

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

REGULAR MEETING

December 6, 2011

The meeting was called to order at 1:32 p.m.

Mr. Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken with the following members present: Mr. Dan Havener, Mr. Gary Leasure, Mr. Mike Linder and Mr. Phil Honsey. Chair Holt was excused from the meeting. Others present: Kim Dooley, Planning/GIS Specialist; Kyle Rauch, Planning and Development Officer; Ryan Andrews, EMH&T; Mike Boso, Chief Building Official; Chuck Boso, Development Director; Dominic Marchionda, Development Intern, and Molly Frasher, Secretary.

Mr. Leasure noted a quorum was present.

Item #2 was presented and heard before Item #1; the applicant for Item #1 was delayed.

ITEM #1 Pinnacle Development Company - Lot Split

(PID#201112010034)

The applicant is requesting approval of a lot split for parcel 040-012702 located on Pinnacle Club Drive. The proposal will split the eastern most 30' from the property, to later be combined with the property directly to the east (lot #439 of Pinnacle Club Section 3). The existing lot is approximately 1.4 acres in area and the proposed lot created with the split will be 0.103 acres. The site is currently vacant and owned by the Pinnacle Development Company.

Mr. Joseph Ciminello was present and spoke on the item.

Mr. Honsey suggested a stipulation that the 30 foot parcel is combined with the parcel to the east for tax purposes.

Mr. Honsey made a motion to approve the lot split with the noted stipulation, Mr. Leasure seconded and the vote was unanimously approved.

ITEM #2 Presentation of Grove City Stormwater Code and Design Manual

The proposed Chapter 1107 establishes stormwater management requirements for development within the City of Grove City. The Stormwater Design Manual details more specific guidance on the procedures and calculation methodologies required to meet the requirements of Chapter 1107.

Mr. Honsey initiated discussion on the complexity of stormwater codes and management across America. Mr. Doug Tourney, EMH&T, does not expect many regulation changes in Ohio. Mr. Honsey stated that in the near future, stormwater will be regulated as sewage treatments plants are currently regulated.

Mr. Honsey suggested that the Commission postpone action; read the manual carefully and then forward Chapter 1107 to Council.

Mr. Honsey made a motion to postpone action on the stormwater code and manual, Mr. Havener seconded, the vote was unanimous.

ITEM #3 Amendment to Section III(B) of the Grove City Planning Commission Rules and Regulations

The proposed Amendment to Section III(B) of the Grove City Planning Commission Rules and Regulations will amend the dates of regular Commission meetings. Regular meetings are proposed to be held on the second Tuesday following the first Monday of each month to allow staff time to work with the applicant to revise materials and address stipulations set by Planning Commission before their item is reviewed by City Council.

No other sections to the Rules and Regulations will be affected by this amendment.

Ms. Dooley and Mr. Rauch explained that the proposed change will not add time to the review cycle for applicants, but that it does allow time for the applicant and staff to work together prior to presentation to Council. Essentially, this will speed-up the application process for applicants seeking Council approval.

Mr. Havener made a motion to vote to adopt the amendment, Mr. Linder seconded. The vote was unanimous.

There were no changes to the minutes of the November 8, 2011 regular meeting. They were approved by unanimous consent.

Having no further business, Mr. Leasure adjourned the meeting at 1:50 p.m.

Molly Frasher, Secretary

Marv Holt, Chair