CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **April 29, 2008**

The meeting was called to order at 1:32 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: Ms. Sharon Reichard; Mr. Gary Leasure; Ms. Linda Swearingen Mr. Marv Holt and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Stephen Smith, Schottenstein, Zox & Dunn; Christy Zempter, Planning and Zoning Coordinator; Chuck Boso, Director of Development; and Jennifer Uhrin, Secretary.

Chair Holt noted that a quorum was present. Chair Holt noted that there were no changes to the minutes for the April 15, 2008 regular meeting. Due to his absence on April 15, Chair Holt abstained from voting. The minutes were approved by the majority.

ITEM #1 Grove City Homecoming Celebration – Special Use (Outdoor Concert) (Project ID# 200804080020)
Town Center, Broadway from Park Street to Grove City Road

Applicant: Department of Parks and Recreation, 4035 Broadway, Grove City, Ohio 43123

The City Parks and Recreational Department is requesting approval of a Special Use Permit to allow an outdoor concert to be held in association with the Grove City Homecoming Celebration. This year's event is to be held on July 25th (last Friday in July) and is to include music, vendors, games as well as a Car Show to be located in the vicinity of City Hall. Amplified background music will be played from 6 to 8 pm followed by a live band from 8 to 10:30 pm. As proposed the sound stage is to be located directly on Broadway, adjacent to City Hall and oriented to the north.

Ms. Kim Conrad, Director of Parks and Recreation was present and spoke to this item. Ms. Conrad stated that the City is bringing this event back to the Town Center where it originated 25 years ago. Ms. Reichard stated that she felt she had a conflict of interest and would be abstaining from the vote on this item as well as the next item. Chair Holt stated that there were no conditions of approval for this item.

Mr. Leasure made a motion that the Grove City Homecoming Celebration – Special Use Permit (Outdoor Concert) be recommended to City Council for approval as submitted; seconded by Ms. Swearingen. Ms. Reichard abstained from the vote. The motion was approved by they majority.

ITEM #2 Summer Concert Series – Special Use Permit (Outdoor Concert) (Project ID# 200804080021)
Town Center, NW Corner of Broadway and Park; SE corner of Broadway and Grove City Rd

Applicant: Department of Parks and Recreation, 4035 Broadway, Grove City, Ohio 43123

The City Parks and Recreational Department is requesting approval of a Special Use Permit to allow an outdoor concert series to be held in cooperation with Grove City Tomorrow, a local community organization. The proposed concert series will be held from 7pm to 9pm on Friday and Saturday nights starting on Memorial Day (May 26th) and is to run through Labor Day (September 1st). Events will include live music within the public plaza adjacent to Graeters Ice Cream, at the northwest corner of Broadway and Park Street or in the gazebo located on the southwest corner of Grove City Road and Broadway. Additional child related activities are planned within the Park Street roadway, which is closed during the events.

Ms. Kim Conrad, Director of Parks and Recreation was present and spoke to this item. Ms. Conrad stated this event has been hosted by the City for approximately 12 years. Ms. Conrad also stated that over 50 applications were received this year from performers and those applications were reviewed by a committee to ensure a variety of musical entertainment. Chair Holt stated that there were no conditions of approval for this item.

Ms. Swearingen made a motion that the Summer Concert Series – Special Use Permit (Outdoor Concert) be recommended to City Council for approval as submitted; seconded by Mr. Havener. Ms. Reichard abstained from the vote. The motion was approved by they majority.

ITEM #3 NuVision Title, LLC, – Method of Zoning Change (Project ID# 200804080018)
4093 Broadway

Applicant: Joanna Whitesel, NuVision Title, 4093 Broadway, Grove City, Ohio 43123

The applicant is requesting approval to rezone 0.158 acres of land located at 4093 Broadway from R-2, Single Family Residential to PSO, Professional Services. Rezoning this property to PSO would allow the applicant to utilize the property and existing structure as a Title Office. The permitted uses under the PSO designation include professional and office uses such as dentist, doctors, business management, real estate, legal services, barber and beauty shops. The property is in close proximity to the Central Business District (CBD), with Retail Commercial (C-2) located across the east side of Broadway and PSO uses located directly to the south, contiguous to the site.

Ms. Joanna Whitesel was present to speak to this item. Chair Holt noted that there were no stipulations regarding this item.

Mr. Havener made a motion that the NuVision Title, LLC – Method of Zoning Change be recommended to City Council for approval as submitted; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #4 NuVision Title, LLC, – Cert. of Appropriateness (HPA – Sign) (Project ID# 200804080019)
4093 Broadway

Applicant: Joanna Whitesel, NuVision Title, 4093 Broadway, Grove City, Ohio 43123

The applicant is requesting approval of a new ground sign for a business located at 4093 Broadway. The existing structure is setback approximately 56 feet from the centerline, six (6) feet west of the right-of-way, which extends 50 feet from the centerline of Broadway. As proposed the sign would be located within a new landscape bed, west of the sidewalk within the right-of-way. The proposed sign is 44 inches (approx. 3½ feet) in height and supported by two (2) 4x4 posts painted black with decorative tops. The proposed sign is approximately 16 square feet in area and is non-illuminated. The applicant has selected white as the background color, and "Pale Umber" from the Historical Preservation Area Color Palette and black for the proposed text and graphics.

Ms. Joanna Whitesel was present to speak to this item. Chair Holt noted the following stipulation:

1. Sign must be located three (3) feet from the west edge of the sidewalk.

Chair Holt further stated that the City has the right to move the sign if necessary as it is located in the right-of-way.

Ms. Whitesel stated she understood and agreed to comply with the stipulation and the fact that the City has the right to require the sign be moved if necessary.

Ms. Swearingen made a motion that the NuVision Title, LLC – Certificate of Appropriateness (HPA-Sign) be recommended to City Council for approval with the stipulation as noted; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #5 Claybrooke Crossing Section 5, Park 1 – Plat Approval (Project ID# 200804080022)
North of Orders Road, West of Haughn Road

Applicant: Todd Huss, Grand Communities, LTD.; 2670 Chancellor Dr, Ste 300, Crestview Hills, KY 41017

The applicant is requesting approval of a plat for Section 5 Part 1 of the Claybrooke Crossing subdivision. Section 5 Part 1 contains 22 lots (Lots 127 to 131, 133 to 142, 160 to 165 and 172) on 8.267 acres of land held by Fischer Homes. The plat approval will also include the dedication of portions of Demorest Drive, Bradstone Loop, Shallowford Loop and Belgreen Drive. The proposed lots range in size and meet all applicable size and area requirements of the R-1 zoning district.

Mr. John Spencer of EMH&T and Mr. Todd Huss of Grand Communities were both present and spoke to this item.

Chair Holt noted that there were no stipulations associated with this item. Mr. Huss requested that the Planning Commission consider recommending to City Council that their application be heard in just one meeting or to somehow shorten the 30 day waiting period to expedite their process in order to facilitate their marketing schedule. Chair Holt stated that Planning Commission could make that recommendation, but the decision was ultimately with Council. Mr. Smith with SZD stated that the rules are in place for a reason and Grand Communities would have to have a very compelling reason in order for Council to deviate from the normal procedure.

Mr. Havener made a motion that Claybrooke Crossing Section 5, Part 1– Plat Approval be recommended for approval to City Council 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