

RESOLUTION NO. CR-49-03

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR MARGIE'S COVE LOCATED ON THE NORTHWEST CORNER OF HOOVER AND ORDERS ROADS

WHEREAS, on June 10, 2003, the Planning Commission approved the Development Plan for Margie's Cove, with the following stipulations:

1. Applicant to provide a copy of the off-site sewer easement from the Grove City Church of the Nazarene;
2. Additional road right-of-way along the west side of Hoover Road, north of New Orders Road, to be granted to the City as part of the application;
3. Applicant to coordinate with ODOT regarding road widening plans to the south;
4. Lot 91 to have a deed restriction disclosing the possibility of future ODOT widening at Hoover Road;
5. Lots 71 through 75 to have side-loaded garages and turnarounds. These lots will access New Orders Road via individual driveways;
6. Lots 6 and 66 will have access via Lori's Way;
7. Applicant to blend bike path around retention pond(s), where appropriate. Remainder of pond perimeter will need to conform to City's Pond Design Criteria;
8. Developer to extend bike path from the west to the east (north of the creek), extending north along the east side of the pond in Reserve "B: and ultimately tying in with the bike path being installed by the City to the north of this property;
9. Access easement for a path to be provided between lots 35 and 57;
10. Applicant to provide, at a minimum, the engineering and right-of-way for the extension of New Orders Road across the creek and south to tie into existing Orders Road;
11. Fencing will be prohibited, except where required by swimming pools;
12. Landscaping plans and entry feature detail to be submitted to the City's Consulting Engineer for review and approval;
13. Outstanding engineering issues to be submitted to the City's Consulting Engineer for review and approval;
14. Driveway access drive for lots 83 and 95 to be via John Boy Court.; and

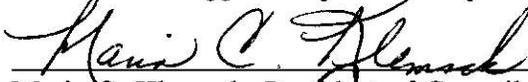
WHEREAS, in a memo dated June 26, 2003 from the Planning and Development Officer, a revised plan has been submitted and reviewed with stipulations 1, 3, 6, 7, 9, 10, 11 and 14 being resolved. This leaves 2, 4, 5, 8, 12 and 13 remaining.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Development Plan for Margie's Cove located on the northwest corner of Hoover and Orders Roads, contingent upon the remaining stipulations set forth by Planning Commission and the following stipulations:

1. Lots 90 & 92 to have Deed Restriction disclosing the possibility of future ODOT widening at Hoover Road;
2. Minimum house size to be 2,000 sq. ft.;
3. Entire bike path plan to be determined by the City's Consulting Engineer;
4. A Developer's Agreement to be entered into with the City.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.



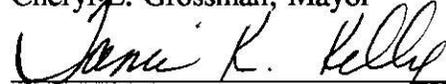
Maria S. Klemack, President of Council



Cheryl L. Grossman, Mayor

Passed: 07-07-03
Effective: 07-07-03

Attest:



Tami K. Kelly, CMC/AEE, Clerk of Council

I Certify that this resolution
is correct as to form.



Thomas R. Clark, Director of Law

Grove City Administration
Grove City Council Members
4035 Broadway
Grove City, OH 43123

July 21, 2003

Dear Administrative staff and Council Members,

Contingent upon the City Council approval on July 7, 2003 of Margies' Cove not being reopened or reconsidered but standing as is, and in an effort to satisfy the desires of nearby neighbors to said project, I am committing to the following.

Natural materials to be used on the backs of the homes on lots #92 - 95 and on the south side of the home on lot #91. Furthermore, I will increase the trees in the buffer area behind lots #92 - 95 from 20' on center to 15' on center. In addition to this, I am committing to leaving the height of the mound at 4' and increasing the height of the evergreen trees on the south side of the mound from 6' in height to 10' in height.

It is my understanding based on an earlier conversation with Michael and Suzanne Widner that this is satisfactory to them such that they will not ask Council Members to reconsider this project for this or any other reason. It is my hope that Council will also be satisfied with my efforts as well.

Sincerely,



Brad E. Ettore / Developer

Note: as a result of a request for reconsideration on 7/21/03.