



The City of Grove City

AGENDA

Planning Commission

November 8, 2022
1:30 p.m.

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MEETING MINUTES – October 4, 2022

NEW ITEMS:

- 1. APPLICATION:** **St. John's Lutheran Church – (Certificate of Appropriateness)**
Planner in Charge: Dash Logan
Project Number: 202210040050
Location: 3220 Columbus Street. (Parcel # 040-000091)
Proposal: A Certificate of Appropriateness to allow for the construction of a 2,725 square foot addition to St. John's Lutheran Church.
Representative: Cindy de Mesa, McKnight & Hosterman Architects, 3351 McDowell Rd., Grove City, OH., 43123.

- 2. APPLICATION:** **Beulah Park Subarea G – Plat (Amendment)**
Planner in Charge: Dash Logan
Project Number: 202210050056
Location: Park St. & Elm St., Park St. & Beulah Park Dr., and Ginn Dr. (Parcel # 040-017264)
Proposal: A Replat to create a new lot 227 out of existing lot 225 in Beulah Park Subarea G, with no new right-of-way or reserve areas.
Representative: Alex Benson, CESO Inc., 2800 Corporate Exchange Drive, Suite 400, Columbus, OH., 43231.

- 3. APPLICATION:** **Meadow Grove Estates North #9 – Plat (Amendment)**
Planner in Charge: Dash Logan
Project Number: 202210050057
Location: Scotch Woods Drive and Mallow Lane. (Parcel # 040-005226)
Proposal: A Replat to renumber lots 114- 121 in Meadow Grove North section 9.
Representative: Alex Benson, CESO Inc., 2800 Corporate Exchange Drive, Suite 400, Columbus, OH., 43231.

- 4. APPLICATION: Castro Rose Avenue – Preliminary Development Plan**
 Planner in Charge: Dash Logan
 Project Number: 202210040051
 Location: 000 Rose Avenue. (Parcel # 040-000742)
 Proposal: A Preliminary Development Plan for a new duplex home with a carriage house garage on a currently vacant parcel.
 Representative: Nick Karakaian, Nestr, 1366 Eastview Ave., Columbus, OH., 43212.
- 5. APPLICATION: Buckeye Ranch – Development Plan (Amendment)**
 Planner in Charge: Terry Barr
 Project Number: 202210050059
 Location: 5665 Hoover Road. (Parcel # 040-004974)
 Proposal: A Development Plan to construct a new +/- 34,500 square foot residential and administration building as well as a +/- 7,000 square foot addition to an existing building.
 Representative: Vickie Thompson- Sandy, The Buckeye Ranch, 5665 Hoover Road, Grove City, OH., 43123.
- 6. APPLICATION: Freddy’s Frozen Custard & Steakburgers – Special Use Permit (Drive-thru)**
 Planner in Charge: Terry Barr
 Project Number: 202209080049
 Location: 4108 Buckeye Parkway. (Parcel # 040-012668)
 Proposal: A Special Use Permit for a drive thru at a proposed +/- 3,000 square foot Freddy’s Frozen Custard & Steakburgers.
 Representative: Landon Brack, Plaza Street Partners, 2400 W. 75th St., Suite 220, Prairie Village, KS., 66208.
- 7. APPLICATION: Freddy’s Frozen Custard & Steakburgers – Final Development Plan**
 Planner in Charge: Terry Barr
 Project Number: 202209080048
 Location: 4108 Buckeye Parkway. (Parcel # 040-012668)
 Proposal: A Development Plan to construct a new +/- 3,000 square foot Freddy’s Frozen Custard & Steakburgers restaurant with outdoor seating area.
 Representative: Landon Brack, Plaza Street Partners, 2400 W. 75th St., Suite 220, Prairie Village, KS., 66208.
- 8. APPLICATION: Chick- Fil- A – Final Development Plan (Amendment)**
 Planner in Charge: Terry Barr
 Project Number: 202210050053
 Location: 1696 Stringtown Road. (Parcel # 040-012782)
 Proposal: A Development Plan to construct a +/- 600 square foot addition to the existing restaurant, install a canopy over the drive-thru and reconfigure the drive-thru circulation.
 Representative: Jack Meaney, GBC Design, Inc., 565 White Pond Dr., Akron, OH., 44320.

- 9. APPLICATION: Courtyards at Mulberry Run – Rezoning (R-1 to PUD-R)**
Planner in Charge: Terry Barr
Project Number: 202210050058
Location: 2110 White Road. (Parcel # 040-002898, 160-002476)
Proposal: A request to rezone +/- 13.99 acres of land located on the south side of White Road currently zoned R-1 (Single-Family) and +/- 10.63 acres of land located on the north side of White Road currently being annexed into the City to PUD-R (Planned Unity Development – Residential) with a zoning text.
Representative: Rebecca J Mott, Plank Law Firm, LPA, 411 E. Town St., Floor 2, Columbus, OH., 43215.
- 10. APPLICATION: Harris Property – Preliminary Development Plan**
Planner in Charge: Dash Logan
Project Number: 202210050055
Location: Northwest corner of London Groveport Road and Borror Road (Parcel # 040-017497, 040-017498, 040-017499)
Proposal: A Preliminary Development Plan for a new 338-unit residential community on a 96.29-acre parcel.
Representative: Joe Ciminello, Ciminello Land Co., 567 Lazelle Rd., Westerville, OH., 43081.
- 11. APPLICATION: Broadway Live – Preliminary Development Plan**
Planner in Charge: Terry Barr
Project Number: 202210050054
Location: Broadway and Columbus Street. (Parcel # 040-000603, 040-000866, 040-000222, 040-000046, 040-000492, 040-000120, 040-000090, 040-000024, 040-000097)
Proposal: A Preliminary Development Plan for a mixed-use development consisting of residential, retail, restaurant, and office space.
Representative: Tim Kaskewsky, Axiom Ventures, LLC, 159 E. Livingston Ave., Columbus, OH., 43215.