

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

REGULAR MEETING

March 13, 2007

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. Roll was taken with the following members present: Ms. Linda Swearingen; Mr. Marvin Holt; Mr. Dan Havener; and Ms. Julie Oyster. Others present: Kyle Rauch, Development and Planning Officer; Tami Kelly, Clerk of Council; Chuck Boso, Director of Development; and Jenifer Pfeiffer, Secretary. Mayor Cheryl Grossman arrived after roll call.

Chair Holt noted that a quorum was present. Chair Holt noted there was a change to the minutes for the February 27, 2007 regular meeting. The changes would be noted at the March 27, 2007 meeting. Ms. Swearingen made a motion to postpone the approval of the minutes until the March 27, 2007 meeting; seconded by Mr. Havener. The motion passed unanimously.

Chair Holt noted the following changes to today's agenda: As requested by the Development Department, Item #2 *Autumn Grove, Section 2 – Plat Approval* has been postponed to the March 27, 2007 meeting. Ms. Oyster made a motion to accept the changes to the agenda as noted; seconded by Ms. Swearingen. The motion was unanimously approved.

ITEM #1 The Pinnacle Club – Amended Development Plan (Project ID# 200612190107)
Pinnacle Club, Grand Strand Avenue

Applicant: M/I Homes of Central Ohio, Donald Plank, Plank & Brahm, 145 E. Rich Street,
Columbus, Ohio 43215

This application pertains to the amendment of the development standards established for the Pinnacle Subdivision. This request follows a Zoning Text Amendment heard by Planning Commission last month. This amendment titled "First Amendment February 28, 2007" is to amend Section VI, Subarea E of the original development standards text by adding a four type of home call "Cottage Homes," and other minor revisions to reflect changes made to zoning text.

Chair Holt noted that Mr. Plank was present for the caucus and spoke to this item. Chair Holt noted the following stipulations:

- The text shall change to read: VI. Subarea E (115 Acres), (ii), Village Homes: Single-family homes with two car attached garages ~~are area~~ accessed from the front of the homes. Garages are off-set 2' behind the front porch façade of the home. All homes shall have porches.
- The text shall change to read: VI. Subarea E (115 Acres), A,(1)(iv) Lot Size: Cottage Homes Lots 31' x 100' (~~typical~~) (**minimum**)
- The text shall change to read: VI. Subarea E (115 Acres), A, Exterior Materials be revised to read as follows; All homes will have traditional vinyl siding and shake accent areas with .044 gauge or greater, ~~unless otherwise approved through the Development Plan process.~~

Mr. Havener made a motion that The Pinnacle Club – Amended Development Plan be recommended to City Council for approval with the stipulations as noted; seconded by Ms. Oyster. The motion was unanimously approved.

ITEM #2 Autumn Grove, Section 2 – Plat Approval
0 Rensch Road

(Project ID# 200702070004)

Applicant: Richard Conie, Autumn Grove LLC, 29 East Whittier St., Columbus, Ohio 43206

Ms. Oyster made a motion that Autumn Grove, Section 2 – Plat Approval be postponed to the March 27, 2007 regular meeting; seconded by Ms. Swearingen. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 3:39 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair