

- Applicant shall coordinate perimeter landscaping with the City’s Urban Forester to provide a 3 foot high screening.
- Applicant shall coordinate water flow for fire protection with both the Jackson Township Fire Department and the City of Columbus.
- Applicant shall provide City Staff with appropriate documentation regarding the temporary access easement with Bob Evans.

Mr. Pereles stated he understood and agreed to comply with all of the stipulations. Mayor Grossman commented that the City was looking forward to Drury Inns joining the community, and that she wanted to officially welcome them. Mr. Pereles stated they also looked forward to joining the community and starting construction.

Mr. Holt made a motion that the Drury Inn and Suites – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mrs. Longbrake. Mr. Corbin abstained from the vote. The motion was passed by the majority.

**ITEM #3 Gateway Business Park East – Zoning Text Amendment
State Route 665/North Meadows Drive (Project ID# 200501040002)**

Applicant: Tim Kelton, Ruscilli Development Company, Ltd., 5747 Perimeter Drive,
Suite 130, Dublin, Ohio 43123

This application comes before the Planning Commission to enable the Applicant to amend the “Introduction” and “Signage and Graphic” sections of the Zoning Text.

Chair Dye noted that Mr. Kelton was present during the caucus and spoke to this application. Chair Dye also noted that no stipulations were being attached to this application.

Mrs. Longbrake made a motion that the Gateway Business Park East – Zoning Text Amendment be recommended for approval to City Council as submitted; seconded by Mr. Corbin. The motion was unanimously passed.

**ITEM #4 Mount Carmel Grove City Health Center – Development Plan
Gateway Business Park (State Route 665) (Project ID# 200501040003)**

Applicant: Tim Kelton, Ruscilli Development Company, Ltd., 5747 Perimeter Drive,
Suite 130, Dublin, Ohio 43123

This application comes before the Planning Commission requesting approval to construct a new medical facility. The proposed facility shall include an urgent care, a family practice, an imaging center and space for additional tenants.

Chair Dye noted that Mr. Kelton was at the podium for this item as well. Chair Dye noted the following stipulations:

- Applicant shall provide evergreen screening around the proposed dumpster sites.
- Applicant shall coordinate fire protection issues with Jackson Township Fire Department.

Mr. Kelton stated he understood and agreed to comply with all of the stipulations.

Mr. Holt made a motion that the Mount Carmel Grove City Health Center – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mrs. Longbrake. The motion was unanimously passed.

Mr. Kelton thanked the Planning Commission and City Staff for working with them. Mayor Grossman also wished to share welcome to the Mount Carmel representatives as she appreciates the medical facilities that we are able to make available to our residents.

ITEM #5 Parkway Plaza– Zoning Change from SF-1 to C-2 (Project ID# 200501130004)

Applicant: Joseph Ciminello and John Roesch represented by Donald Plank, Esq. 145 East Rich Street, Columbus OH 43215

Mr. Holt made a motion to postpone this item to the February 8, 2005 regular meeting; seconded by Mrs. Longbrake. The motion was unanimously passed.

**ITEM #6 1561 Stringtown Road – Zoning Change from SF-1 to C-2 (Project ID# 200412130104)
Northwest corner of Stringtown and Thistlewood**

Applicant: Sean Cullen, Confirmed, LLC, 150 E. Broad Street, 8th Floor, Columbus, Ohio 43215

Mr. Holt made a motion to postpone this item to the February 8, 2005 regular meeting; seconded by Mrs. Longbrake. The motion was unanimously passed.

**ITEM #7 Plum Run Crossing – Plat Approval (Project ID# 200411120099)
6588 Seeds Road - Northeast corner of Seeds and Zuber**

Applicant: Dwight Tillis, P&L Systems, Inc., 171 Charring Cross Drive, Westerville, Ohio 43081

This application comes before the Planning Commission seeking approval of a plat that contains 47 single-family lots and Reserve “D” containing approximately 1.035 acres. Additionally, Reserve “D” shall be owned and maintained by the Home Owners Association.

Chair Dye noted that Tom Rybski was present during the caucus and spoke to this item. Chair Dye also noted that the Applicant has agreed to comply with a letter dated today from Emily Willis with the Franklin County Engineer’s Office outlining a number of issues with respect to the County Roads on which this subdivision fronts. Mr. Rybski stated that they would comply with the requests of the County.

Mrs. Longbrake made a motion that the Plum Run Crossing – Plat be recommended for approval to City Council as submitted; seconded by Mr. Corbin. The motion was unanimously passed.

**ITEM #8 Lamplighter Square –Preliminary Development Plan (Project ID# 200412210118)
3.5 ± acres Lamplighter Drive**

Applicant: Community Housing Network, Donald Plank, Esq., Plank & Brahm, 145 East Rich Street, Columbus, Ohio 43215

Mr. Donald Plank was present and spoke to this item. Chair Dye noted that this item was added to today’s agenda and is a continuation from the January 11, 2005 regular Planning Commission meeting.

During the January 11, 2005 meeting this item was discussed during the caucus and then during the formal meeting a motion to recommend approval was made, however it was not seconded. Chair Dye further stated that they have been advised by the City’s Attorney, Tom Clark, that the Planning

Commission is required to take some kind of formal action. Therefore, the Planning Commission will take action on this item today. Chair Dye stated that he did not have any stipulations or comments for this item.

Mr. Holt made a motion that the Lamplighter Square – Preliminary Development Plan be recommended for disapproval to City Council. Prior to proceeding, Chair Dye requested clarification from Tami Kelly, Clerk of Council whether Planning Commission was within their rules for making a motion that recommends disapproval on a preliminary development plan. Mrs. Kelly responded that motions should be made in the positive and then approved or disapproved. In the case of a preliminary development plan, a positive motion should be made and if disapproved, the Applicant would then come before Planning Commission a second time with a preliminary development plan. If the preliminary development plan fails a second time, it is then forwarded to City Council.

Mr. Holt amended his motion that the Lamplighter Square – Preliminary Development Plan be recommended for approval to City Council as submitted; seconded by Mr. Corbin. Prior to the vote, Chair Dye stated that he sees this application as a land use issue, buildings, parking lot configuration, utilities, etc., and he did not hear commentary from any Commission Member that said that the buildings were inappropriate, bad building materials, unacceptable site for this density, etc. Chair Dye further stated that he thinks what is happening is the additional information that was provided to the Planning Commission about the proposed “users” of this site met with dissatisfaction and he is concerned in the context of a preliminary development plan application that by turning this application down as a preliminary plan in terms of what is an appropriate land use at this site, without commenting on those types of issues, we are discouraging all further applicants from telling us what they are using their property for, because if they give us too much information we may not like it and we may turn them down. Chair Dye stated that based on the surrounding uses of this site, he did not have any problem with a multi-family use. He also did not see any problem with the configuration of the buildings or the parking areas and he would be voting for this application based on it being a preliminary development plan.

The vote was as follows:

- Mayor Grossman – “No”
- Mr. Corbin – “No”
- Chair Dye – “Yes”
- Mr. Holt – “No”
- Mrs. Longbrake – “No”

Mr. Holt commented that he did not see much difference in a negative vote on a preliminary as compared to a final on a land use issue. He prefers to send the message to them early. Chair Dye reiterated that without a favorable recommendation, the Applicant has the option to submit a second preliminary development plan which regardless of how Planning Commission acts, will be forwarded to City Council.

Having no further business, Chair Dye adjourned the meeting at 3:25 p.m.