



# The City of Grove City

## AGENDA

### Planning Commission

May 5, 2020 1:30 p.m.

#### Virtual Meeting

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#### A. CALL TO ORDER/ROLL CALL

#### B. MOMENT OF SILENCE AND PLEDGE

#### C. APPROVAL OF MEETING MINUTES – March 3, 2020

#### NEW ITEMS:

- 1. APPLICATION: Casa Blvd. – Rezoning (SF-1 to R-2)**  
Planner in Charge: Jimmy Hoppel  
Project Number: 202004020015  
Location: 3689 Casa Blvd. (Parcel #040-015745)  
Proposal: This proposal is to rezone the parcel from SF-1 to R-2 to construct a single-family home on the vacant lot.  
Applicant: Katie Antry, Saxton Real Estate, 3703 Broadway, Grove City, Ohio 43123
- 2. APPLICATION: Smokey Bones – Development Plan Amendment**  
Planner in Charge: Jimmy Hoppel  
Project Number: 202003120012  
Location: 1615 Stringtown Road (Parcel #040-013270)  
Proposal: This is a Development Plan Amendment allowing for the addition of red LED accent lighting below the roofline on all four sides of the building.  
Applicant: Dan Bertke, Archer Corporation, 1917 Henry Avenue SW, Canton, Ohio 44706
- 3. APPLICATION: Five Below – Development Plan Amendment**  
Planner in Charge: Jimmy Hoppel  
Project Number: 202003310013  
Location: 1693 Stringtown Road (Parcel #040-012076)  
Proposal: This proposal is to expand the existing 7,551 square foot building/tenant space by 1,809 square feet for the use of a retail facility.  
Applicant: John Lynch, APD Engineering & Architecture, 615 Fishers Run, Victor, NY 14564

4. **APPLICATION:** **Park Square – Special Use Permit (Day Care)**  
Planner in Charge: Jimmy Hoppel  
Project Number: 202002030007  
Location: 2132 Stringtown Road (Parcel #040-009219)  
Proposal: This proposal is to allow for the use of a day care facility with an outdoor play area within the shopping center.  
Applicant: Connie Klema, Attorney, P.O. Box 991, Pataskala, Ohio 43062
5. **APPLICATION:** **Farmstead – Subarea H – Development Plan**  
Planner in Charge: Jimmy Hoppel  
Project Number: 202003040010  
Location: 62 Jackson Pike (Parcel #040-016097)  
Proposal: This proposal is for a subarea of the Farmstead development and contains 86 single-family lots on approximately 21.52 acres, with a development text.  
Applicant: Michael Kady, Grand Communities LLC, 3940 Olympic Blvd., Suite 100, Erlanger, Kentucky 41018
6. **APPLICATION:** **Mojo on Broadway – Certificate of Appropriateness**  
Planner in Charge: Kendra Spergel  
Project Number: 202004060016  
Location: 4094 Broadway (Parcel #040-000883)  
Proposal: This proposal is to permit the addition of a parking lot behind the primary building located within the Historical Preservation Area.  
Applicant: Bill Chaffin, Owner, Vandava Inc., 3754 Williams Nook, Grove City, Ohio 43123
7. **APPLICATION:** **Meadow Grove Estates North (Sections 4 & 6A) - Plat**  
Planner in Charge: Kendra Spergel  
Project Number: 202004010014  
Location: East of Buckeye Parkway and Blue Star Drive (Parcel #040-005226)  
Proposal: This plat is for a 22.221-acre subdivision for sections 4 & 6A of Meadow Grove Estates North, creating 31 single-family home lots, three reserves and public right-of-way for five new or extended roads.  
Applicant: Alex Benson, CESO Inc., 2800 Corporate Exchange Drive, Suite 160, Columbus, Ohio 43231