

# **CITY OF GROVE CITY, OHIO**

## **PLANNING COMMISSION MINUTES**

### **REGULAR MEETING**

**February 10, 2004**

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The meeting was called to order at 3:10 P.M.

Chair Dye began the Meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mr. David Dye, Mr. Marvin Holt, Mrs. Christa Longbrake, Mayor Cheryl L. Grossman and Mrs. Karen Evans. Others present: Bill Saxton, Councilman; Chuck Boso, Development Director; Seth Dorman, Development and Planning Officer, Scott Schweitzer, Planning and Zoning Coordinator; Mike Boso, Chief Building Official; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council and Jennifer Uhrin, Secretary.

The minutes of the January 27, 2004, Regular Meeting were accepted by unanimous consent.

Chair Dye requested a motion to amend the Agenda to add a new item. Mrs. Evans made a motion to add as Agenda *Item #11 Proposed Claffey Medical Building- Lot Split*. Chair Dye abstained from the vote. A majority approved the motion.

**ITEM #1      Drury Inn & Suites– Rezoning      (Project ID# 200312230129)**  
**Southeast corner Stringtown Road, & I-71 NB exit ramp**

Applicant:      Jonathan Woche, McBride Dale Clarion, 5725 Dragon Way, Suite 220, Cincinnati, Ohio 45227

Chair Dye noted that the applicant was present during caucus. Chair Dye stated the first order of business was to determine whether or not the property meets the findings requirement for a PUD zoning.

Mr. Holt made a motion that the eight findings have been reviewed and that the property is suitable for a PUD zoning and therefore recommends approval to Council. The motion was unanimously approved.

Next, the Planning Commission addressed the actual rezoning. Chair Dye again noted that Mr. Woche was present during caucus and that no stipulations had been requested by the Planning Commission. Mr. Woche added that he looked forward to progressing through the process.

Mrs. Evans made a motion that the rezoning from C-2 to PUD-C be recommended for approval to City Council as submitted. The motion was unanimously approved.

Chair Dye noted that the applicant for Item #'s 2, 3 and 4 requested that those items be tabled to the next meeting.

**ITEM #2      Gilligan Oil Company –Development Plan      (Project ID# 200401150004)**  
**1920 Stringtown Road**

Applicant:      Pat Gilligan, Gilligan Oil Company, Inc., 2702 Eric Avenue, Suite 200, Cincinnati, Ohio 45208

Mr. Holt made a motion to table this item. The motion was unanimously approved.

**ITEM #3      Gilligan Oil Company – Special Use Permit (Gas Station)      (Project ID# 200401150005)**  
**1920 Stringtown Road**

Applicant:      Jeffrey Brown, Esq., Smith & Hale, 37 W. Broad Street, Suite 725, Columbus Ohio, 43215

Mr. Holt made a motion to table this item. The motion was unanimously approved.

**ITEM #4      Gilligan Oil Company – Special Use Permit (Drive Thru)      (Project ID# 200401150005)  
1920 Stringtown Road**

Applicant:      Jeffrey Brown, Esq., Smith & Hale, 37 W. Broad Street, Suite 725, Columbus Ohio, 43215

Mr. Holt made a motion to table this item. The motion was unanimously approved.

**ITEM #5      2800 Demorest – Development Plan      (Project ID# 200311100116)**

Applicant:      William E. Saxton, 3703 Broadway, Grove City, Ohio 43123

Mr. David Morrison with ArchCon Inc., 3847 Broadway, Grove City, represented the applicant and was present during caucus.

Chair Dye stated that no stipulations were requested in regards to this application.

Mr. Holt made a motion that the Development Plan for 2800 Demorest Road be recommended for approval to City Council as submitted. The motion was unanimously approved.

**ITEM #6      Murphy Oil USA Fueling Station – Development Plan      (Project ID# 200401200006)  
Parkway Centre – (Walmart Super Center)**

Applicant:      Erickson Mendoza, Kimley-Horn and Associates, Inc., 11044 Research Blvd., Suite B-210, Austin, Texas 78759

Mrs. Evans made a motion to table this item. The motion was unanimously approved.

