

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

**REGULAR MEETING**

**December 4, 2012**

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The meeting was called to order at 1:30 p.m.

Chair Holt began the meeting with a moment of silence and the Pledge of Allegiance. Roll call was taken with the following members present: Mr. Marv Holt, Chair, Mr. Chuck Boso, Mr. Mike Linder, and Mr. Dan Havener. Mr. Gary Leasure was absent. Others present: Kim Dooley, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Ice Miller; Bill Vedra, Deputy City Administrator; Mike Boso, Chief Building Inspector; Lt. Bill Dolby, JTF Inspector; Christy Zempter, Zoning Officer; Tami Kelly, Clerk of Council; and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the November 6, 2012 regular meeting; they were approved by unanimous consent.

**Item #1 – The Pinnacle Club Section 6 Part 4 – Plat Approval**

**(PID #201210290047)**

The applicant is requesting approval of a plat for the Pinnacle Club Section 6 Part 4 to create 29 residential lots on 8.862 acres of land south of Pinnacle Club Dr. The plat will also include the extension and dedication of Scotsman Drive and Fairway Drive. The proposed lots are consistent with the approved development plan for the Pinnacle Club of Grove City.

The applicant, Jason Francis, was present and in agreement with Ms. Dooley's report. Mr. Francis reported that they planned to start construction over the winter and pave the new streets in the spring. There were no questions from Planning Commission or the public.

Mr. Havener motioned to recommend the approval of the plat to City Council with the stipulation:

1. The plat shall not be approved until a revised plat is submitted displaying complete information for Section 6 Part 3 Phase B;

Mr. Linder seconded and the vote was unanimous.

**Item #2 – Grove City Ranch Development – Preliminary Development Plan**

**(PID# 201210290048)**

The applicant is requesting approval of a preliminary development plan for a housing and commercial development located on 27.0 acres held by the Buckeye Ranch northwest of Hoover Road and London Groveport Rd, west of the Buckeye Grove Shopping Center. The site is currently zoned SD-1 and the applicant is proposing to rezone the area to PUD-R and PUD-C. Approximately 23 acres of the proposed site would be comprised of a multi-family residential development with a proposed 232 units. The remainder of the site would be comprised of two commercial outparcels and an area dedicated for the expansion of the Buckeye Grove Shopping Center.

The proposed development would be accessible from Hoover Road from the Buckeye Grove Shopping Center entrance at Quail Creek Boulevard and from a new curb cut for the site on London Groveport Rd. 5.3 acres of open space are proposed within the residential portion of the development as well as additional recreational amenities including a clubhouse with pool and patio areas and a community garden.

Two housing types are proposed for the residential development type "R" and type "A." Both structures will be two stories in height, finished with a mix of brick, stone and vinyl siding. Colors are described in the proposed development text as being muted, natural, earth tones, with building and trim colors selected to be "harmonious with each other." The submitted development text also outlines development requirements for the commercial outparcels including minimum percentages of brick and stone on all facades.

Ms. Dooley stated that staff feels that the proposed configuration of commercial outlots fronting London Groveport Road, with the multi-family residential in the rear of the property is appropriate for the site and the area. Although the proposed density of 10.3 dwelling units per acre for the proposed development exceeds the density in a multi-family (A-1) development and is higher than the density of other area developments such as The Groves at 665 to the west with a density of 8 dwelling units per acre, Ms. Dooley stated that staff feels that the density is appropriate given its proximity to commercial development and amount of green space and other amenities proposed for the development.

The applicant, Jim Houk and Gary Schottenstein were present and spoke to the item. Mr. Houk reported that Schottenstien Real Estate Group will be developing the area, the outparcels will be retained by the Buckeye Ranch; the buffer to the east will be sold to the Buckeye Grove Shopping Center (for future expansion) and there will be road access from the north side of the shopping center connecting Hoover Road and access from London Groveport Road. The shopping center will be an asset to the residents of this development giving them the ability to walk to dining and shopping. EMH&T will do a traffic study to possibly move the emergency traffic signal to another site on London Groveport Road away from the fire station entrance; it would remove the current entrance on the south side of the shopping center and with the new entrance, improve the traffic pattern to the shopping center. Mr. Houk also stated that these will be luxury units and 90% of them will have garages; this is a high quality product.

Mr. Schottenstein approached the podium and stated that Schottenstein has worked in Grove City prior to this project, namely the Parkway Village development at Buckeye Parkway and White Road; Schottenstein still manages that property. He stated that this development will be more upscale than Parkway Village. Schottenstien Group had just finished two developments, both in Hilliard and they're working on another in Dublin. The developer has met with and established a good working relationship with the Buckeye Ranch and the Buckeye Grove Shopping Center companies. Mr. Schottenstein believes the best use for this land is a rental community.

Mr. Leasure inquired about the flow of traffic from Hoover Road. Mr. Boso responded that with the extension of North Meadows Drive, the City believes the traffic on Hoover Road will be much less than the current traffic.

Chair Holt asked what the rental prices would be. Mr. Schottenstein said the range is from \$800 to \$1400; these will be the nicest apartments in Grove City and their market survey reveals they will fetch the highest rental price.

Lt. Dolby inquired if they planned to shut off the access to Station 203 at London Groveport. Mr. Houk stated that they were studying a relocation of the signal and if it is moved, it will still be controlled by the fire department. Another reason for the study is the location of the Meijer entrance and to make this section of London Groveport Road function better.

Chair Holt stated this was still a preliminary development plan and that there were still a number of items to be worked out; the land will be rezoned to make it properly zoned.

Mr. Linder asked how many phases it would take to build the apartments; Mr. Schottenstein responded that there would be only one phase for this project; they plan to start in the spring and be completed in the summer of 2014.

Being no further questions, Mr. Leasure motioned to recommend the approval the preliminary development plan to City Council as submitted, Mr. Linder seconded and the vote was unanimous.

Having no further business, Chair Holt adjourned the meeting at 1:46 p.m.

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Molly Frasher, Secretary

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Marv Holt, Chair