



GROVE CITY, OHIO - CITY COUNCIL Agenda

January 2, 2024

7:00 PM

Call to Order	Roll Call	Approval of Minutes	Welcome & Reading of Agenda
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LANDS:

- | | |
|--------------------------|--|
| <u>Ordinance C-48-23</u> | Approve a Special Use Permit for Auto Repair Services for Auto Doctor, LLC located at 3515 Grove City Road. Second reading and public hearing. |
| <u>Ordinance C-49-23</u> | Approve a Special Use Permit for Temporary Outdoor Storage located at 3400 Southwest Blvd. Second reading and public hearing. |
| <u>Ordinance C-01-24</u> | Accept the Annexation of 0.505+- acres located at 2304 White Road. First reading. |
-

SAFETY:

- | | |
|----------------------------|---|
| <u>Resolution CR-01-24</u> | Amend Resolution CR-06-22 to form the Grove City Community Diversity Advisory Task Force. |
|----------------------------|---|
-

FINANCE:

- | | |
|--------------------------|--|
| <u>Ordinance C-52-23</u> | Amend various Sections of the Codified Ordinances for an additional Deputy City Administrator position. Second reading and public hearing. |
|--------------------------|--|
-

Call for New Business	Call for Dept. Reports & Closing Comments	Adjourn
<u>ON FILE</u>	Minutes of: 12/18/23 - Council	

Date: 12/11/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-48-23
1st Reading: 12/18/23
Public Notice: 12/19/23
2nd Reading: 01/02/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-48-23

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR AUTOMOTIVE REPAIR SERVICES FOR AUTO DOCTORS, LLC LOCATED AT 3515 GROVE CITY ROAD

WHEREAS, Auto Doctors, LLC, applicant, has submitted a request for a Special Use Permit for auto repair services located at 3515 Grove City Road; and

WHEREAS, on December 05, 2023, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. Site landscaping shall be added in the form of five (5) arborvitae planters along the main building and three (3) arborvitae planters along the north side of the storage building; and
2. The building shall be painted to match the character of structures in the surrounding area and new man doors installed.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)Af is hereby issued to Auto Doctors, LLC, located at 3515 Grove City Road, contingent upon the stipulations set by Planning Commission.

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

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 1: 202311010036 – Auto Doctors LLC – Special Use Permit (Automotive Services)

Site Location

3515 Grove City Road (PID 040-001095, 040-000098).

Proposal

This proposal is for an automotive service use at 3515 Grove City Road.

Current Zoning

IND-2 (Heavy Industry)

Future Land Use

Tech Flex

Property Owner

Gary Curry

Applicant/Representative

Gregory Drenovas

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Future Land Use Map

Staff Recommendation

Approval with 2 stipulations.

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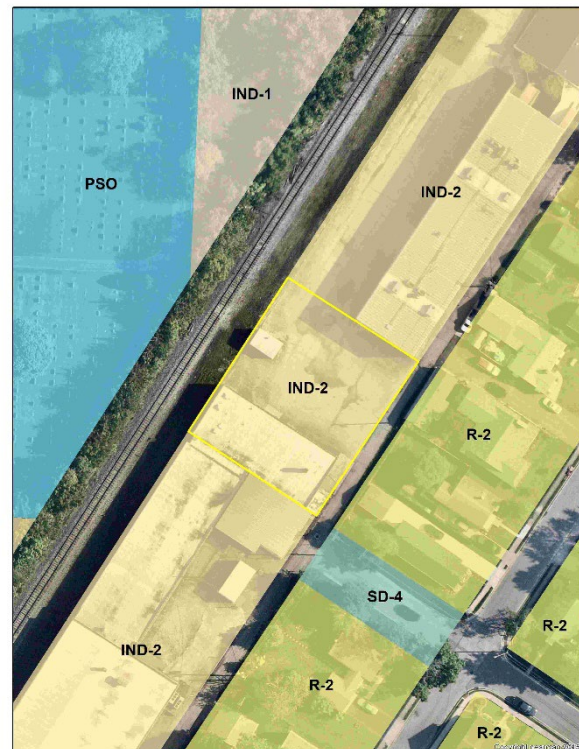
Case Manager

Terry Barr, AICP, Development Planner
614-277-3022
tbarr@grovecityohio.gov

Summary

This proposal is for a Special Use Permit to operate an automotive/golf cart repair business at 3515 Grove City Road.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Special Use Permit will move forward to City Council for approval.

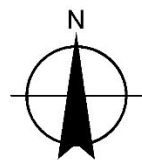
1. Context Map

The property is located at 3515 Grove City Road (PID 040-001095, 040-000098).



202311010036
Auto Doctors LLC
Special Use Permit
PID# 040-001095, 040-000098

0 50 100 200 Feet



2. Analysis

The applicant is requesting approval of a Special Use Permit for an automotive and golf cart repair shop at 3515 Grove City Road (PID# 040-001095). The site is zoned IND-2 (Heavy Industry). The GroveCity2050 Community Plan and Future Land Use Map designate this site as Tech Flex, and the proposed use as an automotive repair service meets the recommended primary use for the district.

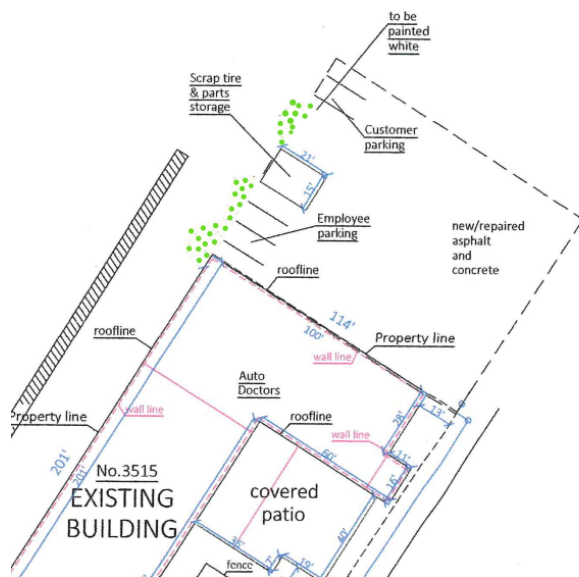
The proposed automotive repair service use will be located within the 4,224-square-foot building located on the northern portion of the site. The repair shop will be primarily by appointment only with occasional drop-offs for emergency services as staff capacity allows. The hours of the operation are 8 am to 5 pm Monday through Friday and 9 am to 12 pm on Saturday. The applicant has indicated they will service between 4 and 10 vehicles per day and that the business has 3 full-time employees.