**Chair Dye recused himself from the next item and turned the meeting over to Vice Chair Evans.**

**ITEM #7      Claybrooke Crossing – Lot Split      (Project ID# 200401200011)  
Northwest corner of Haughn and Orders Roads**

Applicant:      Shawn Mason, Centex Homes, 570 Polaris Parkway, Suite 125, Westerville, Ohio 43082

Vice Chair Evans noted that Mr. Mason with Centex Homes was present during caucus and that no stipulations were requested regarding this item.

Mr. Holt made a motion that the Claybrooke Crossing Lot Split be approved as submitted. Chair Dye abstained from the vote. A majority approved the motion. Therefore the Lot Split is approved.

**Vice Chair Evans turned the meeting back over to Chair Dye.**

**ITEM #8      E.L. Evans Senior Center Renovation/Addition – Preliminary Development Plan      (Project ID# 200401200007)  
4330 Dudley Avenue**

Applicant:      Andrew Maletz/Aqil Peerbhoy, Steed Hammond Paul, 4011 Broadway, Grove City, Ohio 43123

Mr. Aqil Peerbhoy represented the applicant and was present during caucus. Chair Dye noted that no stipulations had been requested in regards to this application.

Mrs. Evans made a motion that the E. L. Evans Senior Center Renovation/Addition Preliminary Development Plan be recommended for approval to City Council as submitted. In that this is a City project, Mayor Grossman abstained from the vote. A majority approved the motion.

**ITEM #9      Amendment to Parkway Centre North Development Plan; Out-Parcel Text  
(Project ID# 200401200010)**

Applicant:      City of Grove City, 4035 Broadway, Grove City, Ohio 43123

Mr. Donald Plank, 145 East Rich Street, Columbus, Ohio 43215 representing Stringtown Partners North, spoke to this item and was present during caucus.

Chair Dye noted that no stipulations had been requested in regards to this application.

Mrs. Evans made a motion that the Amendment to the Parkway Centre North Development Plan, Out-Parcel Text be recommended for approval to City Council as submitted. The motion was unanimously approved.

**ITEM #10      Autumn Grove (FKA Rensch Road Tract) – Method of Zoning Change  
4286 Rensch Road      (Project ID #200401280012)**

Applicant:      Dominion Homes, Donald Plank, Esq., 145 East Rich Street, Columbus, Ohio  
43215

Chair Dye noted that Mr. Plank was still at the podium and acting on behalf of Dominion Homes for this item and that he was present during caucus. Chair Dye stated that no stipulations were requested regarding this small parcel. Mrs. Evans questioned whether this should be referred to as a “Method of Zoning Change” or simply a Rezoning. Chair Dye clarified that this was a Rezoning from IND-2 to R-2.

Mrs. Evans made a motion that Autumn Grove, (formerly known as Rensch Road Tract) Rezoning from IND-2 to R-2 be recommended for approval to City Council as submitted.

The motion was unanimously approved.

**Chair Dye recused himself from the next item and turned the meeting over to Vice Chair Evans.**

**ITEM #11      Proposed Claffey Medical Building – Lot Split      (Project ID #200402060016)  
Gantz Road**

Applicant:      David Claffey, 2047 Stringtown Road, Grove City, Ohio 43123

Mr. Michael D. Bonasera, 10 W. Broad Street, Suite 2400, Columbus, Ohio 43215 represented the applicant. Vice Chair Dye noted that Mr. Bonasera was present during caucus and that no stipulations were requested on this item.

Mr. Holt made a motion that the Proposed Claffey Medical Building Lot Split be approved as submitted. Chair Dye abstained from the vote. A majority approved the motion. Therefore, the Lot Split is approved

**Vice Chair Evans turned the meeting back over to Chair Dye.**

Mr. Holt made a motion to take the Autumn Grove (fka Rensch Road Tract) – Development Plan Reconsideration off the table and make it agenda Item #12. The motion was unanimously approved.

**ITEM #12      Autumn Grove (fka Rensch Road Tract)- Development Plan Reconsideration**  
**4286 Rensch Road      (Project ID #200311250124)**

Applicant:      Dominion Homes, Donald Plank, Esq., 145 East Rich Street, Columbus, Ohio  
43215

Mr. Donald Plank represented the applicant and was present during caucus.

