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

**REGULAR MEETING** **April 27, 2004**

The meeting was called to order at 3:50 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: Mrs. Christa Longbrake, Mr. Marvin Holt, Mr. David Dye, and Dr. Les Bostic. Mayor Cheryl L. Grossman was present for the caucus but had to leave prior to the business portion of the meeting. 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. Mrs. Karen Evans was absent.

The minutes of the April 13, 2004, Regular Meeting were accepted by unanimous consent.

Chair Dye stated that today's published Agenda would need to be amended. The following item was added to today's agenda: *Gala Events, Inc. – Special Use Permit.* However, this item was then postponed to the May 4, 2004 Special Planning Commission Meeting. The following items were postponed to the May 11, 2004 meeting: *Victorious Living Christian Center – Special Use Permit,* and *Autumn Grove – Zoning Upon Annexation to R-1*. The following item was postponed to a Special Meeting to be held May 4, 2004: *Plum Run Crossing – Development Plan.* In addition, the following item was added to the Special Meeting to be held May 4, 2004*: Margie's Cove Section 1 – Plat Approval.*

**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

At the request of the applicant, Mr. Holt made a motion to postpone this item to the May 11, 2004 regular meeting. The motion was unanimously approved.

**ITEM #2 Plum Run Crossing – Development Plan (Project ID# 200403020022)**
**Seed Road/Zuber Road**

Applicant: Joseph W. Hull, Esq., TLG Development Company, Inc. 3793 Broadway, Grove City, Ohio 43123

Chair Dye noted that Mr. Hull was present during the caucus. It was determined during caucus that more time was needed to review the changes to this Development Plan. Mr. Holt made a motion to postpone this item to a special meeting to be held May 4, 2004. The motion was unanimously approved.

Mr. Hull requested clarification to ensure they understood that they are coming back on May 4, 2004 to address five items. Those five items, to their understanding, are as follows:

1. Cul-de-sac issues.
2. Material board.
3. Lighting cut sheets.
4. Dollar amount for playground equipment.

5. Fed Ex Mounding.

Chair Dye agreed with those five, but stated that they were also suppose to try and get the comments back from the County Engineer. Mr. Hull stated they would certainly make that effort but couldn't guarantee what the County Engineer would do. Chair Dye stated he understood. Mr. Hull continued that presuming they met all the requirements of the April 23, 2004 letter from Staff, in their drawings and in their text that those issues should be fairly moot. Chair Dye responded that it is certainly our concurrence that we are dealing with six issues, based on the understanding and your belief that you have addressed all of the other issues raised by Staff in it's April 23, 2004 letter. Chair Dye also stated, that assuming that to be true, that those items have been met to Staff's satisfaction, and that he is unaware of any other issues that need to be discussed. Mr. Hull then stated that he was aware that some of the cul-de-sacs were a major issue from the previous meetings. Mr. Hull then presented a new drawing showing a revision to the two cul-de-sacs in question as a loop. Mr. Hull stated that they would like to have the concept to Planning Commission by Tuesday, but they would not necessarily have the engineering complete and would request that approval be given with the stipulation that the engineering would be complete and have Staff's approval prior to going before Council. Mr. Hull further explained that with eliminating the cul-de-sacs for the loop, the proposed pond would possibly need to be moved or made smaller and this change also eliminated some of their preferential cul-de-sac lots. However, they are unsure at this point if it will meet all of the engineering requirements. Mr. Gary Smith, Land Planner was also present during this discussion. Chair Dye encouraged Mr. Hull to get even a preliminary copy of this proposal to City Staff as soon as possible so we don't end up next Tuesday receiving plans for the first time to review at the meeting. Mr. Hull agreed and stated it was their intention to get these plans to City Staff as soon as they could.

Mr. Hull then stated that initially a bike path had been proposed along the whole north green space area. At the last meeting, there was an interest in having a bike path along Seeds and Zuber Roads. Therefore it has been moved from the green space and ran along Zuber Road clear down to Seeds Road and up Seeds all the way to Eileene Way, which is the main entrance. Therefore they have provided a bike path along all of Seeds and Zuber up to Eileene Way. They will also try to provide a connection from the Southeast corner up to the proposed loop drive. Chair Dye responded that current Code requires some type of path around the pond at that corner. These issues will all be discussed at the May 4, 2004 Special Planning Commission Meeting.

**ITEM #3** **Autumn Grove – Zoning Upon Annexation to R-1** **(Project ID# 200403030028)**
**Rensch Road**

Applicant: Donald Plank, 145 E. Rich Street, Columbus, Ohio 43123

At the written request of the applicant, Mr. Holt made a motion to postpone this item to the May 11, 2004 regular meeting. The motion was unanimously approved.

**ITEM #4** **Gala Events – Special Use Permit** **(Project ID# 200404220040)**
**4461 Broadway**

Applicant: Lisa Graber, 4461 Broadway, Grove City, Ohio 43123

Mrs. Longbrake made a motion to add this item to today's agenda. The motion was unanimously approved.

It was determined during caucus that further research would be necessary to ensure that the current number of parking spaces would meet code if this special use permit were approved.

Therefore, Mrs. Longbrake made a motion to postpone this item to the special meeting scheduled for May 4, 2004. The motion was unanimously approved.

Having no further business, Chair Dye adjourned the meeting at 4:01 P.M.

Jennifer Uhrin, Secretary

Chair David Dye