

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

December 2, 2014

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. The following members were present: Mr. Marv Holt, Chair, Mr. Chuck Boso, Mr. Gary Leasure, Mr. Mike Linder and Ms. Julie Oyster. Others present: Kim Shields, Planning/GIS Specialist; Jennifer Readler, Frost Brown Todd; Tammy Green, JTFD Inspector; Mike Boso, Chief Building Inspector; Cindi Fitzpatrick, Service Superintendent; Laura Scott, Planning and Zoning Officer; Tami Kelly, Clerk of Council, and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. The minutes from the November 4th regular meeting and the November 17th special meeting were unanimously approved.

Item #1 – Realty Executives – Certificate of Appropriateness (HPA - Sign)

(PID# 201411060066)

The applicant is requesting approval of a certificate of appropriateness for a new sign for Realty Executives at 3841 Broadway at the corner of Broadway and Burr Oak Drive. The proposed sign will be approximately 23 square feet with an overall height of six (6) feet. The sign will feature the business' name and phone number. Text on the sign will be white on a background of Old World Blue from the HPA color palette. The sign will be set in a mulched landscape bed with evergreen shrubs planted at the base; however, the applicant has not indicated plant size or type at this time.

Staff stated that the sign is within the permitted size and displays appropriate content and color, and recommended Planning Commission make a recommendation of approval to City Council for the certificate of appropriateness with the following stipulation:

1. The applicant shall work with the Urban Forester to select plantings appropriate in the landscape area at the base of the sign.

Cliff Burcham, CB Signs, was present to speak to the item. He was in agreement with Ms. Shields' report and had no comments. Chair Holt confirmed that Mr. Burcham was agreeable to working with the city's urban forester to select the appropriate plantings.

Being no further discussion, Ms. Oyster motioned to recommend the approval of the certificate of appropriateness with the stipulation:

1. The applicant shall work with the Urban Forester to select plantings appropriate in the landscape area at the base of the sign;

Mr. Leasure seconded and the motion was unanimously approved.

Item #2 – Tree of Life Chiropractic – Certificate of Appropriateness (HPA – Sign)

(PID# 201411140067)

The applicant is requesting a certificate of appropriateness for a new sign at 3711 Broadway for Tree of Life Chiropractic. The existing sign on the property is non-conforming as it exceeds the permitted area. The new tenant is proposing to replace the sign to bring it into conformance according to Section 1138.26. The new sign is proposed to be 24 square feet (4'x6') with a black background with white lettering for the business name. The logo will utilize colors from the HPA color palette: Adobe, Russet, and Falcon Brown. The applicant has indicated that the existing landscaping at the base of the sign will remain, with additional flowers to be planted around the base in the spring.

Ms. Shields stated that although the overall height of the sign is not indicated, the size of the sign face is within the permitted area and the content and colors of the sign meet code requirements; therefore, the Development Department

recommends Planning Commission make a recommendation of approval to City Council for the certificate of appropriateness with the following stipulation:

1. The total height of the sign shall not exceed eight (8) feet.

Jason Feltz, applicant, was present to speak to the item. He stated the total height of the sign will be six feet, six inches. He requested to meet with the urban forester to discuss plantings; the existing plants are adjacent to the posts, which will need to be removed; therefore the plants must be moved or replaced when adding the new posts.

Being no further questions or discussion, Mr. Boso motioned to recommend the approval of the certificate of appropriateness with the following stipulation:

1. The total height of the sign shall not exceed eight (8) feet;

Mr. Linder seconded and the motion was unanimously approved.

Chair Holt asked if there was any other business to be heard by the commission. Mr. Leasure stated that this being Chair Holt's last meeting, he would like to thank him for his service and that it has been a pleasure working with him all of these years; he will be greatly missed. Chair Holt thanked the administration, staff, fire department, police department and the Planning Commission. He greatly appreciated the opportunity to serve over the last thirty years. Mr. Boso stated that at the previous night's City Council meeting, Council passed legislation to name the new bike/walking path installed off Hoover Road, south of the Buckeye Ranch, the Marvin C. Holt Leisure Trail in honor of his service.

Having no further business, Chair Holt adjourned the meeting at 1:46 p.m.

Molly Frasher, Secretary

Marv Holt, Chair