The business will utilize the property to the north (Parcel ID# 040-00098) for employee and customer parking, and the applicant has provided written approval from the property owner to operate on the property to the north. Both properties have the same owner.

The northern property has a small approximately 300-square-foot building that will be used to store scrap tires and part storage for the business. The applicant indicated that no scrap metal or tires will be stored outside. All scrap will be stored in the storage building and the material will be picked up by a metal recycling company every two weeks and tire companies once a month. The building has 4 overhead door bays that open to the parking lot to the north. Employee and customer parking is located along the western property line near the railroad tracks and storage building.

The applicant has indicated several improvements for the site including adding wall-mounted light fixtures over the overhead doors, repaving the parking lot, striping the parking spaces white, and adding landscaping. Plans currently show landscaping trees on the west side of the storage building. Staff is not supportive of the proposed location of the landscaping as it is located within the CSX Railroad property. Staff recommends that planters with arborvitae be placed along the perimeter of the building and the small storage building instead of the proposed tree locations. Staff recommends 5 arborvitae planters for the main building and 3 arborvitae planters for the north side of the storage building.



The exterior of the building is also in need of maintenance. Due to the condition of the paint on the building, staff recommends the building be painted to match the character of the surrounding structures in the area, and that the doors be replaced noting that some are rusted and in disrepair.

3. Special Use Permit Analysis

Per Section 1135.09, Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications, or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. **The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts.**

Standard is Met: The proposed use of an automotive repair shop aligns with future land use plans which identify the area for light industrial uses. Staff believes the proposed use will not change the existing or intended character of the industrial/Tech Flex district.

2. The proposed use shall not adversely affect the use of adjacent property.

Standard is Met: The use of the automotive repair shop is not expected to adversely affect the adjacent uses or uses along the industrial-zoned corridor. The proposed use will take place inside the existing building, with no equipment used outside and no materials or vehicles stored outside. The applicant has also indicated that schedules are already anticipated for the disposal/collection of scrap materials and tires.

3. **The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.**

Standard is Met: Staff does not believe the proposed automotive repair shop will adversely affect the health, morals, or safety of the surrounding neighborhood as it is located in an industrial area and operates inside the building. The applicant anticipates servicing between 4 and 10 vehicles a day and all operations will be conducted within the structure.

4. **The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, stormwater facilities, water, sanitary sewer, and schools.**

Standard is Met: The proposed use will be adequately serviced by public facilities.

5. **The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district.**

Standard is Met: The proposed use has 3 employees and will service 4 to 10 vehicles a day and is not expected to impose a significantly different traffic impact than what currently exists or would be anticipated based on the future land use designation.

6. **The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the city.**

Standard is Met: The applicant has provided information to meet Code requirements for this use to be in the city, and staff believes the proposed use meets the intent of the Zoning Code and Land Use Plan for the area. GroveCity2050 recommends this site be used for the Tech Flex area with a range of manufacturing and industrial uses.

7. **The proposed use complies with the applicable specific provisions and standards of this Code.**

Standard is Met: The automotive repair business area will comply with applicable provisions for special use.

8. **The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located.**

Standard is Met: The site is in an IND-2 district in which an automotive repair shop is permitted with the approval of a Special Use Permit.

9. **A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council-approved submittal dates.**

Standard is Met: The applicant properly submitted a completed application.

10. **Parking of employee vehicles, vehicles used in the operation of the business, vehicles awaiting servicing or return to customers after servicing, and vehicles held for disposal shall only be permitted in the locations approved on the site plan.**

Standard is Met: Proposed employee and customer parking is located on the western side of the site and no vehicles awaiting service are stored outside overnight.

11. **Vehicle sales, rental, or leasing shall not be permitted on the site unless specifically approved.**

Standard Not Applicable: The proposed use does not sell, rent, or lease vehicles.

12. **Outdoor repair, preparation, cleaning, assembly, or disassembly of vehicles shall not be permitted unless the nature and location of such activity is specifically identified in the application and approved by the Board. Retail sales of products other than vehicular fuels shall be permitted only within an enclosed structure, which shall comply with all provisions of the district, including requirements for parking. Outdoor display, storage, or sale of goods shall not be permitted on the site unless specifically approved as a condition of the Special Use Permit and in conformance with the supplementary standard for outdoor display, storage, and sale, temporary outdoor storage of discarded materials, vehicle parts, scrap, and other waste before collection shall only be permitted within a storage area surrounded by a gated masonry wall six (6) feet in height or other screening approved by the Planning Commission. Such screening shall be set back from residential districts at least six (6) feet and landscaped according to the approved site plan.**

Standard is Met: The proposed storage building is fully enclosed and located over 100 feet from any residential district. Additionally, no outdoor repairs or automotive work will take place with the proposed use.

13. **Fuel pumps and canopies shall conform to all requirements of this section concerning height, setbacks, and signs.**

Standard is Met: No fuel pumps or canopies are proposed with the automotive repair. While no signs were submitted with the application any proposed signs will be required to meet the standards in Section 1145 of the Zoning Code.

14. **Air compressor pumps (e.g., for tire inflation) and other outdoor equipment shall be identified on the site plan and shall be in a manner that minimizes noise impacts on residential areas.**

Standard is Met: No air compressor pumps are proposed with the automotive repair shop.

4. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives, and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the plan. Applications submitted to Planning Commission are reviewed based on these 5 guiding principles.

- (1) **The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.**

Finding is Met: The proposed development is located in an existing industrial area within the city and will provide additional automotive repair service to the community.

- (2) **Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

Finding Can be Met: The applicant is proposing landscaping be added to the site, as currently none exists. Additionally, the parking area and other site improvements are proposed for the site. Staff are recommending stipulations to ensure that appropriate landscaping is installed, and improvements are made to the building to further improve the aesthetics of the site.

- (3) **Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.**

Finding is Met: The proposed development will connect to the existing street network of the Town Center and have access to sidewalks, paths, and public transportation within the area.

- (4) **Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks, and open space, and emphasizing historic preservation.**

Finding is Met: The proposed development is limited in scope to this standard.

- (5) **Development provides the city with a net fiscal benefit.**

Finding is Met: The proposed use will bring additional jobs to the city and will not place an undue burden on the City's infrastructure.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the following stipulations:

1. Site landscaping shall be added in the form of 5 arborvitae planters along the main building and 3 arborvitae planters along the north side of the storage building.
2. The building shall be painted to match the character of structures in the surrounding area and new doors installed.

6. Detailed History

1950

A 4,000-square-foot warehouse building was constructed at 3515 Grove City Road Parcel (ID# 040-000098).

