

Development Plan. Mr. Francis stated that the “alley product” has run its course and they are seeing that the public’s preference is now for the front loaded single family houses.

Mr. Christopher Treisch, President of the Creekside Homeowner’s Association was also present and spoke to this item. Mr. Treisch stated that according to a recent traffic study, conducted by the Grove City Police Division between June 1 – 5, 2009 over 6,000 cars traveled through Creekside. He would like consideration to close the proposed feeder road and try to reduce the traffic flow into their neighborhood. Mr. Treisch felt that the neighborhood could be connected further south. Mr. Treisch is also looking to slow down the traffic. Mr. Honsey stated he would be willing to contact the City of Dublin to see how well their elevated sidewalks were working in their subdivisions. He further stated that these may work well in the summer, but may cause problems when trying to plow in the winter. Mr. Treisch referred to a neighborhood to the north that did not allow the connector road into their neighborhood. Mr. Boso clarified that the neighborhood in question is in the Township and therefore we had no jurisdiction over that decision. Chair Holt thanked Mr. Treisch and requested he keep in contact with Mr. Honsey on this matter.

Chair Holt noted the following stipulations:

1. Section V (B) shall read: “The maximum number of homes in Subarea E shall not exceed 505 units with a total maximum density not to exceed 4.39 lots per acre.”
2. The front yard set backs in Exhibit 6 shall be a minimum of 25’ for Village Homes.
3. Applicant shall give full design consideration with respect to the proposed revision of the road network, front loaded garages, irregular lot configurations, increase in the number of curb cuts and lack of transition into the existing Creekside subdivision.

Mr. Reynolds stated that they understood and agreed to comply with the stipulations.

Mr. Honsey made a motion that The Pinnacle Club of Grove City – Method of Zoning Change Amendment be recommended for approval to City Council with the stipulations as noted by the Chair; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #2 2003 Pre-Annexation and Development Agreement Amendment

Applicant: Stephen Smith, Esq. SZD 250 West Street, Columbus, OH 43123.

Mr. Stephen Smith was present and spoke to this item. Mr. Smith explained that in 2003 a Pre-Annexation agreement was completed with Pinnacle and M/I Homes. This agreement was fairly long, dealt with the infrastructure and roadways. The only portion of the road that has not been completed is the connector road from Pinnacle to St. Rt. 104. The City has been approached by M/I Homes to be released from the obligation to provide the funds for that connector. The Pinnacle Club would still be required to complete this connector. Mr. Smith further explained that additional stipulations have been added to the agreement to ensure that after a certain percentage of homes are built, or a certain level of traffic is reached, Pinnacle would then be required to complete this connector. Also, penalties would apply if the connection is not completed in the appropriate time-frame. Lastly, the Building Division would not approve further building permits if the connection is not completed within the approved time-frame.

Mr. Havener made a motion that the 2003 Pre-Annexation and Development Agreement Amendment be recommended for approval to City Council as submitted; seconded by Mr. Leasure. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:22 p.m.

Jennifer Uhrin, Secretary

Marv Holt, Chair