

- All rooftop mechanicals shall be completely screened by a parapet wall.

Mr. Breeden stated he understood and agreed to comply with all of the stipulations. Mr. Breeden also stated he appreciated everyone's cooperation and looked forward to being a part of the community.

Mrs. Evans made a motion that the Chick-Fil-A- 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 a recommendation of approval.

**ITEM #2 Red Robin Gourmet Burgers – Lot Split (Project ID# 200408240080)
Parkway Center South – 1665 Stringtown Road**

Applicant: Kevin P. Carpenter, P.E., P.S., 1201 Dublin Road, Columbus, Ohio 43215

Mr. Chris Winkle, W.D. Partners, 1201 Dublin Road, Columbus, Ohio was present and spoke to this application. Chair Dye noted that Mr. Winkle was present during the caucus. Chair Dye stated that although not a stipulation, he wanted acknowledgment that Red Robin is committed to formalize and finalize the easements for sanitary sewer and water line crossing this property. Mr. Winkle stated that was correct.

Mrs. Evans made a motion that the Red Robin Gourmet Burgers – Lot Split be approved as submitted. The motion was unanimously approved.

**ITEM #3 Red Robin Gourmet Burgers – Development Plan (Project ID# 200408240079)
Parkway Center South – 1665 Stringtown Road**

Applicant: Red Robin International, 6312 S. Fiddler's Green Circle, #200 N, Greenwood Village, Colorado 80111

Chair Dye noted that Mr. Winkle was still at the podium and was also present during the caucus when this item was discussed. Chair Dye noted the following stipulations:

- The gas light shall be relocated to align with the gas light on the adjacent property owned by O'Charley's.
- The proposed benches shall match the Parkway Centre South Development theme.
- An architectural detail to be added to the west façade of the building. Applicant has the option of providing City Staff with photos of an existing building that would show additional detail is not necessary prior to the Council meeting.
- All rooftop mechanicals shall be completely screened by a parapet wall.

Mr. Winkle stated he understood and agreed to comply with the stipulations. Dr. Bostic made a motion that the Red Robin Gourmet Burgers – 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 a recommendation of approval.

**ITEM #4 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. Evans made a motion to postpone this item to the September 28, 2004 regular meeting. The motion was unanimously approved.

**ITEM #5 Gaslight Square on Broadway – Preliminary Development Plan (Project ID# 200408240081)
4408 S. Broadway**

Applicant: Thomas J. Fortin, P. O. Box 2417, Columbus, Ohio 43215

During the caucus, Mr. Fortin submitted revised drawings in response to Staff's letter. Chair Dye stated that in order to give Planning Commission members and City Staff adequate time to review these revisions a special meeting should be scheduled.

Mrs. Evans made a motion to postpone this item to a special meeting scheduled for Tuesday, September 21, 2004. The motion was unanimously approved.

**ITEM #6 Holton Park – Rezoning from SF-1 to PUD-R (Project ID# 200408040077)
North side of Orders Road, east of Harrisburg Pike**

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

Per the Applicant's request, Mrs. Evans made a motion to postpone this item to the September 28, 2004 regular meeting. The motion was unanimously approved.

**ITEM #7 Holton Park – Development Plan (Project ID# 200407060065)
Orders Road, West of Southern Grove**

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

Per the Applicant's request, Mrs. Evans made a motion to postpone this item to the September 28, 2004 regular meeting. The motion was unanimously approved.

Having no further business, Chair Dye adjourned the meeting at 3:05 p.m.

Jennifer Uhrin, Secretary

Chair David Dye