1954

An 11,760-square-foot warehouse building was constructed on Franklin Street Parcel (ID# 040-001095).



Grove City Planning Commission SPECIAL USE PERMIT APPLICATION

Please provide the requested
information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

Received By:
Grove City Development
11/1/23

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Auto Doctors, LLC relocation

PROJECT LOCATION: 3515 Grove City Rd

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-001095

ACREAGE AFFECTED BY THIS APPLICATION: .3

EXISTING ZONING: IND-2

EXISTING LAND USE: Commercial

PROPOSED ZONING: IND-2

PROPOSED LAND USE: Commercial

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Gary Curry

3515 Grove City Rd

Grove City, OH 43123

Name

Address

City, State, Zip

614-560-4383

gljc1960@msn.com

Phone

Fax

Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Gregory Drenovas

Owner

Auto Doctors

Name

Title

Company / Organization

3283 Harrisburg Georgesville Rd

Grove City

Ohio, 43123

Address

City

State, Zip

614-657-0134

drenogre@sbcglobal.net

Phone

Fax

Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Name

Title

Company / Organization

Address

City

State, Zip

Phone

Fax

Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED:

11-1-23

RECEIVED BY:

T. Ellis

PAYMENT AMOUNT:

100.00 cash

TENTATIVE PC MEETING DATE:

PC RECOMMENDATION:

CHECK NUMBER:

PROJECT ID NUMBER:

202311010036

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Auto Doctors, LLC

DEVELOPMENT TYPE: Commercial Retail ☒ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐

ACREAGE DISTURBED: .3 TOTAL FLOOR AREA: 4224

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 11ft

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 4

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I, Gary Curry, the current property owner hereby authorize the applicant Gregory Drenovas to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize **City representatives to enter, photograph and post notices on the property described in this application.**

Signature of Current Property Owner: Gary Curry Date: 10-31-2023

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 31st day of October, 2023.

ALTIN YZEIRI
Official Seal and Signature of Notary Public



ALTIN YZEIRI
Notary Public, State of Ohio
Commission No. 2023-RE-867172
My Commission Expires
August 13, 2028

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Gregory Drenovas, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: Gregory Drenovas Date: 10-31-2023

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 31st day of October, 2023.

ALTIN YZEIRI
Official Seal and Signature of Notary Public



ALTIN YZEIRI
Notary Public, State of Ohio
Commission No. 2023-RE-867172
My Commission Expires
August 13, 2028

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 100.00
Total Submittal Fee: \$ 100.00

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT



The Planning Commission shall consider approval of applications for special permit uses and forward its recommendations to City Council for their consideration if the following findings are made by the Commission:

- the proposed use shall be harmonious with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- the proposed use shall not adversely affect the use of adjacent property;
- the proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- the proposed use shall be in accordance with the general and specific objectives and the purpose and intent of the zoning code and land use plan and any other plans and ordinances of the City;
- the proposed use complies with the applicable specific provisions and standards of this Code;
- the proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;

Please indicate below the type of Special Use Permit being requested:

- | | |
|---|--|
| ☐ Adult Bookstore/Novelty Store | ☐ Dog and Cat Kennels |
| ☐ Adult Entertainment Establishments | ☐ Drive-Thru Stations |
| ☐ Adult Film and Video Tape Sales | ☐ Gasoline Service Stations |
| ☐ Adult Motion Picture Theater | ☐ Group Family Homes |
| ☒ Automobile and Other Motor Vehicle Repair, Services and Garage Automobile Dealers | ☐ Group Multi-Family Homes |
| ☐ Bed and Breakfast Inns | ☐ Mini-Storage Facility |
| ☐ Boarding Houses | ☐ Outdoor Concerts |
| ☐ Car Wash Establishments | ☐ Outdoor Sales and Storage |
| ☐ Daycare Centers | ☐ Outdoor Seating (eating establishments) |
| ☐ Dealers in New and Used motorcycle, motorized bicycle, tricycle and off-road motorized recreational vehicles | ☐ Pet shops (excludes boarding) |
| | ☐ Radio and television antenna or antenna tower (only in IND-1, IND-2, IND-3 or SD-4 District). |
| | ☐ Sale, rental, barter or trade of weapons/explosives |

PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- ☒ One signed application and notarized application
- ☒ Appropriate fee (\$100) - **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☒ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☐ A metes and bounds legal description and survey, stamped by a certified surveyor of the property
- ☐ A proposed Development Standards Text
- ☒ A site plan showing improvements associated with Special Use

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit the Development Department at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2023

Planning Commission		City Council
Application Filing Deadline	Planning Commission	Tentative City Council Meeting Date
November 30, 2022	January 3, 2023	1st Reading January 17, 2023 2nd Reading February 6, 2023
January 4, 2023	February 7, 2023	1st Reading February 21, 2023 2nd Reading March 6, 2023
February 1, 2023	March 7, 2023	1st Reading March 20, 2023 2nd Reading April 3, 2023
March 1, 2023	April 4, 2023	1st Reading April 17, 2023 2nd Reading May 1, 2023
March 29, 2023	May 2, 2023	1st Reading May 15, 2023 2nd Reading June 5, 2023
May 3, 2023	June 6, 2023	1st Reading June 19, 2023 2nd Reading July 3, 2023
May 31, 2023	July 5, 2023	1st Reading July 17, 2023 2nd Reading August 7, 2023
June 28, 2023	August 8, 2023	1st Reading August 21, 2023 2nd Reading September 5, 2023
August 2, 2023	September 5, 2023	1st Reading September 18, 2023 2nd Reading October 2, 2023
August 30, 2023	October 3, 2023	1st Reading October 16, 2023 2nd Reading November 6, 2023
October 4, 2023	November 7, 2023	1st Reading November 20, 2023 2nd Reading December 4, 2023
November 1, 2023	December 5, 2023	1st Reading December 18, 2023 2nd Reading January 2, 2024

*Time Frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

Additional Notes:

