



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

7-20-23

Jeremy L. Van Ostran
250 W. Old Wilson Bridge Rd. Ste 250.
Worthington, OH 43085

Via email: jvanostran@cecinc.com

Dear Mr. Van Ostran,

Staff has reviewed your Plat for Farmstead Phase 10, in Grove City, Ohio. The control number for this application is #202307050025 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following information or corrections.

1. Please note that the plat cannot be approved with blank spaces that reference the Plat Book and Page number for Phase 6 easements that have not been recorded.
This information will be added to the plat once Phase 6 gets recorded.
2. Staff has concerns over the language regarding above grade structures in drainage easements on page one. Staff recommends the language be changed to state that "utility pedestals can be located within 1 foot of the edge of the easement" instead of the current language permitting them within the easement as long as they are not in the centerline.
The note has been updated.
3. Noting that reserve P will act as an extension of the City's Indian Trails Park adjacent to the west, Note "F" on page one should state that the reserve will be owned and maintained by the City of Grove City.
The note has been updated.

Please revise your materials accordingly and resubmit with a response letter indicating how each issue noted was addressed by 12:00pm on July 27th, 2023. This will allow us time to review the revisions prior to finalizing the agenda for the August Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the meeting, please contact me as soon as possible to arrange a date and time. If revisions cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the September Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, August 8th, 2023 at 1:30 p.m. in the Lower Level of City Hall at 4035 Broadway Grove City, Ohio 43123. Your request will be postponed to a future date if you are unable to attend the meeting. **Additionally, one full set of all materials to be reviewed by Planning Commission must be submitted, including one full size set of all plan sheets by August 2nd** to remain on the May Planning Commission meeting agenda.

If you have any questions or need additional information, please call me at (614) 277-3022 or email tbarr@grovecityohio.gov.

Sincerely,

Terry Barr
Development Planner