

RESOLUTION NO. CR-42-02
A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT
PLAN FOR THE VILLAGE AT GANTZ PARK LOCATED AT 2160 HOME ROAD

WHEREAS, on May 28, 2002, the Planning Commission approved the preliminary development plan for The Village at Gantz Park with the following stipulations:

1. Proposed east access to be evaluated for relocation and possible elimination due to site distance issues;
2. Main entrance to be aligned with Gantz Park entrance;
3. A new west access entry may be required to align with Parkview;
4. Pavement widths to be 24' with extruded curb along major drive isles, tapering along driveway entrances;
5. City to be reimbursed for sanitary sewer extension through Gantz Park;
6. Cooperate with City's Service Director to obtain a permit to install and maintain landscaping in ODOT right-of-way;
7. Right-of-way for the widening of Home Road to be granted to the City;
8. Signage detail along I-270 to be provided;
9. Application is subject to Jackson Township Fire Department review;
10. Special landscaping along the north side of the property that abuts I-270, and along the west property line to be provided;
11. Landscape plan to be submitted showing an overall plan for the site and an individual unit/dwelling plan;
12. Entire site to be sodded;
13. Minimum floor area per dwelling to be 1,200 square feet;
14. Under 3A. Density, Height and Setbacks, #7. Setback line is spelled incorrectly;
15. Pond detail to conform to City specifications and be aerated and illuminated;
16. A separate Zoning and Development Text (two documents) will be required;
17. Stormwater to be routed across Home Road, but not beyond.

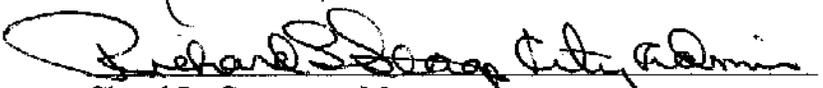
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the preliminary development plan for The Village at Gantz Park, located at 2160 Home Road, contingent upon the stipulations set by Planning Commission.

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



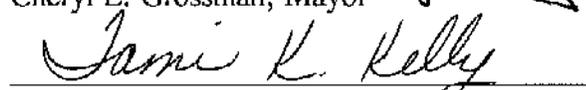
Maria C. Klemack, President of Council



Cheryl L. Grossman, Mayor

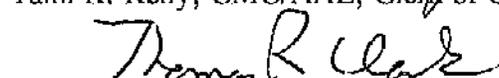
Passed: 6-17-02
Effective: 6-17-02

Attest:



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

I Certify that this resolution
is correct as to form.



Thomas R. Clark, Director of Law