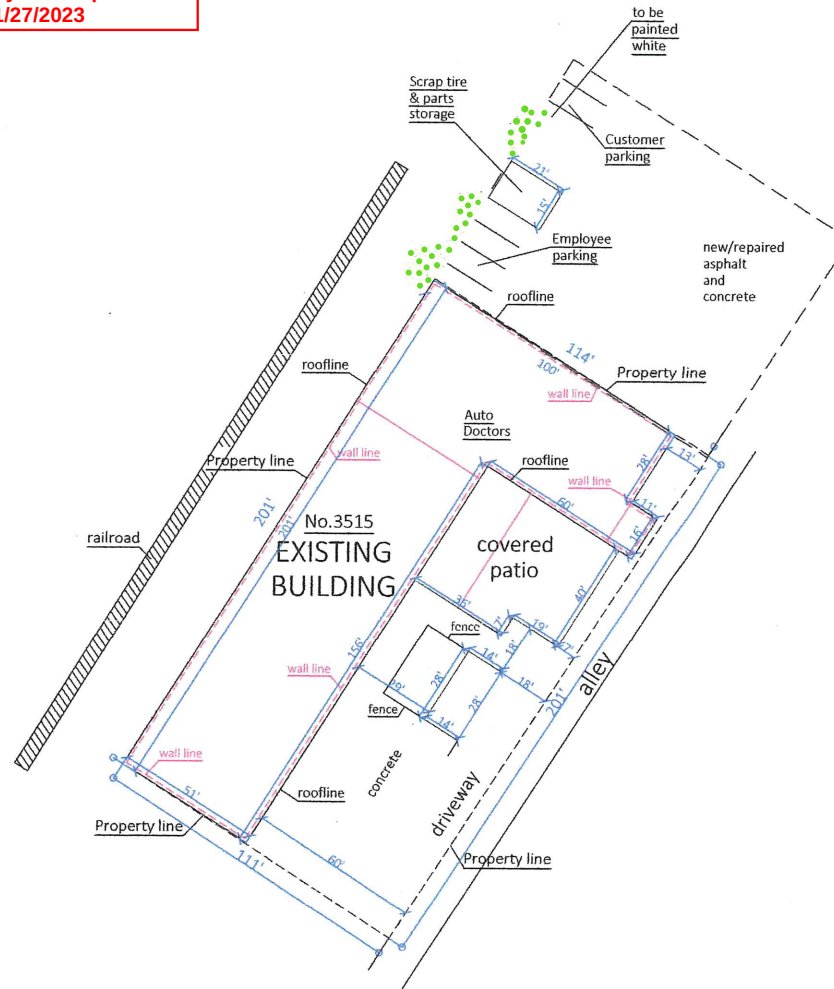
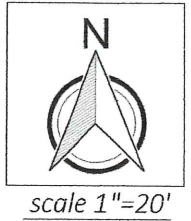
- 1.Planning Commission meetings are held in Council Chambers of City Hall at 1:30 p.m. on the first Tuesday following the first Monday of each month unless otherwise noted.
- 2.The complete application packet, including all sets of drawings (properly folded and collated), should be submitted no later than 12:00 p.m. on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
- 3.Applications shall be submitted to the Grove City Development Department located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio 43123.

Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development

SITE PLAN

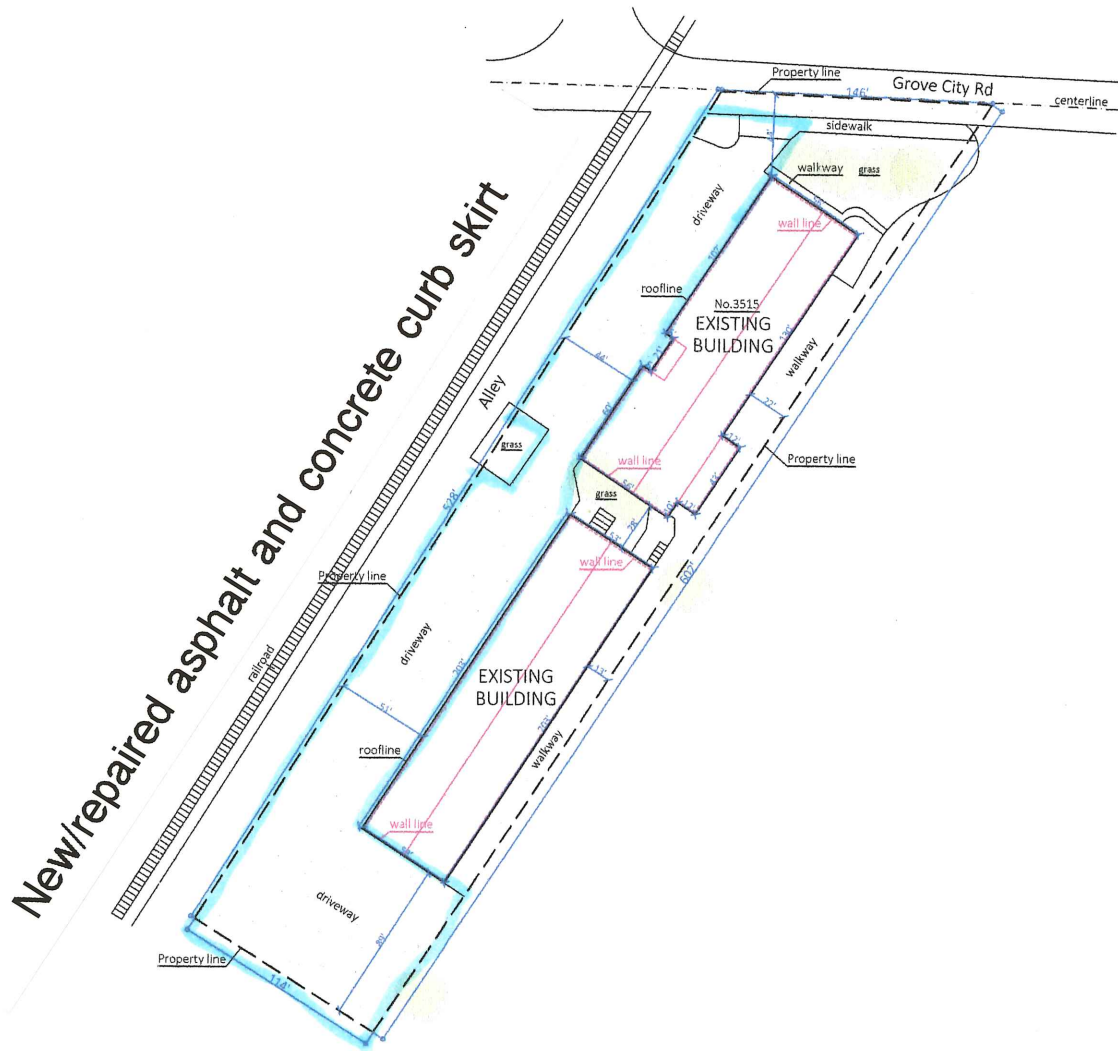
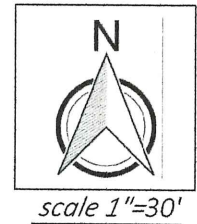
3515 Grove City Road
Grove City, OH 43123
Parcel ID: 040-001095
Lot area: 0.52 Acres
Paper Size: 24"x36"

Received By:
Grove City Development
11/27/2023



SITE PLAN

3515 Grove City Rd
Grove City, OH 43123
Parcel ID: 040-000098
Lot area: 1.54 Acres
Paper Size: 24"x36"



Enter the parking lot from Grove City Rd, then exit using the alley, or vice versa.



