

**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.

- 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.

Jennifer Uhrin, Secretary

Chair David Dye