

ITEM #3 Pinnacle Club, Section 6 Part 1 - Plat Approval (Project ID# 201001250004)
1535 White Road

Applicant: Jason Francis, M/I Homes, 3 Easton Oval, Ste 340, Columbus, Ohio 43219

The applicant is requesting approval of a plat for Part 1 of Section 6 of the Pinnacle Club Subdivision, located south of Pinnacle Club Drive. This phase contains fifty-five (55) lots on 18.845 acres of land held by M/I Homes of Central Ohio, LLC. The plat approval will also include the dedication of five new roads (Calum Way, Ironwood Drive, Lealand Way, McNulty Street, and Scotsman Drive) for a total of 3.753 acres of new dedicated right-of-way. A new 2.961-acre reserve, Reserve "DD," will be located between Calum Way and Holton Road. This proposed plat is in accordance with a development plan that was approved in 2005.

Mr. Jason Francis was present and spoke to this item. There was a brief discussion regarding an additional intersection at Holton Road and Ironwood Drive. However, the Franklin County Engineer's office would not approve additional access onto Holton Road, therefore the plans were amended and approved in 2005 to accommodate that change. Mr. Leasure and Chair Holt were both in agreement that access to Holton Road would be very beneficial to residents of the community and alleviate some traffic on Buckeye Parkway. Mr. Honsey stated that the proposed number of lots would not trigger the threshold required to make that connection.

Chair Holt noted that no stipulations were associated with this item.

Mr. Havener made a motion that the Pinnacle Club, Section 6, Part1 – Plat Approval be recommended for approval to City Council as submitted; seconded by Mr. Leasure. The motion was unanimously passed.

ITEM #4 Lamplighter Senior Village – Preliminary Development Plan (Project ID# 201001190002)
Lamplighter Drive

Applicant: John LeVally, L.W. Associates, 184 W. Main Street, Ashville, OH 43013

The applicant is requesting approval of a preliminary development plan for a senior housing development, to be located on 7.012 acres on the south side of Lamplighter Drive. The applicant is proposing to construct two (2) two-story and three (3) single-story structures each with 900 square feet, with a total of fifty (50) units. All units are proposed and designed for seniors 55 years and older. A community building and a shelter house are also proposed for the development.

The development will be accessed from two twenty-six (26) foot drive aisles off two curb cuts on the south side of Lamplighter Drive that will provide the primary circulation for the site, while three twenty (20) foot drive aisles will provide access to the single-story structures. A variety of parking options are proposed for residents, including carports for the two-story structures, attached garages for the single-story structures, and open parking interspersed throughout the development. Staff feels that the applicant met all eight requirements for a preliminary development plan and should be approved as submitted. However, Staff has provided a list of five items to be considered for the final development plan.

Mr. John LeVally, Mr. Todd Valentine and Mr. Mark Leatherwood, all with L.W. Associates were present and spoke to this item. Mr. Valentine addressed the five items suggested by Staff as follows:

1. The proposed pond should be a wet pond with walking path, per Grove City Pond Design Criteria. Staff also recommends giving the pond a more "natural" design and removing the proposed guardrail.

Mr. Valentine stated that the retention pond was always intended to be a wet pond and will meet the City's code requirement for wet ponds.

2. Curbing is required to separate the walk from the drive isles. Curbs, separated walks and ADA curb ramps are strongly encouraged as this facility will be occupied by seniors who may have mobility issues.

Mr. Valentine requested clarification whether curbing was required or just suggested. Mr. Rauch indicated he would research the code and get back to the applicant. Mr. Leatherwood stated in other communities, residents prefer no curbing, it is not a cost-saving measure. However, they will conform to our requirements.

3. Plans should be submitted showing the maneuvering of trash trucks when accessing the proposed dumpsters.

Chair Holt questioned the need for additional dumpsters. Mr. Leatherwood stated the dumpsters would be utilized by the residents of the multi-story buildings, but the ranch units would each have their own trash pick-up. Mr. Rauch indicated that was acceptable to Staff.

4. The four parking spaces located at the ends of the twenty (20) foot wide drive aisles should be eliminated, leaving this space clear for vehicle maneuvering.

Mr. Valentine stated they could remove those parking spaces at the end of the drives and disburse those spaces elsewhere on the site.

5. The north-most twenty (20) foot wide drive aisle should be widened to at least twenty-four (24) feet to accommodate the traffic likely generated by the community building and shelter house.

Mr. Valentine felt they should be able to accommodate this requirement.

Chair Holt noted that no stipulations were associated with this item, but that the five recommendations would stand as well the requirement that a landscape plan and sample board be submitted with the final development plan.

Mr. Leasure made a motion that the Lamplighter Senior Village – Preliminary Development Plan be recommended for approval to City Council as submitted, but including the five recommendations as discussed; seconded by Mr. Havener. The motion was unanimously passed.

**ITEM #5 The Mews at Pinnacle Club – Development Plan
4714 Buckeye Parkway**

(Project ID# 200910090051)

Applicant: Terry Andrews, The Stonehenge Company, 147 N. High St., Gahanna, Ohio 43230

Mr. Rauch indicated that Mr. Andrews had submitted revised plans and submitted a letter to postpone this item. Mr. Terry Andrews was present and spoke to this item. He stated he was surprised at the number of items still needing to be resolved. However, He felt that they have made great progress in resolving several items. He would like to resolve the number of items as quickly as possible.