Map data ©2023 Google 20 ft

RE: Special use permit for Auto Doctors, LLC, control number 202311010036

Received By:
Grove City Development
11/27/2023

To The City of Grove City, Ohio,

Thank you for reviewing my special use permit. As requested, this is a letter advising how I addressed each comment/recommendation mentioned in my recent communication.

1. A land usage agreement has been written and signed by both parties to address the concern of my parking lot lying in an adjacent parcel. The same person owns both parcels.
2. The site plan has been updated to show landscaping in the grassy area between the lot and railroad tracks. This will include 3-2" diameter trees, and approximately 200 sq. ft. of flower beds including bushes and ornamental flowers.
3. A map has been submitted showing the best entrance and exit to our lot for emergency vehicles. There are also several other side streets that could be taken depending on traffic, but the route highlighted allows for the most space and easiest access.
4. The project narrative has been modified to provide information on the operation of the business as listed below:
 - Hours of operations and whether or not services are by appointment only.
 - Number of employees.
 - A note that no vehicles awaiting service will be stored outside overnight
 - A note that no tires or scrap parts be stored outside.
 - A note that no repairs will be conducted outside of the structure
 - Clarified that no items will be sold or displayed outside the structure.
 - The expected number of vehicles to be serviced each day and the expected duration for each vehicle.
 - Information on where / how scrap parts and tires be disposed of.
5. Several lights currently exist on neighboring building. I will be adding cut-off wall pack lighting to each of the 4 northward facing overhead doors to keep the parking lot lit, but not the surrounding neighborhood.

6. Vehicles will not be stored outside overnight.

7. A note has been added to the site plan indicating the parking lot striping will be white.

Thank you for considering my application. Hopefully Ive answered all of the concerns. I look forward to my hearing!

Sincerely,



Gregory Drenovas

Auto Doctors Project Narrative

Auto Doctors, an existing auto/golf cart/small engine repair business in Columbus, is requesting an automotive repair special use permit and site plan approval in order to relocate the business to 3515 Grove City Rd.

The parcel ID of this property is: 040-001095 and is already zoned IND-2.

Auto Doctors will occupy 4224 sq ft of currently empty inside space on the north part of the building, as well as employee parking, a small tire/scrap parts storage building, and customer parking extending to the north side of the building.

Hours of operation will be 8am-5pm Monday-Friday, and Saturday from 9am-12pm. We prefer to do business on an appointment basis when possible, but do occasionally allow for immediate service if time and staffing allows. Vehicles awaiting service will not be stored outside overnight. Repairs will not be made outside of the structure. Items will not be sold or displayed outside of the structure.

We service between 4-10 vehicles per day, as vehicles can take from a few minutes to several days to repair depending on what services are needed.

No scrap tires or parts will be stored outside. They will be stored inside the small building on the north side of the proposed shop. Our scrap metal is picked by a licensed scrap metal recycler once every two weeks, and our scrap tires are picked up monthly by a tire recycling company.

Auto Doctors currently has 3 full time employees. We will likely hire a 4th employee very soon after making this move.

Upon execution of the lease, the landlord has agreed to improve the property by making repairs and improvements to the site, including: curb/street skirt, asphalt and concrete to repair the driveway, striping parking spots (painted in white) so cars are parked in an organized fashion, lot lighting, landscaping, and painting the north face of the building (that faces Grove City Rd.)

Because the footprint of the project is located within an existing developed property, this project will have no impact on future land use in the surrounding area, trail connectivity, open space, or other improvements. The building improvements to be made will enhance the character of the area.

Land use agreement for Auto Doctors, LLC parking and lot access:

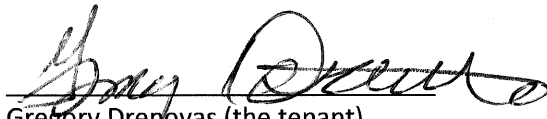
This agreement, made on November 20th, 2023, by and between Gary Curry, hereafter referred to as the property owner, and Gregory Drenovas of Auto Doctors, LLC, hereafter referred to as the tenant, to enter upon and use the following described area located at 3515 Grove City Rd (parcel ID: 040-000098) in Grove City, Ohio for the purpose of accessing and parking for the tenants proposed business at the neighboring parcel (040-001095).

The tenant and their customers may enter and use the lot to access the business and for parking. In order to accomplish this, upon execution of the lease, the property owner will repair the asphalt/concrete driveway and curb skirt as shown on the site plan.

The parking lot will be striped in white to keep vehicles organized.

This agreement shall be valid for the duration of the tenant's lease.

Cost of use and maintenance of this area is included in the tenant's lease agreement.


Gregory Drenovas (the tenant)


Gary Curry (the owner)

Date: 12/11/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-49-23
1st Reading: 12/18/23
Public Notice: 12/19/23
2nd Reading: 01/02/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-49-23

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR TEMPORARY OUTDOOR STORAGE FOR 3400 SOUTHWEST LLC LOCATED AT 3400 SOUTHWEST BOULEVARD

WHEREAS, 3400 Southwest, LLC, applicant, has submitted a request for a Special Use Permit for Temporary Outdoor Storage located at 3400 Southwest Blvd.; and

WHEREAS, on December 05, 2023, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. The Special Use Permit shall expire two (2) years from the date passed by Council;
2. All cranes and equipment stored on site shall be stored with booms lowered;
3. There shall be no stacking of container or any other equipment or material in the storage area;
4. A Development Plan shall be submitted for the site within two (2) years of the date passed of the Special Use Permit;
5. No access to the outdoor storage area shall be permitted from Southwest Blvd.;
6. After the Special Use Permit expires, the gate between the site and the property adjacent to the north is Urbancrest, Ohio shall be removed and replaced with a closed chain link fence to eliminate cross access between the Grove City and Urbancrest parcels.
7. The eastern perimeter of the storage area ($\pm$ 332 feet) shall be one six foot height evergreen tree planted per every 20- feet of property line and two 18-inch deciduous shrubs planted for every 40 lineal feet of property line;
8. A Variance shall be obtained from the Board of Zoning Appeals to Section 1136.06(a)(3) of the Code to reduce the required 45-foot truck parking setback, six foot earthen mound, and three staggered rows of evergreens to a 20-foot truck parking setback with a 4-foot earthen mound and two staggered rows of evergreens;
9. A Variance shall be obtained from the BZA to Section 1136.06(b) of the Code to reduce the required 20-foot setback for compatible use districts and relocate the required parking lot perimeter plantings to the southeast portion of the site to screen the storage area from Southwest Blvd.;
10. A Variance shall be obtained from the BZA to Section 1136.05(b) of the Code to reduce the required side yard plantings;
11. A Variance shall be obtained from the BZA to Section 1137.05(c) of the Code to allow for a six-foot high chain link fence
12. A Variance shall be obtained from the BZA to Section 1137.11(a) to allow for the gravel parking area to remain.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1r for Temporary Outdoor Storage is

hereby issued to 3400 Southwest, LLC, located at 3400 Southwest Blvd., contingent upon the stipulations set by Planning Commission.

