



- Per the letter from the Franklin County Engineer, the applicant shall ensure the sight lines for the access points are clear and are included on the construction plans for confirmation that they will not be compromised.
- Three-lane Borror Road from west of Buckeye Parkway to the proposed access point at Borror Road (to the east) which shall include a full width overlay along with improved shoulders.
- The proposed landscape for the Buckeye Parkway medians shall be consistent with the current median plantings to the south. An irrigation plan shall be shown for the medians.
- The additional evergreen tree buffer along the north side of Lots 1 through 9 along Thornshire Drive, and including reserve "A" shall be shown on the Plan. The applicant shall install spruce trees due to the many diseases and insect problems that occur with Pine Trees.
- A landscape typical shall be supplied for both interior and corner lots in compliance with Section 1136.09 of the Grove City Codified Ordinances.
- The entry feature landscape plan shall be revised to remove 'Cornus Florida' or Flowering Dogwood trees, and another species shall be selected as approved by the City.
- A color and materials sample board shall be provided prior to the City Council hearing on this application.
- Note "J" on Sheet 1/11 of the Development Plan shall be revised to indicate that there shall be no change to the floodplain elevation at the nearest upstream property line.
- Applicant shall work with the City to determine the appropriate distance to return/wrap the natural materials used on all building projections to the primary plane of the façade for each model proposed for the development, and this shall also include any new models introduced.

Chair Holt noted that there were a number of residents that are contiguous to the development and voiced their concerns about run-off water from the development to their homes. It was stated to them that there are laws that exist to prevent this from happening. There were also concerns about the evergreens to be planted at the rear of Lots 1-9 and the possibility of connecting to water and sewer in conjunction with this development.

Mrs. Swearingen made a motion that the Meadow Grove Estates North – Development Plan be recommended for approval to City Council with the stipulations as noted; seconded by Mr. Havener. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:40 p.m.

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Jenifer Pfeiffer, Secretary

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Marvin Holt, Chair