

April 12, 2005

Mrs. Longbrake made a motion that the Gateway Business Park – Plat Approval be recommended for approval to City Council as submitted; seconded by Mr. Corbin. The motion was unanimously passed.

- ITEM #3 Meijer Store – Development Plan (Project ID# 200503220034)**
2811 London-Groveport Road
- Applicant: Roger DeHoek, Meijer, Inc., 2929 Walker Avenue, NW, 4th Floor, Grand Rapids, MI 49544
- Dr. Bostic made a motion to postpone this item to the April 26, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously passed
- ITEM #4 Meijer Store – Special Use Permit (Drive-Thru Facility) (Project ID# 200503220035)**
2811 London-Groveport Road
- Applicant: Roger DeHoek, Meijer, Inc., 2929 Walker Avenue, NW, 4th Floor, Grand Rapids, MI 49544
- Dr. Bostic made a motion to postpone this item to the April 26, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously passed
- ITEM #5 Meijer Store – Special Use Permit (Gas Station) (Project ID# 200503220036)**
2811 London-Groveport Road
- Applicant: Roger DeHoek, Meijer, Inc., 2929 Walker Avenue, NW, 4th Floor, Grand Rapids, MI 49544
- Dr. Bostic made a motion to postpone this item to the April 26, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously passed
- ITEM #6 Meijer Store – Special Use Permit (Car Wash) (Project ID# 200503220037)**
2811 London-Groveport Road
- Applicant: Roger DeHoek, Meijer, Inc., 2929 Walker Avenue, NW, 4th Floor, Grand Rapids, MI 49544
- Dr. Bostic made a motion to postpone this item to the April 26, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously passed
- ITEM #7 White Castle – Development Plan (Project ID# 200503220038)**
1620 Stringtown Road
- Applicant: Tim Volchko, MS Consultants, 2221 Schrock Road, Columbus, Ohio 43229
- Dr. Bostic made a motion to postpone this item to the April 26, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously passed
- ITEM #8 White Castle – Special Use Permit (Drive-Thru Facility) (Project ID# 200503220039)**
1620 Stringtown Road
- Applicant: Tim Volchko, MS Consultants, 2221 Schrock Road, Columbus, Ohio 43229
- Dr. Bostic made a motion to postpone this item to the April 26, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously passed

- ITEM #9 Dollar General – Lot Split (Project ID# 200503010027)**
4408 Broadway
- Applicant: Joseph B. Hull, Esq. 3793 Broadway, Grove City, Ohio 43123
- Mrs. Longbrake made a motion to postpone this item to the May 10, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously passed.
- ITEM #10 Dollar General – Development Plan (Project ID# 200503220040)**
4408 Broadway
- Applicant: William Pizzino, Pizzino Engineering & Consulting, LLC, 9495 State Route 161, Plain City, Ohio 43064
- Mrs. Longbrake made a motion to postpone this item to the May 10, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously passed
- ITEM #11 Grove City Healthcare & Professional Park – Development Plan (Project ID# 200503220041)**
4074 Gantz Road
- Applicant: Kevin Bales, Jester Jones Schifer Architects, 6209 Riverside Drive, Dublin, Ohio 43017
- Per the Applicant's request, Dr. Bostic made a motion to withdraw this item; seconded by Mr. Corbin. The motion was unanimously passed. In addition, if resubmitted within 90 days, the application fee shall be waived.
- ITEM #12 Key Bank – Plat Approval (Project ID# 200503220042)**
Hoover Road/Buckeye Grove Blvd.
- Applicant: Jonathan Woche, McBride Dale Clarion, 5725 Dragon Way, Suite 220, Cincinnati, Ohio 45227
- Mrs. Longbrake made a motion to postpone this item to the April 26, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously passed.
- ITEM #13 Key Bank – Development Plan (Project ID# 200503220043)**
Hoover Road/Buckeye Grove Blvd.
- Applicant: Jonathan Woche, McBride Dale Clarion, 5725 Dragon Way, Suite 220, Cincinnati, Ohio 45227
- Mrs. Longbrake made a motion to postpone this item to the April 26, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously passed.
- ITEM #14 Key Bank – Special Use Permit (Drive-Thru Facility) (Project ID# 200503220044)**
Hoover Road/Buckeye Grove Blvd.
- Applicant: Jonathan Woche, McBride Dale Clarion, 5725 Dragon Way, Suite 220, Cincinnati, Ohio 45227
- Mrs. Longbrake made a motion to postpone this item to the April 26, 2005 regular meeting; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #15 City Hall Addition/Renovation – Development Plan (Project ID# 200503220045)
4035 Broadway

Applicant: Aqil Peerbhoy, Steed Hammond Paul, 4011 Broadway, Grove City, Ohio 43123

Per the Applicant's request, Dr. Bostic made a motion to withdraw this item; seconded by Mr. Corbin. The motion was unanimously passed.