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

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 2: 202306290024 – 3400 Southwest Boulevard LLC -Outdoor Storage – Special Use Permit

Site Location

3400 Southwest Boulevard (PID 040-006747)

Proposal

A Special Use Permit to allow for temporary outdoor storage.

Current Zoning

IND-2 (Heavy Industry)

Future Land Use

Tech Flex

Property Owner

3400 Southwest LLC

Applicant/Representative

Rebecca J, Mott, Plank Law Firm, LPA

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09(b)(12)
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval with twelve stipulations

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5. Recommendation	8
6. Detailed History	9

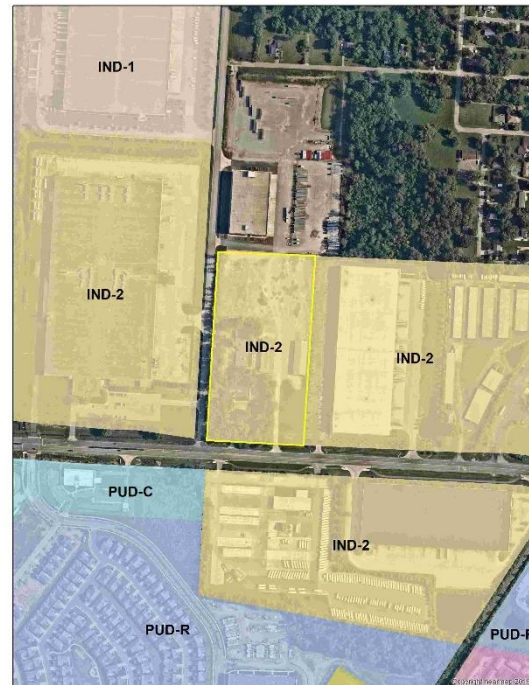
Case Manager

Dash Logan, AICP, Senior Planner
614-277-3024
dlogan@grovecityohio.gov

Summary

This proposal is for a Special Use Permit to allow for the temporary outdoor storage of equipment at 3400 Southwest Boulevard.

Zoning Map

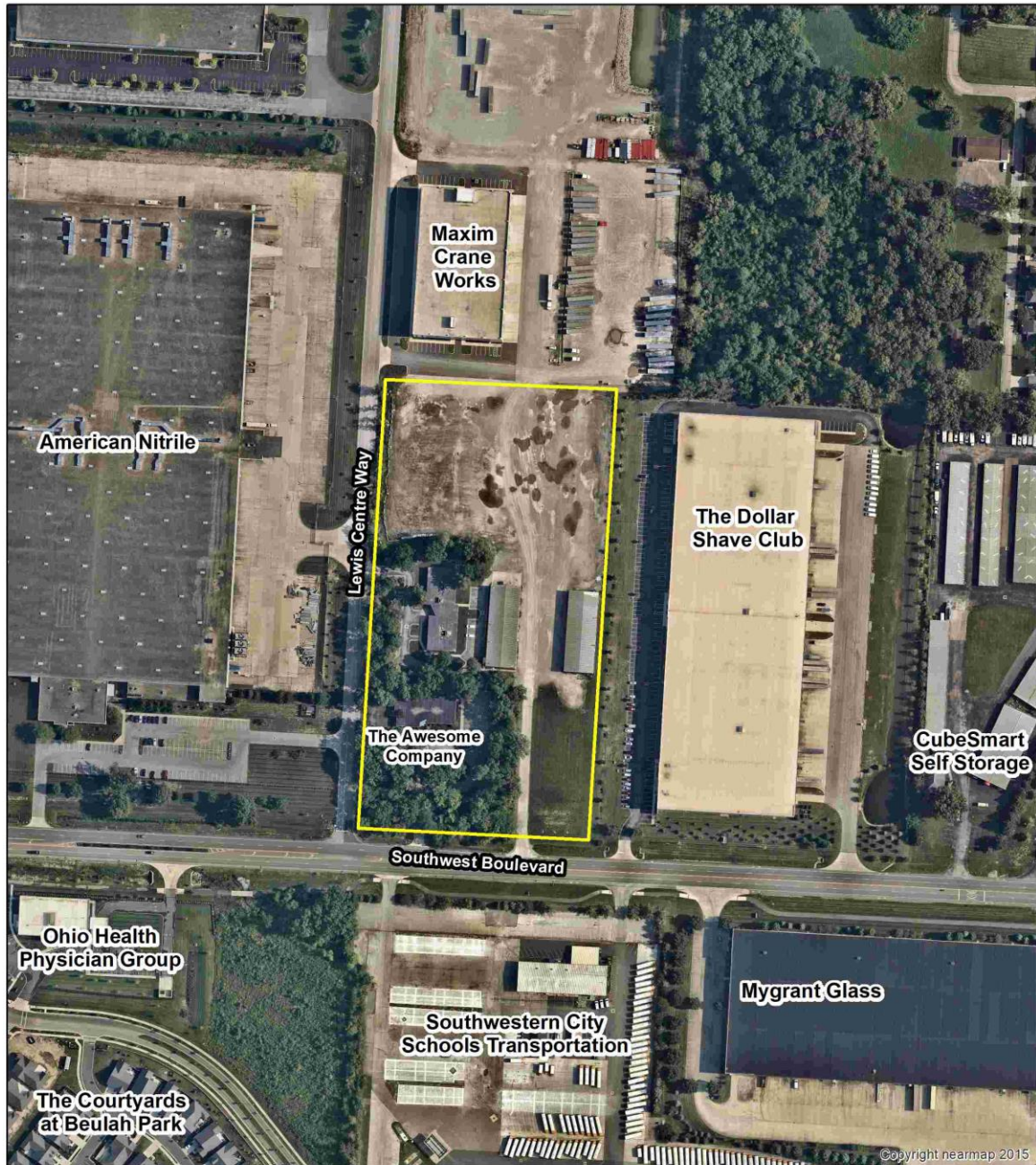


Next Steps

Upon recommendation from Planning Commission, the application will move forward to City Council.

