CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **March 27, 2007**

The meeting was called to order at 1:30 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: Mayor Cheryl Grossman; Mr. Marvin Holt; Mr. Dan Havener; and Ms. Julie Oyster. Others present: Sharon Reichard, City Administrator; Kyle Rauch, Development and Planning Officer; Tami Kelly, Clerk of Council; Chuck Boso, Director of Development; Dan Snyder, Urban Forester; and Jenifer Pfeiffer, Secretary. Linda Swearingen was absent.

Chair Holt noted that a quorum was present. Chair Holt noted that the Planning Commission members did not receive a copy of the minutes for the February 27, 2007 regular meeting and will therefore approve them at the April 10 meeting. Chair Holt noted there were no changes to the minutes for the March 27, 2007 regular meeting. The minutes were approved by unanimous consent.

Chair Holt noted the following changes to today's agenda: As requested by the Development Department, Item #2 *Autumn Grove, Section 2 – Plat Approval* has been postponed to the April 10, 2007 meeting. Mr. Havener made a motion to accept the changes to the agenda as noted; seconded by Ms. Oyster. The motion was unanimously approved.

ITEM #1 Beavers/National Auto Lease – Preliminary Development Plan (Project ID# 200612270108)
4401 S. Broadway and 4407 S. Broadway

Applicant: Stephen J. Bowshier, LWB Investments, LLC, 2744 Clark Dr., Grove City, Ohio 43123

This application pertains to the Preliminary Development Plan for the proposed outdoor storage and an existing automotive sales facility located on the west side of Broadway.

Chair Holt noted that Mr. Bowshier was present and speaking for this item. Chair Holt then noted the following stipulations:

- Setback requirements shall be illustrated and labeled on plan sheets at time of Development Plan submission.
- A landscape plan shall be submitted as part of the development plan identifying the size and description of all landscape materials including genus, species and locations of all plant material.
- A photometric plan shall be submitted as part of the development plan showing fixtures and lighting levels in order to determine compliance with commercial lighting requirements as set forth in Section 1135.12(n).

There was general discussion regarding items to be addressed or revised in the Development Standards Text which will be submitted for review at time of Final Development Plan submission. These items include:

- Location, type and style of privacy fencing.
- Changes in the Development Text referring to reference directions.
- Text regarding the storage facility's width/depth shall read 42' and 32'.
- No signage in the cars including flags, spinners, flashers or any attention getting devices.
- A maximum height of 12' for storage items.
- Remove text that states "no additional landscaping intended for this area at this time."
- Parking lot shall be curbed.
- In Subarea 2, text that states there are "utility lines, including water, sanitary sewer, electric, and gas currently service the property" shall be removed.

Mr. Havener made a motion that Beavers/National Auto Lease – Preliminary Development Plan be recommended to City Council for approval with the stipulations as noted; seconded by Ms. Oyster. The motion was unanimously approved.

ITEM #2 Autumn Grove, Section 2 – Plat Approval (Project ID# 200702070004)
0 Rensch Road

Applicant: Richard Conie, Autumn Grove LLC, 29 East Whittier St., Columbus, Ohio 43206

Ms. Oyster made a motion that Autumn Grove, Section 2 – Plat Approval be postponed to the April 10, 2007 regular meeting; seconded by Mr. Havener. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 1:57 p.m.

____ ____

Jenifer Pfeiffer, Secretary Marv Holt, Chair