ITEM #16 Broadway Commerce Park – Zoning Text Amendment (Project ID# 200503220046)
Farm Bank Way/Barholm Drive

Applicant: Kurt Dehner, DBS Broadway, LLC, 6233 Avery Road, Dublin, Ohio 43016

This application pertains to text amendments that will establish three subareas as well as change the name to "Broadway Professional Village". Subarea A and B shall consist of "office condominiums", which entails the sale of office space with common land maintained by an association. Other miscellaneous changes regarding parking, architecture and rear facades are also part of this amendment.

Chair Dye noted that Mr. Dehner was present during the caucus and spoke to both this item and the following item. Chair Dye noted the following stipulation:

- Text shall be amended to state that the separation between buildings shall not be less than 15 feet.

Mr. Dehner stated he understood and agreed to comply with the stipulation. Mrs. Longbrake made a motion that the Broadway Commerce Park – Zoning Text Amendment be recommended for approval to City Council with the stipulation as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously approved.

ITEM #17 Broadway Professional Village (f.k.a. Broadway Commerce Park) – Development Plan Amendment (Project ID# 200503220047)
Farm Bank Way/Barholm Drive

Applicant: Rich Irelan, Dublin Building Systems Co., Inc., 6233 Avery Road, PO Box 370, Dublin, Ohio 43017

Chair Dye noted Mr. Dehner was still at the podium for this item. Chair Dye noted the following stipulations:

- Applicant shall redesign curb cut location onto Farm Bank Way to meet the 75 foot off-set requirement.
- Applicant shall coordinate a master storm water plan with the City Engineer.
- Applicant shall screen the parking area which faces Farm Bank Way per code.
- Applicant shall screen all utility structures per code.
- Applicant shall install sidewalk along Farm Bank Way along west side of road.

Mr. Dehner stated he understood and agreed to comply with all of the stipulations. Mrs. Longbrake made a motion that the Broadway Professional Village – Development Plan Amendment be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Corbin. The motion was unanimously approved.

ITEM #18 CVS Drug Store – Development Plan (Project ID# 200502010015)
3591 Broadway (Southwest corner of Southwest/Broadway)

Applicant: Michael Casale, P&L Systems, Inc., 171 Charring Cross Drive, Westerville, Ohio 43081

Mr. Corbin made a motion to bring this item off the table; seconded by Mrs. Longbrake. The motion was unanimously approved.

Mrs. Longbrake made a motion to put this item back on the table; seconded by Mr. Corbin. The motion was unanimously approved.

ITEM #19 CVS Drug Store – Special Use Permit (Drive-Thru) (Project ID# 200502010017)
3591 Broadway (Southwest corner of Southwest/Broadway)

Applicant: Michael Casale, P&L Systems, Inc., 171 Charring Cross Drive,
Westerville, Ohio 43081

Mr. Corbin made a motion to bring this item off the table; seconded by Mrs. Longbrake. The motion was unanimously approved.

Mrs. Longbrake made a motion to put this item back on the table; seconded by Mr. Corbin. The motion was unanimously approved.

ITEM #20 CVS Drug Store – Certificate of Appropriateness (Project ID# 200502010014)
3591 Broadway (Southwest corner of Southwest/Broadway)

Applicant: Michael Casale, P&L Systems, Inc., 171 Charring Cross Drive, Westerville, Ohio 43081

Mr. Corbin made a motion to bring this item off the table; seconded by Mrs. Longbrake. The motion was unanimously approved.

Mrs. Longbrake made a motion to put this item back on the table; seconded by Mr. Corbin. The motion was unanimously approved.

ITEM #21 Lumberyard Property - Certificate of Appropriateness (Project ID# 200504080052)
3485 Park Street

Applicant: City of Grove City, 4035 Broadway, Grove City, Ohio 43123

Dr. Bostic made a motion to add this time to today's agenda; seconded by Mr. Corbin. The motion was unanimously passed.

Mr. Chuck Boso, Development Director was present during the caucus and spoke to this item. Chair Dye noted that he did not have any stipulations associated with this item.

Mr. Boso explained that approval of this application to demolish the existing lumber yard buildings would allow the City to evaluate the site in order to determine which land the City would want to put up for private development. City Council would then have the opportunity to turn that property over to the Community Improvement Corporation for proposals. Those proposals would then become development plans that would be brought before the Planning Commission and Council.

Mrs. Longbrake made a motion that the Lumberyard Property – Certificate of Appropriateness be recommended for approval to City Council as submitted; seconded by Mr. Corbin. The motion was unanimously passed.

Having no further business, Chair Dye adjourned the meeting at 3:30 p.m.

Jennifer Uhrin, Secretary

Chair David Dye