1. Context Map

This property is located at 3400 Southwest Boulevard (PID 040-006747).



202306290025
3400 Southwest Boulevard LLC -
Outdoor Storage
Special Use Permit
PID: 040-006747

0 150 300 600 Feet



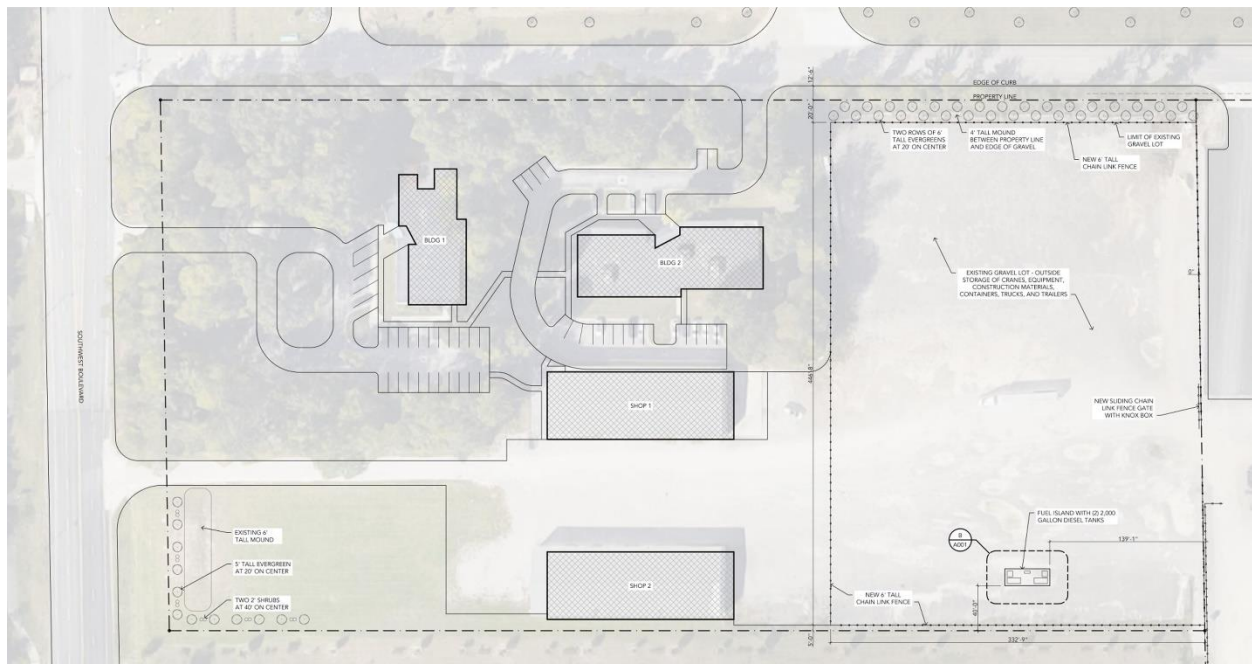
2. Analysis

The applicant is requesting approval of a Special Use Permit to allow for the temporary outdoor storage of equipment at 3400 Southwest Boulevard. Materials state that the property tenant plans to utilize a portion of the property for a temporary two-year period for a lay-down yard or outside storage yard for storage and placement of equipment, such as cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes, while the owner of the property prepares another portion of the property to permanently store the same equipment and cranes. The business requesting this Special Use Permit is located in Urbancrest immediately north of the proposed storage area, and materials state that the permanent storage area will be located in Urbancrest.

The property is zoned IND-2 (Heavy Industry) and is surrounded by other Industrially zoned properties including IND-2 (Heavy Industry) parcels in Grove City and I-1 (Light Industrial) property to the north of the site, in the Village of Urbancrest. The GroveCity2050 Future Land Use and Character Map designates this site as Tech Flex, which lists light industrial as a primary use.

The provided site plan shows that the existing gravel portion of the site will be enclosed in a six-foot high chain link fence to create a secure area measuring approximately 450 feet by 330 feet. A sliding chain link fence will be installed along the northern fence line to provide access to the site in Urbancrest occupied by the tenant. The storage area will store cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes. Materials state that the number of vehicles and trucks anticipated to enter and exit each day is approximately twenty (20), but this will vary.

The proposed storage area is shown with a setback of twenty (20) feet from Lewis Centre Way, which is less than the 45-foot setback for truck vehicular use areas required by code. Additionally, the applicant has stated that they are providing a four (4) foot-high earthen mound with a double-staggered row of evergreen trees. This is less than the code requirement of a six (6) foot-high earthen mound with three staggered rows of evergreen trees.



The site plan provided includes a fuel island measuring 40 feet by 15 feet along the eastern edge of the site. Plans state that the island will be a six-inch concrete slab on grade, with two 2,000-gallon diesel tanks. The applicant indicated that more detail would be provided related to the proposed tanks but at the time of staff report drafting, this information had not been provided. However, to ensure the fuel island is screened from adjacent properties, the eastern perimeter of the storage area (± 332 feet) shall have one 6-foot in height evergreen tree planted per every 20 feet of the property line and two 18-inch deciduous shrubs planted for each 40 lineal feet of property line.

Several variances will need to be obtained through the Board of Zoning appeals for the proposed configuration of the outdoor storage area, including:

- 1) **A variance from Section 1136.06(a)(3) of code, which requires a 45-foot minimum setback for truck parking areas and the installation of a 6' in height earthen mound with 3 staggered rows of 6' in height evergreen trees spaced 20 feet on center, and one 2-inch caliper class tree per each 40 lineal feet of frontage.**

Materials state that the applicant seeks a partial variance from this standard, as a 20' setback will be established and a 4-foot mound with two staggered rows of evergreens has been installed. No 2-inch caliper trees are provided. Noting that the industrial property across Lewis Centre Way, which is also used for truck parking was approved with no mounding or landscaping, staff are supportive of a variance to reduce the amount of screening required, as the property is compatible with the area.

