

GROVE CITY ADVISORY BOARD

March 26, 2012

Audrey opened the meeting at 3:00 pm with other members Tim and Nancy in attendance along with Roxann, Dan Quick, Community Development Director and Shaun Cullinan, Zoning Official in attendance. Member Mike Metcalf and Carolyn Spradlin did not attend.

Minutes of February meeting were read. Tim moved the minutes be approved second by Audrey, motion passed.

Audrey asked Roxann for the date appointments will be voted on by the Board of County Commissioners and that date is April 24th.

Audrey discussed date of next meeting since there are 5 Mondays in April. We will meet April 30th and at that meeting we will discuss the date of May meeting and summer vacations,

Audrey turned meeting over to Tim Krebs to discuss our Architectural Guidelines with Dan and Shaun to make sure we were ALL on the same page with our vision for development in Grove City. Tim explained we want to create incentives to attract developers and new development in Grove City. We need to attract a developer we can sit down with so he will be able to "see" our visions and the best way to do that is to show them the off street parking incentive which would create MORE parking by moving building to the front and parking in the back and off street.. Of course the developer has the option NOT to choose that direction and in that case, Charlotte County codes of course would always prevail.

Dan Quick said that in a "perfect world" having the developer, architect, County staff and our committee sit down together starting with the site plan process would be a good start. Shaun also suggested possibly rezoning to PD would be beneficial and offer the most flexibility.

Audrey asked if our "guidelines" need to be in "legal language" and the response was not really but possibly "one day" legal language would be appropriate.

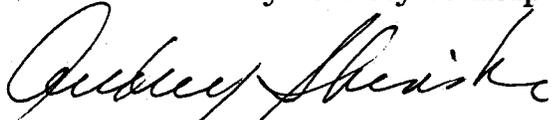
The term "voluntary guidelines" refers to developers following our plan but that it would be unlikely developers would do so.

Dan asked if "uniformity" is part of our vision and Tim answered that he didn't want to see the same type of designs up and down the corridor/our city center. We want interesting and thought provoking designs.

Nancy asked why it was so much trouble for "like" businesses to move in and open, understanding that some changes like bringing the building up to code etc. would be appropriate. We've had 2 businesses leave and go elsewhere because of county roadblocks etc.

As to the many empty unfinished buildings along our corridor, there's not much we can do right now.

The meeting closed at 4:00 pm with a much better understanding on both sides (County and Grove City) of the direction we want to go and how the County can try to help us get there.



Audrey Shinske, Chairman

Nancy Christensen, Secretary