: Michael Doughty, 1748 Stringtown Road, Grove City, Ohio 43123

Chair Dye noted that Ms. Fran Doughty, 4050 Broadway, Grove City, Ohio 43123 was present during the caucus and spoke to this application. Chair Dye clarified that the item being reviewed today was revised and resubmitted to Staff on May 10, 2004. Ms. Doughty stated that was correct. Chair Dye also stated that this revised submittal amended the naming portion of the two signs that are being requested and now meets code. Therefore, the only stipulation is to ensure the submittal dated May 10, 2004 goes before Council and not any previous submittals.

Mr. Holt made a motion that the Action Special Tees – Certificate of Appropriateness (HPA – Sign) be recommended for approval to City Council with the stipulation as noted by the Chair. The motion was unanimously approved.

ITEM #3 Grove City Computer – Certificate of Appropriateness (HPA – Sign)
3951 Broadway (Project ID# 200404200037)

Applicant: George Basore, 6252 Rising Sun Drive, Grove City, Ohio 43123

Chair Dye noted that Mr. Basore was present during the caucus. During the caucus the following stipulations were discussed:

- Applicant agrees to remove the existing window sign if allowed to have the larger wall sign.
- Applicant agrees to amend wall sign by removing hours of operation including the reference to making a separate call to find Saturday hours.
- Applicant agrees that the background of the sign shall be Deep Blue and the letters shall be Southwestern White, which are both listed on the HPA color chart.
- Applicant agrees the sign shall be a maximum of 15 square feet.
- Applicant understands that if this sign is recommended for approval, it is based on the assumption that the All State sign is an existing but non-conforming use because of when it was submitted. However, if we determine that that sign is not an existing non-conforming use, then the recommendation to Council for approval will be rescinded.

Chair Dye noted that during additional discussion between the caucus and the business portion of the meeting, it was pointed out to him, that if in fact this is a non-conforming use the Planning Commission is considering to allow Mr. Basore an expansion of an existing non-conforming use, which may exceed the authority of the Planning Commission under the Code and may also be setting a precedent that they do not want to set. Chair Dye stated he felt strongly for Mr. Basore, but was uncomfortable making a recommendation without having all the information and would like to have some feedback from the City Attorney. Chair Dye further stated he would not be able to support this application without additional information from the City Attorney. Mr. Holt agreed with Chair Dye's recommendation.

Mrs. Evans made a motion that the Grove City Computer – Certificate of Appropriateness (HPA – Sign) be recommended for approval. However, before completing the motion, it was agreed by both Mr. Basore and the Planning Commission to table this item to the next meeting to allow Staff time to research the All State sign. Mr. Basore requested that he not be present at the next meeting due to his work schedule. It was determined that Mr. Basore needs to communicate with Scott Schweitzer, Building and Zoning Coordinator, and that depending on the outcome of the All State sign, may be able to represent him at the next meeting. Mr. Basore clarified that if after the research is complete and the Planning Commission is still going to be recommending exactly what was just discussed, he could request that Scott Schweitzer stand in for him at the next meeting. Chair Dye stated that was agreeable, however there is a risk that if new questions arise that Mr. Basore is not available to answer, the Planning Commission may not be willing to approve the sign without an answer to that question.

Mrs. Evans withdrew her previous motion. Mrs. Longbrake made a motion to table this item to the next meeting. The motion was unanimously approved.

ITEM #4 **Top Hap Chimney & Fireplace – Certificate of Appropriateness (HPA-Sign)**
3719 Broadway **(Project ID# 200404200038)**

Applicant: Fred Hollingsworth, Hollingsworth Signs, Inc., 4423 Broadway, Grove City, Ohio 43123

Mr. Holt made a motion to table this item to the next meeting. The motion was unanimously approved.

ITEM #5 **Autumn Grove – Zoning Upon Annexation to R-1** **(Project ID# 200403030028)**

Applicant: Donald Plank, Esq., Plank & Brahm, L.P.A., 145 E. Rich Street, Columbus, Ohio 43215

Mr. Holt made a motion to table this item to the next meeting. The motion was unanimously approved.

ITEM #6 **Autumn Grove/Goldhardt Property – Development Plan** **(Project ID# 200404200039)**

Applicant: Donald Plank, Esq., Plank & Brahm, L.P.A., 145 E. Rich Street, Columbus, Ohio 43215

Mr. Holt made a motion to table this item to the next meeting. The motion was unanimously approved.

ITEM #7 **The Pinnacle Club of Grove City– Lot Splits** **(Project ID# 200405110044)**
Holton Road, East of I-71, Jackson Pike

Applicant: Sheila Gartland, Esq., Vorys, Sater, Seymour and Pease, 52 East Gay Street, Columbus, Ohio 43215

Chair Dye recused himself and turned the meeting over to Vice-Chair Evans for this item.

Vice-Chair Evans noted that Ms. Gartland and Mr. Donald Plank, 145 East Rich Street, Columbus, Ohio 43215 were both present during the caucus. Vice-Chair Evans also noted that no stipulations were discussed during the caucus. Mr. Charles Boso, Development Director stated he had met with Ms. Gartland and Mr. Plank prior to today's meeting and had no concerns or issues with the proposed lot splits and recommended approval.

Mrs. Longbrake made a motion that the Pinnacle Club of Grove City – Lot Splits be approved as submitted. Chair Dye abstained from the vote. The motion was approved by a majority

ITEM #8 **Walgreen's - Development Plan Amendment** **(Project ID # 20040430041)**
2110 Stringtown Road

Applicant: Kathy Rojina, Southeast Shore Properties, 2525 Waukegan Road, Suite 235, Bannockburn, IL 60015

Mrs. Evans made a motion to take this item off the table. The motion was unanimously approved.

Mr. Randy Coakley, 3830 North Levett, Chicago, Illinois was present during the caucus and spoke to this application. Chair Dye clarified that the application has been revised from the first submission discussed at last week's special meeting. Mr. Coakley confirmed that was correct.

Chair Dye noted the stipulations as follows:

- Applicant agrees to relocate the unit that is currently farthest to the south and toward the west end of the property, it shall be moved more toward the middle of the site so that it is not visible to anyone standing on the ground on or off the property.

- Applicant agrees to install screening of the type disclosed in the original application for the amendment around the large unit, near the eastern side of the property as well as around a second unit that is toward the south end of the building.

- Applicant agrees that the satellite dish that is currently visible on the north side of the property shall be moved so it is not visible offsite.

Mr. Coakley stated he understood and agreed to all of the stipulations. Mr. Holt made a motion that the Walgreen's – Development Plan Amendment be recommended for approval with the stipulations as noted by the Chair. The motion was unanimously approved.

Having no further business, Chair Dye adjourned the meeting at 3:17 P.M.

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Jennifer Uhrin, Secretary Chair David Dye