



The City of Grove City

AGENDA

Planning Commission

October 8, 2019 1:30 p.m.
Council Chambers – 1st Floor

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MEETING MINUTES – September 3, 2019

NEW ITEMS:

- 1. APPLICATION: Pinnacle Golf Club #1 – Lot Split**
Planner in Charge: Jimmy Hoppel
Project Number: 201909040042
Location: 4820 Pinnacle Club Drive (Parcel #040-013718)
Proposal: This proposal is to transfer 0.340 acres from one parcel to create a 0.381-acre parcel for future development of a single-family home.
Applicant: Joseph Ciminello, Owner, Ciminello's Inc., 567 Lazelle Road, Westerville, Ohio 43081

- 2. APPLICATION: Pinnacle Golf Club #2 – Lot Split**
Planner in Charge: Jimmy Hoppel
Project Number: 201909040043
Location: 1500 Pinnacle Club Drive (Parcel #040-012705)
Proposal: This proposal is to transfer 0.041 acres from one parcel to a 0.279-acre remainder of another parcel for the future development of a single-family home.
Applicant: Joseph Ciminello, Owner, Ciminello's Inc., 567 Lazelle Road, Westerville, Ohio 43081

- 3. APPLICATION: Pinnacle Golf Club #3 – Lot Split**
Planner in Charge: Jimmy Hoppel
Project Number: 201909040044
Location: 1500 Pinnacle Club Drive (Parcel #040-012705)
Proposal: This proposal is to transfer 0.041 acres from one parcel to a 0.279-acre remainder of another parcel for the future development of a single-family home.
Applicant: Joseph Ciminello, Owner, Ciminello's Inc., 567 Lazelle Road, Westerville, Ohio 43081

- 4. APPLICATION: Pinnacle Golf Club #4 – Lot Split**
Planner in Charge: Jimmy Hoppel
Project Number: 201909040045
Location: 4820 Pinnacle Club Drive (Parcel #040-013718)
Proposal: This proposal is to transfer 0.195 acres of reserve land to form a 0.515-acre parcel for the future development of a single-family home.
Applicant: Joseph Ciminello, Owner, Ciminello's Inc., 567 Lazelle Road, Westerville, Ohio 43081
- 5. APPLICATION: Casino Property – Lot Split**
Planner in Charge: Jimmy Hoppel
Project Number: 201909160052
Location: 3925 Elm Street (Parcel #040-000659)
Proposal: This proposal is to split 0.075 acres out of a 0.153-acre tract of land.
Applicant: Stephanie Casino, resident, 3925 Elm Street, Grove City, Ohio 43123
- 6. APPLICATION: Kiddie Academy – Special Use Permit**
Planner in Charge: Jimmy Hoppel
Project Number: 201909040048
Location: East side of Buckeye Parkway, south of Stringtown Road (Parcel #040-012668)
Proposal: This proposal is to allow for the use of a daycare facility at this location.
Applicant: Shafi Alam, EDB International, Inc., 6375 Shier Rings Road #F, Dublin, Ohio 43016
- 7. APPLICATION: Becknell Industrial – Development Plan**
Planner in Charge: Jimmy Hoppel
Project Number: 201909040050
Location: 6275 Seeds Road (Parcel #040-004959; 040-013659)
Proposal: This proposal is for the construction of a 207,700-square-foot industrial/warehouse/distribution building on 21.17 acres.
Applicant: Amanda Spencer, Hull, 59 Grant Street, Newark, Ohio 43055
- 8. APPLICATION: Beulah Park (Section 1) – Plat**
Planner in Charge: Kendra Spergel
Project Number: 201908280040
Location: 3702 W. Park Street (Parcel #040-000413)
Proposal: This proposal is for the roadways, and includes both gateways to Southwest Boulevard and connections to Demorest Road, Lincoln Avenue and Columbus Street, as well as for 72 single-family lots.
Applicant: Pat Kelley, GC Beulah Park Investments, 250 E. Broad Street, Suite 1100, Columbus, Ohio 43215
- 9. APPLICATION: TriLink Storage – Development Plan**
Planner in Charge: Kendra Spergel
Project Number: 201907310034
Location: 5965 Haughn Road (Parcel #040-010230)
Proposal: This proposal is for the redevelopment of the site by demolishing an existing building and adding four new buildings for a self-storage business.
Applicant: Scott Emerick, Grove City Self-Storage LLC, 8945 Whitney Drive, Lewis Center, Ohio 43035

- 10. APPLICATION: Tigerpoly Manufacturing – Development Plan**
Planner in Charge: Kendra Spergel
Project Number: 201908160039
Location: 6231 Enterprise Parkway (Parcel #040-010335)
Proposal: This proposal is for a 109,570 square foot expansion for additional office and warehouse space.
Applicant: Tim Vanover, Tigerpoly, 6231 Enterprise Parkway, Grove City, Ohio 43123
- 11. Code Amendment Amendment to Section 1135.09 and 1135.10 of the Codified Ordinances to address discrepancies in the single-family residential garage requirements.**
Planner in Charge: Kendra Spergel
- 12. Code Amendment Amendment to Section 1135.09 of the Codified Ordinances to include microblading and permanent makeup as permitted accessory uses with beauty and barbershops in the C-1 zoning district.**
Planner in Charge: Kendra Spergel