CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **May 8, 2012**

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 call was taken with the following members present: Mr. Marv Holt, Chair, Mr. Gary Leasure, Mr. Mike Linder and Mr. Dan Havener. Mr. Chuck Boso was excused from the meeting. Others present: Kim Dooley, Planning/GIS Specialist; Jennifer Readler, Ice Miller; Mike Boso, Chief Building Official; Christy Zempter, Planning and Zoning Coordinator; Capt. Jeff Pearson, Police Department; Lt. Bill Dolby, Jackson Twp. Fire; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the April 3, 2012 regular meeting. They were approved by unanimous consent.

Chair Holt asked to postpone Item #3, Byers Car Rental, Special Use Permit; Mr. Leasure made the motion to postpone, Mr. Linder seconded and the vote was unanimous.

ITEM #1 Claybrooke Crossing Section 5 Part 2 – Plat Approval (PID# 201204020017)

The applicant is requesting approval of a plat for Claybrooke Crossing Section 5 Part 2. The proposed plat would create 23 new residential lots off extensions of Belgreen Drive and Shallowford Loop. The total area being platted is 8.525 acres, 1.65 acres of which would be in the form of right-of-way. The proposed plat is in accordance with the development plan approved by City Council with CR-78-02 and meets the requirements of the R-1 zoning district.

Chair Holt noted the following stipulation:

1. A drainage easement should be shown between lots 143 and 144 to allow flood routing in accordance with the approved construction drawings.

Mr. Richard Henderson, the applicant, was agreeable to the stipulation. The drainage easement will be shown on future renderings, although it is on the drawings, it is not labeled drainage easement. With no further questions, Mr. Linder made a motion to recommend approval for the Plat Approval, Mr. Leasure seconded and the vote was unanimous.

ITEM #2 Resubdivision of Lots 404-425 and Reserve "AA" of Pinnacle Club Section 3 – Plat Approval (PID#201204030018)

The applicant is requesting approval of a plat to subdivide lots 404-425 of Pinnacle Club Section 3, located east of the Pinnacle Club Drive circle and west of State Route 104. The proposed plat will create 43 lots fronting Bell Classic Drive and Pinnacle Club Drive, as well as a new 1.348 acre reserve in the center of the "loop" created by Bell Classic Drive and Pinnacle Club Drive. The subdivision of these lots as well as the new reserve is in accordance with the approved amendment to the development plan for the Pinnacle Club Subarea A3. The boundaries of reserve "AA" (marked as "PP" on submitted plat), south of the Pinnacle Club Drive circle, will also be adjusted with this plat, in order to add approximately fifteen (15) feet to lot 426 directly adjacent to the west.

Mr. Ciminello was present and agreed with the staff report given by Ms. Dooley. Being no questions, Mr. Havener motioned to recommend approval for the Plat Approval as submitted, Mr. Linder seconded and the vote was unanimous.

Having no further business, Chair Holt adjourned the meeting at 1:42 p.m.

M. E. Holt

Molly Frasher, Secretary

Marv Holt, Chair