

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

REGULAR MEETING

May 9, 2006

The meeting was called to order at 2:57 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: Cheryl Grossman, Mayor; Mr. Marv Holt; Mrs. Linda Swearingen; Ms. Julie Oyster and Mr. Dan Havener. Others present: Seth Dorman, Development and Planning Officer; Mike Keller, EMH&T; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; Dan Snyder, Urban Forester; and Jennifer Uhrin, Secretary.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes, revisions or deletions to the minutes. The minutes of the April 25, 2006 regular meeting were accepted by unanimous consent.

Chair Holt noted the following changes to today's agenda: Item #2: *Creative Mobile Interiors – Development Plan*; Item #3 *Pinnacle Club, Section 6, Part 1 – Plat Approval*; Item #4 *Pinnacle Club, Section 6, Part 2*; Item #5 *Spence-Miller Funeral Home Addition – Development Plan*; Item #6 *United Dairy Farmers Redevelopment – Development Plan*; and Item #7 *United Dairy Farmers Redevelopment – Special Use Permit (Gasoline Sales)* were postponed to the May 23, 2006 meeting. Mr. Havener made a motion to accept the changes to the agenda as noted; seconded by Ms. Swearingen. The motion was approved by unanimous consent.

**ITEM #1 Victor Casasanta Realty – Certificate of Appropriateness (HPA Sign)
3848 Broadway (Project ID# 200604030024)**

Applicant: Victor Casasanta, Victor Casasanta Realty, 3848 Broadway, Grove City, Ohio 43123

This application pertains to the request to replace an existing ground sign in the Historical Preservation Area.

Chair Holt noted that Ms. Amy Morrissey was present during the caucus and spoke to this item. Chair Holt further noted that there were no stipulations associated with this item.

Although not a stipulation, the Commission does have concerns with the type of material to be used for the proposed sign. Chair Holt pointed out that the Applicant has been very cooperative with the Commission's previous requests to change the color and font style of the sign. The Commission's main concern is that the material being used may not hold up as well as other types of material. The Applicant understands and agrees that they may be replacing the sign sooner rather than later by using the proposed material.

Ms. Oyster made a motion that the Victor Casasanta Realty – Certificate of Appropriateness (HPA Sign) be recommended for approval to City Council as submitted. The motion was approved by unanimous consent.

**ITEM #2 Creative Mobile Interiors – Development Plan (Project ID# 200604040026)
6497 Seeds Road**

Applicant: Jim Harkin, LuskHarkin Architects, 35 North Fourth Street, Columbus, Ohio

Mr. Havener made a motion that Creative Mobile Interiors – Development Plan be postponed until the May 23, 2006 meeting; seconded by Ms. Swearingen. The motion was approved by unanimous consent.

ITEM #3 Pinnacle Club, Section 6, Part 1 – Plat Approval (Project ID# 200604040027)
1535 White Road

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

Mr. Havener made a motion that Pinnacle Club, Section 6, Part 1 – Plat Approval be postponed until the May 23, 2006 meeting; seconded by Ms. Swearingen. The motion was approved by unanimous consent.

ITEM #4 Pinnacle Club, Section 6, Part 2 – Plat Approval (Project ID# 200604040028)
1535 White Road

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

Mr. Havener made a motion that Pinnacle Club, Section 6, Part 2 – Plat Approval be postponed until the May 23, 2006 meeting; seconded by Ms. Swearingen. The motion was approved by unanimous consent

ITEM #5 Spence-Miller Funeral Home Addition – Development Plan (Project ID# 200604180030)
2697 Columbus Street

Applicant: Paul McKnight, Maverick Builders, 1667 Gateway Circle, Grove City, Ohio 43123

Mr. Havener made a motion that Spence-Miller Funeral Home Addition – Development Plan be postponed until the May 23, 2006 meeting; seconded by Ms. Swearingen. The motion was approved by unanimous consent.

ITEM #6 United Dairy Farmers Redevelopment – Development Plan (Project ID# 200604180031)
3555 Broadway

Applicant: John Johnston, Architect, 3955 Montgomery Road, Cincinnati, Ohio 45212

Mr. Havener made a motion that United Dairy Farmers Redevelopment – Development Plan be postponed until the May 23, 2006 meeting; seconded by Ms. Swearingen. The motion was approved by unanimous consent.

ITEM #7 United Dairy Farmers Redevelopment – Special Use Permit (Gasoline Sales) (Project ID# 200604180032)
3555 Broadway

Applicant: John Johnston, Architect, 3955 Montgomery Road, Cincinnati, Ohio 45212

Mr. Havener made a motion that United Dairy Farmers Redevelopment – Special Use Permit (Gasoline Sales) be postponed until the May 23, 2006 meeting; seconded by Ms. Swearingen. The motion was approved by unanimous consent.

Having no further business, Chair Holt adjourned the meeting at 3:06 p.m.