

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

REGULAR MEETING

April 11, 2006

The meeting was called to order at 2:35 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; Mr. Marv Holt; Mrs. Linda Swearingen; Ms. Julie Oyster and Mr. Dan Havener. Others present: Seth Dorman, Development and Planning Officer; Chuck Boso, Director of Development; Kyle Rauch, Planning and Zoning Coordinator; Dan Snyder, Urban Forester; Tami Kelly, Clerk of Council; and Jenifer Pfeiffer, Secretary.

Chair Holt noted that a quorum was present. Chair Holt noted there were no changes, revisions or deletions to the minutes. The minutes of the March 28, 2006 regular meeting were accepted by unanimous consent.

Chair Holt noted the following changes to today's agenda: *Pinnacle Fence and Mounding Along I-71 South* was added to the agenda. Mr. Havener made a motion to accept the changes to the agenda as noted; seconded by Mrs. Swearingen. The motion was unanimously approved.

ITEM #1	The Pinnacle Club – Development Plan White Road/Buckeye Parkway	(Project ID# 200602210016)
----------------	--	-----------------------------------

Applicant: Donald Plank, Plank & Brahm, 145 East Rich Street, Columbus, OH 43215

This application pertains to the proposed clubhouse complex for The Pinnacle Club Golf Course with a total footprint of 16,078 square feet. In addition the clubhouse has an enclosed building area between the first and second stories of 11,667 square feet.

Chair Holt noted that Mr. Plank was present for the caucus and spoke to this item. Chair Holt then noted the following stipulations:

- Development Standards Text, Page 2, II. Standards, B. Parking, (1) Spaces, shall read, the plan shows 362 parking spaces. The total of said spaces (362) shall satisfy the required parking for the clubhouse, the banquet hall, all ancillary facilities, future expansion facilities and the golf course.
- The Landscape Plan (dated April 4, 2006) shall show the proposed parking peninsulas, as shown on Sheet 4/10 (site dimensional plan).
- The traffic control signs detailed on Sheet 10/10 shall include a decorative cap at the top of each sign similar to the cap used on the signage throughout Parkway Centre.
- A photometric plan shall be submitted, including a detail of the pole and fixture, for the proposed parking lot lighting and entrance drive lighting.
- The Banquet Hall facility requires a separate development plan application.

Mrs. Swearingen made a motion that Pinnacle Club – Development Plan be recommended for approval to City Council with the stipulations as noted, seconded by Ms. Oyster. The motion was approved by unanimous consent.

ITEM #2 Pinnacle Fence & Mounding (Project ID# 200604070029)
2227 Stringtown Rd.

Applicant: Donald Plank, Plank & Brahm, 145 East Rich Street, Columbus, OH 43215

This application pertains to the proposed installation of an earthen mound and landscaping with shorter decorative fencing on top of the mound in lieu of the previously proposed wooden sound wall to be constructed along the western boundary of Sub-Area "E" abutting I-71.

Chair Holt noted that Mr. Plank was present for the caucus and spoke to this item. Chair Holt then noted the following stipulations:

- The finish color for the proposed decorative wooden fence shall be submitted.
- The plan shall specify the specific genus/species and installation height of the proposed evergreen trees.
- All trees shall be planted according to the City's current street tree planting specification(s), including having the burlap, ropes and metal cages removed from all trees, and staking all trees.
- The maintenance of the fence will be the responsibility of the Homeowners Association and maintenance of the mound will be the responsibility of the homeowner.
- The City Engineer shall review and approve the proposed drainage. The preferred slope for the Pinnacle side of the mound is 3 to 1 and 2 to 1 for the I-71 side of the mound.
- The mounding shall range in height from 4' to 8' along I-71.

Mr. Havener made a motion that Pinnacle Club – Fence and Mounding along I-71 – Development Plan be recommended for approval to City Council with the stipulations as noted, seconded by Mrs. Swearingen. The motion was approved unanimously.

Having no further business, Chair Holt adjourned the meeting at 2:47 p.m.

Jenifer Pfeiffer, Secretary

Marv Holt, Chair