

## RESOLUTION NO. CR-44-05

### A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR A MEIJER STORE LOCATED AT 2811 LONDON-GROVEPORT ROAD

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WHEREAS, on May 24, 2005, the Planning Commission recommended approval of the Development Plan for a Meijer Store, with the following stipulations:

1. Handicap access parking spots shall incorporate "at grade" access for wheelchairs directly adjacent to them;
2. Parking space count is deficient and the deviation from the Code will need to be approved by City Council;
3. Drive-thru location shall be redesigned to eliminate the conflict between pedestrian and vehicular traffic. Exact location shall be subject to a separate submittal.
4. Road improvements to State Route 665 shall be required at a minimum as follows, however these minimums are not intended to be exclusive of the City's right to take an assessment to require participation in required road improvements:
  - a. A traffic study that will be reviewed and accepted by City Staff as to scope and content shall be completed;
  - b. Construct or participate financially for a center left turn lane for west bound traffic on State Route 665;
  - c. Construct or participate financially for a deceleration and right turn lane for east bound traffic on State Route 665;
  - d. Provide for a traffic light at the main entryway into the site.
5. Coordinate with the City and other area property owners for the final location of the eastern access point into the site, acknowledging that the Buckeye Ranch is located on the north side; as well as Straders and other commercial uses on the same side or across the street that may have an interest. Also there is an area plan that includes a connection to future residential and perhaps non-residential uses to the south of the site that will need to be taken into consideration;
6. Coordinate with the City's Urban Forester to meet opacity requirements, as well as species mix on the western property line;
7. Northwest corner of site that encompasses the proposed gas station use area shall be sodded and irrigated;
8. Pond requirements shall be met;
9. Building height exceeds code and a variance shall be sought through the Board of Zoning Appeals;
10. All areas of this plan shall meet Code, any approval of deviations from the Code, unless expressly stated in this motion, are unintended.

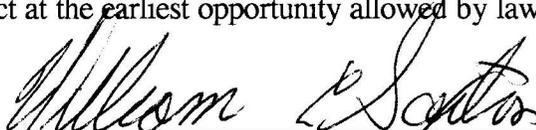
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Development Plan for a Meijer Store located at 2811 London-Groveport Road, contingent upon the stipulations set by Planning Commission, except for stipulation #5 and the developer shall be required to construct, rather than participate financially, as recommended in Stipulation 4b and c, and the following contingencies:

1. No access to the Mouth of Wilson, LLC parcel (#040-008045) to the east of Meijer's will be provided from the right-in/right-out access road, unless agreed to by the City of Grove City, Ohio.

2. The right-in/right-out access is a temporary ingress and egress drive that may be required by the City, at its option, to be removed when the parcel to the east of the drive (Tax Parcel Number 040-008045) is developed and an alternate curb-cut to S.R. 665 is established on the parcel, providing access to the Meijer development at no additional cost to the City.

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



William E. Saxton, President of Council



Cheryl L. Grossman, Mayor

Passed: 07-05-05  
Effective: 07-05-05

Attest:



Tami K. Kelly, MMC, Clerk of Council



Thomas R. Clark, Director of Law

I Certify that this resolution  
is correct as to form.