Mews' residents Mark and Patty Schweikert and Mike McCoy were present and spoke to this item. Mr. Schweikert indicated that the residents had met with Staff in December to address their concerns. Their concern is that next week is March and then it will be summer and then fall and things won't get planted and it will be winter again with nothing planted. The residents are very concerned that they have had this entire winter prior when the work could not be done, but now that we are getting into spring when they should be able to do the work, the builder will continue to delay. Mr. Schweikert understands that there are some significant issues that require major policy issues, but unless the Planning Commission sets some deadlines and holds some incentives to get things done, they won't get resolved. The trees are still an issue, both the developer and builder have indicated trees, but he suspects the trees will never get planted, and pond maintenance is still an issue. Also, he would like to hear what the City has done to encourage the post office to allow a second mailbox location. Mr. Schweikert stated that the residents have responded each time they were asked to respond, they have attended meetings and held their own meetings and gave their input. They request these items get done.

Mr. Havener agreed with Mr. Schweikert and stated it was embarrassing that things had not been resolved yet. Mr. Linder also agreed and questioned why it was not constructed the way it was supposed to be constructed and stated he would also be upset and it needs to be resolved. Mr. Leasure questioned the tree issue. It appears that both the developer and the builder submitted plans indicating trees in the same area. Mr. Andrews stated they are very close to resolving that issue with the developer. Mr. Rauch indicated he had been in contact with the Post Office on the additional mailbox location, but was told that there would only be one location. Ms. Kelly suggested that this item be withdrawn to lessen the confusion regarding the numerous sets of plans. Chair Holt was leaning towards this as well. Ms. Readler stated that some agreements are very close. Mr. Honsey requested clarification that permits were only approved for footers for building number 5, but Mike Boso stated they could have permits up to but not including occupancy. Discussion ensued regarding a postponement to the next meeting or further out.

Mr. Schweikert appreciated the pressure to get it done, but wanted to point out that the inner buildings on the south side of the plans have not been constructed and although there is a curb there, those curbs could be properly placed on the pavement to meet the 24 ft requirement when constructing the new buildings. Additionally, he stated that it is in Stonehenge's hands to resolve it, but they are choosing not to resolve it. He stated they will continue to come to any meetings necessary until the issues are resolved.

Chair Holt stated this item would be postponed and if the items are not resolved by then, the item would be withdrawn.

Mr. Linder stated they needed to resolve the pavement issue. Mr. Rauch indicated that Staff was in agreement that if the proposed additional parking spaces are installed, the current streets at 22 foot width would be acceptable. The applicant's representative, Mr. Andrews stated that many communities outside of Grove City have 22 foot wide streets and they would not have less pavement with the additional parking spaces. Mr. Honsey asked if Mr. Andrews agreed with Mr. Schweikert's assessment that the additional pavement could be placed in the locations that have not been built upon. Mr. Andrews felt that patching would cause long-term problems with the pavement. Mr. Honsey did not agree with Mr. Andrews and requested clarification from the city's engineer, Ryan Andrews, who concurred with Mr. Honsey. Mr. Andrews stated that he understood the request and were trying to compensate with the additional parking spaces.

Mr. Schweikert's other concern is if the applicant is allowed to withdraw, these items may never be resolved and the trees will not get planted.

Mr. Rauch noted that some of the units will not be permitted to have the three/four season room due to set back issues. Ms. Schweikert was adamantly opposed to not allowing the three/four season rooms as this would severely affect the property values of all of the units. Mr. Rauch stated they could look into

reducing the set-back further to enable the three/four season rooms. He explained that building permits were issued in error to allow some of the existing three/four season rooms.

Mr. Chuck Boso pointed out that this application can be forwarded onto Council regardless of the recommendation of Planning Commission.

Mr. Honsey made a motion to post-pone this item for one month and hopes to have one more meeting and then be done; seconded by Mr. Leasure. The motion was unanimously passed. The one month time frame sets this item to be heard at the March 23, 2010 regular Planning Commission meeting.

ITEM #6 Center of Learning Update

Mr. Honsey distributed information and gave an update on the Center of Learning. Chair Holt requested a motion to endorse or not endorse the Center of Learning project. Mr. Honsey stated that currently the Administration's position is that we hope the Center of Learning facility will go into the community somewhere, preferably in the Town Center. Obviously the Lumberyard site is a good candidate but there could be other sites out there in the Town Center if someone comes up with the right square footage in an existing building or creates a parcel of size that accommodates them. We stand at a junction where we should reassure our partners that we are sincere in our support in bringing the employee base that the Center of Learning would bring. He further indicated that the temporary location could be the South-West Career Academy. Mr. Honsey also stated they have letters of interest from seven universities.

Mr. Honsey made a motion that the Planning Commission does endorse the proposed Center of Learning project; seconded by Mr. Leasure. The motion was unanimously passed.

Chair Holt then swore in Mr. Havener to serve a four year term on the Planning Commission.

Having no further business, Chair Holt adjourned the meeting at 2:45 p.m.

Jennifer Uhrin, Secretary

Marv Holt, Chair