



MEETING MINUTES

Planning Commission

Tuesday, March 7, 2017 – Regular Meeting

The meeting was called to order at 1:30 p.m.

Chair Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Chair Gary Leasure, Mr. Chuck Boso, Mr. Mike Linder, Dr. John Dubos and Ms. Julie Oyster. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jennifer Readler, Frost Brown Todd; Mike Boso, Chief Building Official; Laura Scott, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Lt. Jeff Lawless, Grove City Police; and Mary Havener, Development Assistant.

Chair Leasure noted a quorum was present. Mr. Linder moved to approve the minutes from the February 7, 2017 meeting. Dr. Dubos seconded the motion and the minutes were approved 5-0.

ITEM #1 – 3315 Columbus Street | Certificate of Appropriateness

PID #201701240002

Ms. Shields presented the Development Department's findings. She stated that the applicant is requesting approval of a Certificate of Appropriateness to demolish a barn on the south side of the existing home at 3315 Columbus Street. It is estimated the barn was built between 1913 and 1924 and was listed, along with the home, in an inventory of potential properties for the National Register of Historic Places in the 2008 Town Center Plan.

The condition of the barn was evaluated by the Building Division during a site visit conducted on May 5, 2016. The building was found to show advanced stages of deterioration and disrepair, including holes in the main roof and deteriorated and missing siding.

While the Development Department believes it to be best practice to preserve and restore historic and significant structures whenever possible, if the structure is deemed structurally unsound by the Building Division, staff is supportive of the demolition of the barn. However, due to its significance to the community, staff believes preservation of some of the structure's elements may be warranted. Therefore, if the building is determined to be structurally unsound, staff recommends the applicant work with the City and the Historical Society to identify any elements of the structure deemed appropriate for preservation with the understanding that elements shall be conveyed through donation and removal at the expense of the City.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness, provided that the structure is deemed structurally unsound by the Chief Building Official.

Mrs. Carol Hall, homeowner, was present to answer any questions. Mrs. Hall stated that upon inspection of the home when it was first purchased 35 years ago, the inspector determined that the barn had termites. Since that time, the barn has only been used for storage. Mrs. Hall continued to state that if the building were viable, it might be worth preserving, however, she does not feel it is. They have had a salvage company come and look at it, and it was reported that the wood was not worth anything and it would cost between \$15,000-\$20,000 to return it to a useful structure.

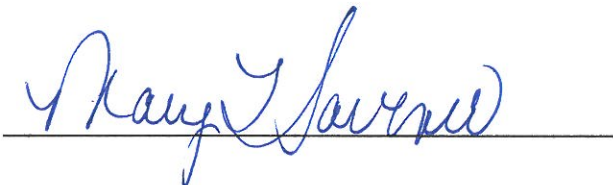
Chair Leasure asked Mrs. Hall if there were still plans to build a new garage on the property. Mrs. Hall stated that there were. At this time, they are just waiting for the weather to improve so that the project can begin.

Mr. Chuck Boso asked that, in terms of the provision that the Development Department made related to the COA being appropriate if the Building Department deemed the barn structurally unsound, does the Chief Building Official think that this is the case? Mr. Mike Boso, Chief Building Official, stated that the barn was in major need of repair, and with foundations and walls, it would require quite a bit of money to restore. He feels that given the current status, the building is unsound.

Dr. Dubos asked if anyone has expressed any interest in the barn. Mr. Boso responded that, to his knowledge, no one has. Mr. Boso asked Mrs. Hall what her schedule was to have the barn torn down. Mrs. Hall stated that it would be after the new barn is built, so sometime in May.

Being no further discussion, Dr. Dubos moved that Planning Commission make a recommendation of approval to City Council for the Certificate of Appropriateness as submitted. Mr. Linder seconded the motion and it was unanimously approved 5-0.

Having no further business, Chair Leasure adjourned the meeting at 1:40 p.m.



Mary Havener, Secretary



Julie Oyster, Acting Chair