CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES

REGULAR MEETING **November 9, 2010**

The meeting was called to order at 1:32 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. Phil Honsey; Mr. Gary Leasure; Mr. Marv Holt; Mr. Mike Linder, and Mr. Dan Havener. Others present: Christy Zempter, Planning and Zoning Coordinator; Tami Kelly, Clerk of Council; Chuck Boso, Development Director and Kimberly Dooley, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the October 26, 2010 regular meeting. They were approved by unanimous consent.

ITEM #1 **Pinnacle Development Company Lot 477 – Development Plan Amendment**
E. Hirth Hill Road **(Project ID# 201010290046)**

Applicant: Joseph Ciminello, Pinnacle Development Co, 1500 Pinnacle Club Dr, Grove City, OH 43123

The applicant is requesting approval to amend The Pinnacle Club of Grove City Development Standards Text for Lot 477 located at the northeast corner of Pinnacle Club Drive and East Hirth Hill Road in Pinnacle Subarea A, "The Estate Lots." The applicant is proposing two amendments, first to reduce the rear yard setback from 30% to twenty (20) feet and second to allow the home to front Hirth Hill Road and not Pinnacle Club Drive as the Development Standards require. The proposed changes are only for Lot 477 and will not affect any other standards for Subarea A or any other Pinnacle Club subareas.

Mr. Ciminello was present and spoke to this item. He stated that the lots when platted were configured so that it made more sense for the houses to front the side street and not Pinnacle Club Drive. The purpose of the requirement for houses to face Pinnacle Club Drive was to keep the front façade facing the golf course; however issues regarding the elevations facing the golf course can be addressed by the Architectural Review Board. Mr. Honsey stated that people entering the development on Pinnacle Club Drive going towards the clubhouse would see the front of the house as it faces the side street, Hirth Hill Road.

Mr. Havener questioned the thirty (30) foot easement on the east side of the property and whether the proposed building would have an impact on it. Mr. Ciminello stated that this was a sanitary easement and that he was agreeable to changing the proposed amendment to a rear setback of thirty (30) feet instead of twenty (20) feet because they cannot build in that easement area to begin with.

Chair Holt noted the following stipulation:

1. The rear setback shall be thirty (30) feet.

The applicant was agreeable to the stipulation.

Mr. Leasure made a motion that the Pinnacle Club Development Company Lot 477 – Development Plan Amendment be recommended for approval to City Council with the noted stipulation; seconded by Mr. Havener. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 1:52 p.m.

Kimberly Dooley, Secretary

Marv Holt, Chair