CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **February 10, 2009**

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, Mr. Marv Holt; Mr. Mike Linder and Mr. Dan Havener. Others present: Kyle Rauch, Development and Planning Officer; Jennifer Readler, SZD; Tami Kelly, Clerk of Council; Chuck Boso, Director of Development; Christy Zempter, Planning and Zoning Coordinator; Jodee Lowe, Urban Forester; Greg Grinch, City Council and Jennifer Uhrin, Secretary.

Chair Holt noted that a quorum was present. Chair Holt welcomed new member Mike Linder. Chair Holt then noted there were no changes to the minutes for the November 25, 2008 and December 23, 2008 regular meetings. The minutes were approved by unanimous consent.

Chair Holt noted the following changes to today's Agenda: ***Item #2 Guaranteed Heating & Cooling – Certificate of Appropriateness (Sign)*** was postponed to the February 24, 2009 regular meeting**.** ***Item #3 Citizen's Bank of Ashville – Certificate of Appropriateness (Ext. Building Modifications)*** was withdrawn ***and Item #5 Bleeding Ink, LLC – Method of Zoning Change (Use Approval)*** and ***Item #6 Southwest Chiropractic Offices – Development Plan*** were added to the agenda and then postponed to the February 24, 2009 regular meeting**.** Mr. Leasure made a motion to accept the requested changes; seconded by Mr. Havener. The motion was unanimously approved.

Chair Holt noted that Ms. Swearingen was with the Commission two meetings ago, but due to her term expiration would not be with them in the future. Chair Holt wanted to express the sincere appreciation of the Planning Commission and the City to her for her dedication and service during her four years as a member of the Planning Commission. Chair Holt also requested that a copy of these minutes be sent to Ms. Swearingen.

ITEM #1 2009 Organizational Meeting

Chair Holt requested nominations for the position of Planning Commission Chairman for the 2009 year. Mr. Leasure nominated Mr. Holt to remain as Chairman; seconded by Ms. Reichard. Chair Holt requested additional nominations. No additional nominations were stated. Therefore, Mr. Holt will remain Chairman for the 2009 year by unanimous consent.

Chair Holt then requested nominations for the position of Planning Commission Vice-Chairman for the 2009 year. Mr. Havener nominated Mr. Leasure; seconded by Ms. Reichard. Chair Holt requested additional nominations. No additional nominations were stated. Mr. Leasure will be Vice-Chairman for the 2009 year by unanimous consent.

ITEM #2 Guaranteed Heating and Cooling – Certificate of Appropriateness (Sign)
3827 Broadway, Grove City, Ohio 43123 (Project ID# 200811180047)

Applicant: Benjamin Dunigan, 3827 Broadway, Grove City, Ohio 43123

Per the Applicant's request, this item was postponed to the February 24, 2009 regular meeting.

ITEM #3 Citizen's Bank of Ashville – Certificate of Appropriateness (Ext. Building Modifications)
2250 Stringtown Road, Grove City, Ohio 43123 (Project ID 200901060002)

Applicant: Calvin Gephart, P. O. Box 227, 26 East Main Street, Ashville, Ohio 43103

Per the Applicant's request, this item was withdrawn.

ITEM #4 Citizen's Bank of Ashville – Special Use Permit (Drive-Thru) (Project ID 200901060002)
2250 Stringtown Road, Grove City, Ohio 43123

Applicant: Calvin Gephart, P. O. Box 227, 26 East Main Street, Ashville, Ohio 43103

The applicant is proposing to redevelop the existing site at 2250 Stringtown Road. The site currently exists as a Cord Camera, with a drive-in window on the eastside of the facility. The proposed plan will close the current drive-in window and create a new drive-thru facility approximately thirty-six (36) feet in width extending from the north side of the building. The drive-thru area will be made up of two full-service lanes and one ATM lane. The Development Department felt the site was adequate for this request and would not have a negative impact on the surrounding businesses. Therefore, the Development Department recommends that Planning Commission make a recommendation of approval to City Council for this Special Use Permit.

Mr. Greg Skinner, 3656 Broadway representing Citizen's Bank of Ashville was present and spoke to this item. He stated that this was the former Cord Camera site and Mr. Gephart was unable to attend today. They are excited about revising this site and have a really nice building located here. Mr. Skinner also stated that both the Development Department and Building Division have been extremely helpful since this project started several months ago.

Chair Holt noted that there were no conditions of approval associated with this item.

Mr. Havener made a motion that the Citizens' Bank of Ashville – Special Use Permit (Drive-Thru) be recommended for approval to City Council as submitted; seconded by Ms. Reichard. Mr. Linder abstained from the vote – the motion was approved by the majority.

ITEM #5 Bleeding Ink, LLC. – Method of Zoning Change (Use Approval) (Project ID# 200812150050)
3697 Garden Court, Grove City, Ohio 43123

Applicant: Ryan Bolin, 3298 Farmbrook Drive, Grove City, Ohio 43123

Per the Applicant's request, this item was postponed to the February 24, 2009 regular meeting

ITEM #6 Southwest Chiropractic Offices – Development Plan (Project ID# 200811180046)
Hoover Road, Grove City, Ohio 43123

Applicant: Jonathan Barnes Architecture & Design, 153 E. Main Street, Columbus, Ohio 43215

Per the Applicant's request, this item was postponed to the February 24, 2009 regular meeting.

Chair Holt expressed his appreciation to the Development Department for the manner and the professionalism in which they prepare the documentation from the application as they come to the Planning Commission. He can remember a time when the Commission Members only received an application and were required to research the code and ordinances themselves. Now, Kyle does all of that work under Chuck's direction and it is a pleasure to review the applications. Mr. Boso noted that hopefully at the next meeting we will be using the new "Smartboard" recently installed in the Council room.

Having no further business, Chair Holt adjourned the meeting at 1:45 pm.

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Jennifer Uhrin, Secretary

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Marv Holt, Chair