CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **August 2, 2011**

The meeting was called to order at 1:33 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: Mr. Marv Holt, Mr. Dan Havener, Mr. Gary Leasure, and Mr. Phil Honsey. Mr. Linder was absent from the meeting. Others present: Kim Dooley, Planning/GIS Specialist; Kyle Rauch, Planning and Development Officer; Mike Boso, Chief Building Official; Chuck Boso, Development Director, Lt. Bill Dolby, Jackson Twp. Fire, Dominic Marchionda, Development Intern, and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the July 5, 2011 regular meeting. They were approved by unanimous consent.

ITEM #1 Pinnacle Club Section 6 Part 2 – Plat Approval (Project ID# 201106290018)

The applicant, Jason Francis representing MI Homes, is requesting approval of a plat for Section 6 of Part 2 of the Pinnacle Club Subdivision. Part 2 contains twenty-eight (28) lots on 8.359 acres of land held by M/I Homes of Central Ohio, LLC. The plat approval will include the extension and dedication of Calum Way, Fairway Drive and Leland Way, for a total of 1.789 acres of new dedicated right-of-way. The proposed lots meet all applicable requirements of the Pinnacle Club Zoning Text and are consistent with the amended Development Plan approved by City Council on August 15th, 2005.

Mr. Honsey asked Mr. Francis why the lower south-eastern corner of the turn is so sharp (90°) and not the normal eye-brow curve as is normally seen. Mr. Francis said that the engineer's curve is quite common but is not certain why the engineer did not show the eye-brow curve; he guessed it takes up less space on the plat drawing.

Lt. Dolby commented about the closed/one entrance street and that the emergency vehicles would need to drive in reverse to exit the street. Mr. Francis replied that there will be a looped street within two-years and there would be gravel to allow the emergency vehicles a through-way while in development.

Mr. Havener made a motion that the Pinnacle Club Section 6 Part 2 – Plat be recommended for approval to City Council as submitted; seconded by Mr. Leasure. The motion was unanimously approved.

ITEM #2 General Discussion Regarding Development Plan Amendment Procedures

Discussion held regarding amendment procedures for development plans approved by City Council. The Commission recommended the Administration explore the possibility of revising procedures to define staff's and the commission's role if such a request/incident occurs.

Having no further business, Chair Holt adjourned the meeting at 1:55 p.m.

Molly Frasher, Secretary

Marv Holt, Chair