

**ITEM #2 Discount Tire Company – Special Use Permit (Project ID# 200407120067)
Parkway Centre North**

**Applicant: David Parker, Halle Properties, L.L.C., 20225 N. Scottsdale Road, Scottsdale,
Arizona, 85255**

Chair Dye noted that Ms. Puckett spoke to this application as well and that no stipulations were being requested for this application. Mrs. Longbrake made a motion that the Discount Tire Company – Special Use Permit be recommended for approval to City Council as submitted. The motion was unanimously approved. Therefore this item will move on to Council with the recommendation of approval.

**ITEM #3 Holton Run – Development Plan Revision (Project ID# 200407060064)
Harrisburg Pike, West of Claybrooke Crossing**

**Applicant: Homewood Corporation, John C. Hanks, Esq. 750 Northlawn Drive, Columbus,
Ohio 43214**

Per the applicant's request, Mrs. Longbrake made a motion to postpone this item to the August 10, 2004 regular meeting. The motion was unanimously approved.

**ITEM #4 Holton Park – Development Plan (Project ID# 200407060065)
Orders Road, West of Southern Grove**

**Applicant: Homewood Corporation, John C. Hanks, Esq. 750 Northlawn Drive, Columbus,
Ohio 43214**

Per the applicant's request, Mrs. Longbrake made a motion to postpone this item to the August 10, 2004 regular meeting. The motion was unanimously approved.

**ITEM #5 Parkway Plaza – Rezoning to C-2 (Project ID# 200407120068)
Stringtown Road, East of Buckeye Parkway**

**Applicant: Joseph Ciminello & John Roesch (Represented by Donald Plank, Esq.), 145 East
Rich Street, Columbus, Ohio 43215**

Per the applicant's request, Mrs. Longbrake made a motion to postpone this item to the August 10, 2004 regular meeting. The motion was unanimously approved.

**ITEM #6 Hoover Park Section 8, Part 1 – Plat Approval (Project ID# 200405140046)
3601 Natalie Drive**

Applicant: Edward J. Miller, EMH&T, 170 Mill Street, Gahanna, Ohio 43230

Mr. Holt made a motion to take this item off the table. The motion was unanimously approved.

Chair Dye noted that an engineering issue was to be resolved between the caucus and the business portion of the meeting. Gurgun Muharrem with Hockaden and Associates confirmed that the engineering issue had been resolved. Chair Dye then rescued himself from this and Item #7, turning the meeting over to Mr. Holt. Mr. John Lind, Homewood Corporation, 750 Northlawn Drive, spoke to this application. Mr.

Holt reiterated that the revised drawings received during the caucus resolved the engineering issues and therefore no stipulations were being requested for this item. Mrs. Longbrake made a motion that the Hoover Park, Section 8 Part 1 – Plat Approval be recommended for approval to City Council as submitted. Chair Dye abstained from the vote. The motion was passed with a majority vote. Therefore this item will move on to Council with the recommendation of approval.

**ITEM #7 Hoover Park Section 8, Part 2– Plat Approval (Project ID# 200405140047)
3601 Natalie Drive**

Applicant: Edward J. Miller, EMH&T, 170 Mill Street, Gahanna, Ohio 43230

Mr. Holt made a motion to take this item off the table. The motion was unanimously approved.

Mr. Holt stated that the comments applicable to Part 1, were applicable to Part 2 as well and therefore no stipulations were being requested. Mrs. Longbrake made a motion that the Hoover Park, Section 8 Part 2 – Plat Approval be recommended for approval to City Council as submitted. Chair Dye abstained from the vote. The motion was passed with a majority vote. Therefore this item will move on to Council with the recommendation of approval.

ITEM #8 Autumn Grove – Zoning Upon Annexation to R-1 (Project ID# 200403030028)

Applicant: Donald Plank, Plank & Brahm, 145 E. Rich Street, Columbus, Ohio, 43215

Mr. Holt made a motion to take this item off the table. The motion was unanimously approved.

Chair Dye noted that Mr. Plank spoke to this application and was present during the caucus. Chair Dye clarified that due to the amount of time that had lapsed from the original submission date of the application and the continuation of the annexation proceedings, this application shall be amended to be a Rezoning from SF-1 to R-1. Chair Dye stated that no stipulations were requested for this rezoning application. Mr. Holt made a motion that the amended application for Autumn Grove – Rezoning from SF-1 to R-1 be recommended for approval to City Council as submitted. The motion was unanimously approved. Therefore this item will move on to Council with the recommendation of approval

**ITEM #9 Autumn Grove/Goldhardt Property – Development Plan (Project ID# 200404200039)
4550 Rensch Road**

Applicant: Donald Plank, Esq., Plank & Brahm, LPA, 145 E. Rich Street, Columbus, Ohio 43215

Mr. Holt made a motion to take this item off the table. The motion was unanimously approved.

Chair Dye noted Mr. Plank’s continuing presence at the podium for this item. Chair Dye stated that several items were discussed during the caucus. Chair Dye clarified that to the extent that there are differences between the requirement of the text regarding the number of architectural design features to be included on each elevation of the home, by comparison of the home plans that were submitted, it is in fact the text that will supercede and Mr. Plank will be required to add architectural features even though plans may have been submitted that don’t show them. Mr. Plank agreed and stated that the Text will be the only standard for architectural design. Chair Dye reiterated this with the following stipulations:

- Text shall supercede the submitted elevations in regards to architectural features.

- Text shall be amended to reference the percentage of natural materials on the fronts of each of the submitted plans.
- A Home Owner's Association shall be funded by the Developer until such time it can fund itself.
- Tree Inventory shall be provided to the Urban Forester.
- Approval of Lots 19 and 20 are subject to the City Engineer determining that final engineering and storm water calculations for Mulberry Run establishes that with those lots in place with houses on them the storm water can still be handled and if in fact engineering shows otherwise one or both of those lots may be lost.
- Reaffirm obligation to comply with Traffic Study and coordinate with the City and Homewood in respect to road improvements so they can occur concurrently.
- Title page with appropriate text shall be submitted.
- Revisions shall be made to Lot 23 regarding the building line and lot width.
- Revisions shall be made to Lot 3 regarding the additional depth to meet minimum depth.

Mrs. Longbrake made a motion that the Autumn Grove/Goldhardt Property – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair. The motion was unanimously approved. Therefore this item will move on to Council with the recommendation of approval.

Mr. Michael Meeks, Traffic Engineer with the Franklin County Engineer's Office stated that he was asked to attend today's meeting by Mr. Ringle, County Engineer, and his Chief Deputy, Mr. Platts in order to request that we continue to send them agenda notices. This will help avoid future problems with how Grove City developments interface with the County road system. Chair Dye requested that Mr. Meeks make sure that the secretary had his contact information and we would do our best to comply with his request. Mayor Grossman asked Mr. Meeks to share with Mr. Ringle that they appreciate the partnership on behalf of the people of Grove City.

Having no further business, Chair Dye adjourned the meeting at 3:47 p.m.

Jennifer Uhrin, Secretary

Vice- Chair Holt

Chair David Dye