



The City of Grove City

AGENDA

Planning Commission

May 4, 2021

Virtual Meeting

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MEETING MINUTES – April 6, 2021 and April 19, 2021

NEW ITEMS:

- 1. APPLICATION: The Quarry at Pinnacle – Lot Split**
Planner in Charge: Kendra Spergel
Project Number: 202104220031
Location: White Road and SR 104 (Parcel # 040-016490)
Proposal: This proposal is to split 51.368 acres off a 72.233-acre tract of land on White Road.
Applicant: Jason Francis, M/I Homes of Central Ohio, 4131 Worth Ave., Ste 310, Columbus, OH 43219
- 2. APPLICATION: The Cottages at Brown's Farm (Phase 2) - Plat**
Planner in Charge: Kendra Spergel
Project Number: 202103310024
Location: 5236 Haughn Road (Parcel # 040-016108 & 040-016049)
Proposal: This proposal is to plat Phase 2 of the Cottages at Brown's Farm, containing 58 single-family condominium lots and four (4) reserve areas on 16.812 acres.
Applicant: Jason Francis, M/I Homes of Central Ohio, LLC, 4331 Worth Ave., Ste 310, Columbus, Ohio 43219
- 3. APPLICATION: 3173 Columbus Street Rear Addition – Certificate of Appropriateness**
Planner in Charge: Kendra Spergel
Project Number: 202103310023
Location: 3173 Columbus Street (Parcel # 040-000812)
Proposal: This proposal is to construct an addition to the rear of the home at 3173 Columbus Street.
Applicant: Matthew Headington, 3173 Columbus St., Grove City, OH 43123

- 4. APPLICATION: Tattoo 62 – Use Approval**
Planner in Charge: Kendra Spergel
Project Number: 202103300021
Location: 3540 Broadway, Broadway Center. (Parcel # 040-003147)
Proposal: This is a proposal for a tattoo shop at 3540 Broadway, located in the Broadway Center shopping center.
Applicant: Johnathon James, Tattoo 62, 4355 Lynn Cir, Grove City, OH 43123
- 5. APPLICATION: Verizon Cell Tower – Use Approval**
Planner in Charge: Kendra Spergel
Project Number: 202007020037
Location: 4500 Big Run South Road (Parcel # 040-011536)
Proposal: This proposal is to allow for the use of a cell tower/stadium light pole replacement project, located on the east side of the Central Crossing High School football stadium.
Applicant: Adrian Garrido, Verizon Wireless, 7575 Commerce Ct., Lewis Center, OH 43035
- 6. APPLICATION: 2102 Edwards Road - Rezoning (C-1 to SF-2)**
Planner in Charge: Dash Logan
Project Number: 202104090029
Location: 2102 Edwards Road (Parcel # 040-009824)
Proposal: This proposal is to rezone 1.08 acres at 2102 Edwards Road from C-1 (Commercial) to SF-2 (Single-Family Residential).
Applicant: Tim & Julie Ruzicka, Property Owners, 2172 Edwards Rd., Grove City, OH 43123
- 7. APPLICATION: 1804 Properties – Final Development Plan**
Planner in Charge: Dash Logan
Project Number: 202103310022
Location: West of Hoover Road, north of Quail Creek Blvd./Buckeye Grove, and south of Birch Bark Trail (Parcel # 040-016671)
Proposal: This proposal is for the development of a one-story office building that will house three medical/dental tenants.
Applicant: Kurt Lape, P.E., Connect, P.O. Box 360445, Columbus, OH 43236
- 8. APPLICATION: Huggett/Pulte PUD-R – Preliminary Development Plan**
Planner in Charge: Dash Logan
Project Number: 202101270008
Location: North of London-Groveport Road and east of Jackson Pike (Parcel # 040-012710)
Proposal: This proposal is for a residential subdivision consisting of single-family and patio homes, on approximately 145 acres.
Applicant: Matthew Callahan, Pulte Homes of Ohio, LLC, 475 Metro Place S., Ste 200, Dublin, OH 43017