

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

SPECIAL MEETING

August 30, 2006

The special meeting was called to order at 1:35 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: Cheryl Grossman, Mayor; Ms. Linda Swearingen; Mr. Marvin Holt; Ms. Julie Oyster and Mr. Dan Havener. Others present: Dr. Les Bostic, City Administrator; Seth Dorman, Development and Planning Officer; Gurgun Muharrem, Hockaden & Associates; Tami Kelly, Clerk of Council; Dan Snyder, Urban Forester; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; and Jenifer Pfeiffer, Secretary.

Chair Holt noted that a quorum was present.

ITEM #1 Inn at Pinnacle – Development Plan (Project ID# 200608300077)
1272 White Road

Applicant: JOMAR Partnership, 567 Lazelle Road, Westerville, Ohio 43081

This application pertains to the construction of an assisted living facility, to be called The Inn at Pinnacle, and with a total footprint of 63,151 square feet. The “Inn” would have four wings (A-D) and would have a total of 113 beds distributed relatively equally on each wing with “C” being the largest wing with 35 beds. In addition to the bedrooms the floor plan specifically calls out a lounge area, a dining room and a kitchen.

Chair Holt noted that Mr. Jeffrey Strung, EMH&T was present for the caucus meeting and spoke to this item. Chair Holt noted the following stipulations:

- Integrated in the approval of the development plan is the approval of the proposed assisted living facility as a permitted use.
- Sheet 1, Site Statistics, Parking Calculation shall be revised to include the requirement for office space of 1 space per 150 square feet.
- A separate development plan is required for Sub-Area “B”; therefore approval of this development plan does not approve the proposed density for Sub-Area “B”. Also any reference to Sub-Area “B” on this development plan shall be deleted.
- Sheet 3/13, knock-down bollards (which could also be lift-out or pull-out bollards) shall be added to the site plan at the beginning of the fire lane just south of the driveway for the garage.
- Sheet 7/13, a foot candle summary of the proposed lighting plan shall be provided.
- The garage shall be finished in brick to match the facility with Hardiplank siding at the gables.
- A cut sheet for the proposed building lighting shall be submitted.
- A finish schedule for the building materials shall be provided on a separate 8 ½” x 11” sheet.
- A lot split is required for the site.
- Stormwater drainage shall be worked out with the City’s consulting engineer.
- A note shall be added to the plan stating that the sanitary line is to be built by others.
- On the north/northwest side the fire hydrant shall be serviced by an 8” water main.
- The applicant shall submit a detail for the gazebo.
- At a minimum four (4) benches and two (2) trash receptacles matching the Parkway Centre theme shall be located at the main entrance.
- The fence to be installed around the recreation area shall be stained to match the finish color of the hardiplank siding.
- Per Section 1137.16 all rooftop mechanicals shall be screened from all views to a height exceeding the rooftop unit.

- The landscaping along Lamplighter Drive must be similar to the landscaping in place along Lamplighter Drive along the north side of the FountainView Condominium development, which consists of mounding with Spruce and ornamental deciduous trees.
- A three foot high mound with spruce and evergreen shrubs shall be installed along the east and west property lines and denser landscaping around the pond.
- Curbing shall be required on the fire lane along the mounding areas on the east and west property lines and the southeast corner where mounding is shown on plan.

Mr. Havener made a motion to approve the Inn at Pinnacle – Development Plan as submitted; seconded by Ms. Swearingen. The motion was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:35 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair