

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

REGULAR MEETING

November 9, 2004

Vice-Chair Evans called the Meeting to order at 1:40 p.m. Roll was taken with the following members present: Mr. Marvin Holt, Mrs. Karen Evans, and Mrs. Christa Longbrake. Others present: Councilman Bill Saxton; Seth Dorman, Development and Planning Officer; Vanessa Brown, Development Intern; Charles Boso, Development Director; Tami Kelly, Clerk of Council; Mike Boso, Chief Building Official and Jennifer Uhrin, Secretary. Mayor Cheryl L. Grossman and Mr. David Dye were absent.

Vice-Chair Evans noted that a quorum was present

ITEM #1 Pinnacle Club Community Center – Development Plan (Project ID# 200410080093)
Buckeye Parkway

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

Mr. Donald Plank, Plank and Brahm, on behalf of M/I Homes; Mr. Pete Scott, Myers Welsh and Mr. Joe Ciminello were present.

Mr. Plank and Mr. Ciminello presented conceptual drawings of the Pinnacle Clubhouse in order to facilitate the necessity of the Community Center complimenting the Clubhouse. Mr. Ciminello stated that the whole theme they are trying to work into the buildings that will be associated with the golfing and the community is an agrarian theme. Mr. Ciminello further stated that they will be keeping and renovating the existing barn and silos as well as two other smaller barns that are located on the property, to match the Community Center. The Clubhouse is to be the manor house of the whole property. Therefore, they are going with an early American farm style type of architecture with the stone and board and batten that is proposed for the Community Center. Vice-Chair Evans thanked Mr. Ciminello and stated the reason Planning Commission needed to see the Clubhouse was to enable them to visualize the “flavor” of the development. Vice-Chair Evans stated there was a concern with the barn because it is such a visual for the entire area. Vice-Chair Evans would like to see this all put together, including the barn. Mr. Holt questioned the type of shingles proposed for the roof. Mr. Plank stated that the two roofs of the Barn and the proposed Community Center will match each other and will probably be green in color. Vice-Chair Evans stated she was unsure of “green” and would prefer a more neutral color. Mr. Ciminello stated that when looking at the golf course, the Clubhouse will be stone with off-white siding, the signage will be more green and compared it with Augusta National with the greens and the whites that when used within the theme, the repetition of the colors gives the development continuity and makes a statement. Vice-Chair Evans cautioned them to use the right green.

Mr. Scott presented Planning Commission with drawings revising only the entry feature as requested in the previous Planning Commission meeting. Two options were presented, Option “A” consisting of stone piers, a standing seam metal roof and exposed timber with a curved roof entry and Option “B” consisting of a gable-style entry with stone piers, a standing seam metal roof, timber trusses and a dormer with a center ridge beam.

Vice-Chair Evans stated she preferred Option “A”. Mrs. Longbrake also preferred Option “A” but had concerns that it may look too “modern” for the rest of the building. Mr. Scott explained that the curved design is another way to make the entry stand out, but it is all constructed out of wood and timber and will have a very craftsman feel to tie it to the rest of the building. The Planning Commission members agreed that Option “A” is their preferred choice. Vice-Chair Evans again cautioned about the use of green and requested to see the actual green that is being proposed. Mr. Scott stated the actual green would be decided at a later date. Vice-Chair Evans said they would approve the color chart that was

originally submitted containing a metal roof color and if any color changes were needed, the Applicant would have to come back before the Planning Commission and Council with the requested changes. Vice-Chair Evans noted the following stipulations:

- Applicant agrees to use approved Color and Material Sample Board dated 10/21/04
- Applicant agrees to use Plans dated 10/21/04 with “Option A” for the building entry as submitted November 9, 2004.

Mr. Scott and Mr. Plank both understood and agreed to the stipulations.

Mr. Holt made a motion that the Pinnacle Club Community Center – Development Plan be recommended for approval to City Council with the stipulations as noted by the Chair. The motion was unanimously approved. Therefore, this item will be forwarded to Council with the recommendation of approval.

Having no further business, Vice-Chair Evans adjourned the meeting at 2:10 p.m.

Jennifer Uhrin, Secretary

Vice-Chair Karen Evans