Chair Dye noted that since the original Development Plan submittal was disapproved, the applicant has submitted a new Development Plan dated February 4, 2004 and that all reviews and comments are based on this new submittal dated February 4, 2004. Mr. Plank confirmed that was correct.

Chair Dye stated that there were a number of items discussed during caucus. Those stipulations are as follows:

- All typographical errors shall be corrected on the plan.
- The 1.6 acre “open area” shall be reflected correctly as a park and meet code requirements for appropriate park improvements, such as the addition of trees, playground equipment, benches, trash receptacles, as well as a paved walkway with a curb drop and removable bollards along the exterior border of the park.
- The site is subject to Grove City’s tree preservation requirement and the Applicant is required to comply with those requirements.
- In addition to the board on board fence abutting the railroad tracks, the Applicant will plant approximately 36 Spruce trees with a minimum height of 6 feet along the inside of the fence. However, the Applicant is not responsible for the maintenance of said trees, only the installation. Also, installation of said trees is required to be completed prior to the issuance of any occupancy permits on the lots that are to have those trees.
- The Applicant has renewed their commitment to comply with any roadway improvements that are recommended when the traffic study is completed.
- All lots must meet minimum size requirements or are deemed not approved. Minor revisions to the lot sizes are acceptable and shall be reflected on the final Plat.
- A note will be added specifying that the tie-ins to sanitary and storm sewer for the George and Doris Finley property and the Homer Thomas property will be done, however the extension to the George and Doris Finley property will be done at the expense of the Developer, Dominion Homes.
- Also, at the expense of the developer, Dominion Homes, the well at the George and Doris Finley property will be tested prior to the commencement of development. If that well is affected either in terms of water quality or volume that that well supports, by virtue of the development, Dominion Homes will be responsible for providing (at their expense) a City water tie-in or the drilling of a new well on the Finley property.
- The review and approval of the access point and Rensch Road width as shown on the submitted Development Plan is subject to review and comment by the Franklin County Engineer’s office and any recommendations or conditions of approval from them will also be deemed as recommendations or conditions of approval from this body.

- All houses shall be a minimum of 1500 square feet.
- All houses shall contain a brick or stone feature covering a minimum of 40% of the front facade.
- All Rensch Road frontage shall be irrigated to a depth of 50 feet as measured from edge of Right-of-Way not pavement.

Although not a stipulation, the Planning Commission would like to encourage the use of windows in the side facades of as many homes as possible.

Also not a stipulation, the Planning Commission would like to note that the length of Rishel Street may require a variance through the BZA, but that will need to be addressed by Staff. Additionally, the length of Orangeberry Drive does exceed the Code, and therefore must have a variance or be brought into compliance. Mr. Plank requested that the Planning Commission acknowledge their support of these variance requests. Chair Dye stated in reference to Rishel between the two access points on to Limeberry, the Planning Commission is in support of that variance in order to maintain the street name.

In reference to Orangeberry Drive, as extended west to Demorest Road, the Planning Commission is in support of a variance exceeding our minimum, assuming another access point is provided to the west, if and when that development is approved. If the development to the west is not approved, then the length of that road would need to be broken up.

Mr. George Finley of 4298 Rensch Road, Grove City, 43123 spoke to this application. Mr. Finley wanted the Planning Commission to be aware that a coordination needs to be done in reference to the retention pond that is planned directly behind his property so that he is not flooded out prior to his connection to the sanitary or storm sewer system and that his septic system doesn't contaminate the lake water in the retention pond. Other than that he is pretty happy with what Dominion is doing here. Chair Dye thanked Mr. Finley for his input and encouraged him and Dominion Homes to work together to formalize an understanding on these issues before these issues are brought before Council

Mr. Plank acknowledged that he understood and agreed with all of the stipulations.

Mr. Holt made a motion that the Autumn Grove Development Plan (fka Rensch Road Tract) Development Plan Reconsideration be recommended for approval to City Council with the stipulations as noted by the Chair. The motion was unanimously approved.

Having no further business, Chair Dye adjourned the meeting at 3:40 P.M.

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Jennifer Uhrin, Secretary

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Chair David Dye