

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

September 21, 2004

The meeting was called to order at 9:25 a.m.

Roll was taken with the following members present: Mrs. Karen Evans, Mr. David Dye, Mayor Cheryl L. Grossman and Mrs. Christa Longbrake. Others present: Dr. Les Bostic, City Administrator; Councilman Bill Saxton; Seth Dorman, Development and Planning Officer; Charles Boso, Development Director; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council, and Jennifer Uhrin, Secretary. Mr. Marvin Holt was absent.

Chair Dye noted that a quorum was present for this meeting.

ITEM #1 Gaslight Square on Broadway – Preliminary Development Plan (Project ID# 200408240081)
4408 S. Broadway

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

Chair Dye noted that Mr. Fortin was present for the caucus. Chair Dye clarified that a rezoning approval is not part of the Preliminary Development Plan process and a rezoning application will need to be submitted either before or along with the Development Plan application. Mr. Fortin agreed. Chair Dye then noted the following stipulations:

- Applicant shall complete a tree survey to identify all trees 6” or greater in caliper with the primary concern being along the south and west property lines.
- Applicant agrees to install sanitary sewer at his expense.
- Applicant agrees to work with City Engineer on alignment of sewer which may possibly benefit Ventura Road property owners.
- Applicant agrees to reconsider pond location.
- Applicant agrees to reconsider density.
- Applicant agrees to consider enhancement of setbacks along north and south property lines.
- Applicant agrees to work with Jackson Township Fire Department concerning the turn-around radius for emergency vehicles as well as a “no parking zone” at the eastern portion of the property.
- Applicant agrees to provide a pavement connection from the site to the proposed sidewalk/path that’s going to extend east towards Windsor Park.

Mr. Fortin stated he understood all of the stipulations. Mr. Fortin also stated that generally the density is shown as 5.9 units per acre and if he reduced a building, it would be 5.1 units per acre, but he would consider doing that.

Mrs. Evans made a motion that the Gaslight Square on Broadway – Preliminary 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.

Having no further business, Chair Dye adjourned the meeting at 9:35 a.m.

Jennifer Uhrin, Secretary

Chair David Dye