

City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
August 29, 2017

The regular meeting of the Board of Zoning Appeals was called to order by George Holinga, Chair at 5:30 p.m., at the Grove City Municipal Building, 4035 Broadway.

1. Roll was called. The following members were present:

George Holinga John Brant Larry Titus

Staff present: Michele Y. Harrison, representing the Law Director, Michael P. Boso, Chief Building and Zoning Official and Planning and Zoning Coordinator Laura Scott. All representatives addressing the board were sworn in.

2. **Mr. Holinga moved to approve the minutes from the previous meeting as written. Second by Mr. Brant.**

VOTE: Holinga, YES; Brant, YES; Titus, Abstain **APPROVED**.

Chair Holinga moved to the agenda items.

3. **Hear the appeal of Eric L. and Patricia Walls, owners of 6473 Seeds Rd. (Parcel # 040-007500) c/o Plank Law Firm, LPA for variances to:**

- a. Section 1135.12-II: to reduce the required building setback of 100 feet next to a residential district by 60 feet to 40 feet.

- b. Section 1137.11 (a): to retain the existing gravel parking lot and install an additional gravel lot at the southwest corner of the lot.

Don Plank of Plank Law Firm. He explained his firm had applied for six variances but all but two of them were taken care of by City Council. He explained the adjacent township residential property is what triggered the 100-foot setback. The site is paved at the front but due to the heavy truck repair business, gravel was previously approved. They wish to expand this. This is common in Columbus to permit some gravel areas with these types of uses.

Mr. Brant asked about the Columbia Gas easement. Mr. Plank explained this is the reason landscaping was eliminated in this area. Opal Martino owns the property to the west and is farming it. Martino received a letter however, there was no response. Staff supports the variances requested. The 2050 plan indicates this area is not slated for residential use. Chair Holinga pointed out there are two different addresses in the materials. Eric Walls stated both addresses are located on the property.

Motion by Chair Holinga to grant the appeal to Section 1135.12-II: to reduce the required building setback of 100 feet next to a residential district by 60 feet to 40 feet. Second by Mr. Brant.

VOTE: Holinga YES; Brant, YES; Titus; YES APPROVED.

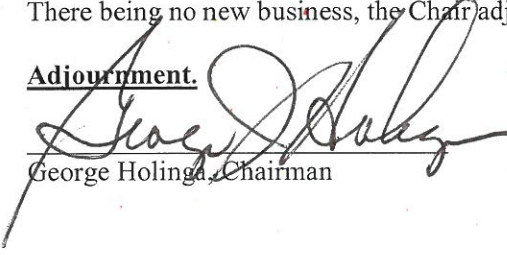
Motion by the Chair to approve the variance to Section 1137.11 (a): to retain the existing gravel parking lot and install an additional gravel lot at the southwest corner of the lot. Second by Mr. Titus.

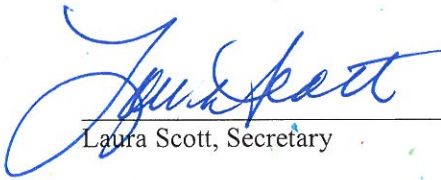
The applicant was reminded of the 21-day waiting period.

VOTE: Holinga YES; Brant; YES; Titus; YES APPROVED.

There being no new business, the Chair adjourned the meeting at 5:42p.m.

Adjournment.


George Holinga, Chairman


Laura Scott, Secretary