- 2) **A variance from section 1136.06(b), which requires that for rear and side yards adjacent to compatible use districts, a 20' setback shall be established and a 6-foot in height evergreen tree be planted per every 20 feet of property line and two 18-inch deciduous shrubs be planted for each 40 lineal feet of property line.**



View looking North from Southwest Boulevard into Site (Picture Taken 11-15-23)

The applicant is requesting a full variance from this standard. Staff are not supportive of granting a full variance, as other similar applications have been required to meet this standard or provide similar landscaping elsewhere on the site where deemed appropriate. Staff are supportive of utilizing a similar approach to that of the Kirk Williams outdoor storage area along Home Road, where required plantings were grouped along the portion of the property closer to the road to provide more effective screening into the storage area. Given the lack of landscaping along Southwest Boulevard, staff believes the required plantings along the eastern property line should be grouped towards the southeast corner of the site to screen the storage area from the roadway.

3) A variance from section 1137.05(c) which states that no fence shall be erected more than (5) feet in height above the plane of the finished grade of a lot, except screening or privacy fences.

The applicant is proposing to install a six-foot tall chain link fence for security and protection of equipment in the proposed storage area. The proposed fence exceeds the 5-foot height maximum for a non-opaque fence and was installed within the building setback area. However, staff are supportive of a variance to allow for the six-foot fence, noting that the fence is located behind the landscaped mound along Lewis Centre Way, which will result in the fence having limited visibility at full plant maturity.

4) A variance from Section 1137.11(a) which requires that driveways and parking spaces in all districts be smoothly graded with an asphaltic or Portland concrete surface and properly drained.

The applicant has stated that the gravel area is a legal, non-conforming condition, and as such should be allowed to remain gravel. Staff is supportive of this variance, noting that other industrial properties have been granted variances for gravel in outdoor storage areas where deemed not visible from a public right-of-way. The proposed screening combined with the requested landscaping at the southeast portion of the site is anticipated to restrict visibility into the site similarly to other approved gravel outdoor storage areas.

The applicant has submitted examples of other locations of Maxim Crane Works operations. Based on these locations and to reduce the visibility of any equipment from the public right-of-way, no stacking of containers or other equipment should be permitted within the storage area. Additionally, all cranes should be stored with booms lowered.

The project representative has indicated through discussions on the project, that the temporary, two-year outdoor storage request will allow Maxim Crane Works, currently located on the Urbancrest property to the north, to store their equipment until the remainder of their property in Urbancrest can be prepared to store this equipment. Future plans for the site in Grove City proposed for temporary outdoor storage would be to build additional structures along the site's Lewis Centre Way and Southwest Boulevard frontages. These improvements will require more formal, paved parking to be installed as well as modifications to stormwater management on the site. To ensure that storage does not continue into a more permanent condition and that appropriate site design standards are upheld, staff is recommending that a Development Plan be submitted to review these items before the two-year expiration of the proposed special use permit.

3. Special Use Permit Analysis

Per Section 1135.09, Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications, or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. **The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts.**

Standard Can be Met: Provided that adequate landscaping be installed to screen the storage area from the public right-of-way and that the items within the storage area be arranged and stored appropriately, the proposed use will not change the character of the district, which includes industrial properties to the north, west, and east.

2. **The proposed use shall not adversely affect the use of adjacent property.**

Standard is Met: The proposed storage lot will not adversely affect the use of adjacent properties, given that the use is less intensive than other area uses as well as those permitted by right on the IND-2 zoned property. Additionally, the mounding and screening will reduce any visual impacts on the surrounding area.

3. **The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.**

Standard is Met: The proposed temporary use will not impact the health, safety, or morals of the area. The storage area will be screened from the view by mounding and landscaping along the west property line. In addition, there are existing buildings and some mounding located along Southwest Boulevard which provide screening. A six-foot fence will be used to ensure the site and equipment remain secure, and materials indicate that the site will be kept in a neat and orderly condition.

4. **The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, stormwater facilities, water, sanitary sewer, and school.**

Standard is Met: The proposed use will be adequately serviced by public facilities.

5. **The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district.**

Standard is Met: The surrounding area is zoned for a mix of commercial office uses and industrial uses. The public rights-of-way and road systems are adequate to serve and support the traffic impact and generation related to all types of industrial and commercial traffic. Additionally, materials state that approximately 20 vehicles will enter and exit the site each day, which is significantly less than the number of trips that could be generated on-site, given the site's IND-2 zoning.

6. **The proposed use shall be in accord with the general and specific objectives and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City.**

Standard is Met: The Property uses, buildings and site layout are all in accord with the general and specific objectives and the purpose and intent of the Zoning Code and the GroveCity2050 Community plan.

7. **The proposed use complies with the applicable specific provisions and standards of this Code.**

Standard is Met: The outdoor storage area will comply with all applicable provisions for the special use permit.

8. **The proposed use shall be found to meet the definition and intent of use specifically listed as a special use in the district in which it is proposed to be located.**

Standard is Met: The property is currently zoned IND-2. Section 1135.09(b)(12) of City Code allows for outdoor storage in IND-2 districts with the approval of a Special Use Permit.

9. **A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council-approved submittal dates.**

Standard is Met: The applicant properly submitted a completed application.

10. **Outdoor sales, storage, or display shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway.**

Standard is Met: No outdoor sales or displays are proposed with the use. Additionally, the proposed storage area is surrounded by other industrial properties, with no residential properties in the immediate vicinity.

11. **Any outdoor sales, storage, or display area located closer than one hundred feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan.**

Standard Not Applicable: No residential properties are in the immediate vicinity.

12. **Illumination of outdoor sales, storage, or display areas shall be designed to prevent glare or direct light from the illumination source into residential areas.**

Standard Not Applicable: No lighting is proposed as a part of this application. Additionally, no residential properties are in the immediate vicinity.

13. **Outdoor displays shall be maintained in a neat and orderly fashion.**

Standard is Met: The proposed site will not have any outdoor displays. However, project materials note that the storage area will be kept in an orderly fashion.

14. **Signage for outdoor sales or displays shall comply with Chapter 1145 or if located in the H.P.A., Chapter 1138.**

Standard Not Applicable: No signage is proposed as a part of the outdoor storage area.

15. **The site plan submitted with an application for a Special Use Permit shall indicate the types of merchandise to be displayed and, if applicable, any seasonal changes of display.**

Standard Not Applicable: No merchandise is proposed to be displayed as a part of the proposed application.

4. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives, and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles:

(1) The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.

Finding Can be Met: Provided that adequate landscaping be installed to effectively screen the proposed outdoor storage area from the public right-of-way, the proposed use will remain in character with the surrounding industrial area while preserving the aesthetics of Southwest Boulevard. Per discussion with the applicant's representative, the current Special Use Permit is being requested as a temporary condition so that the site can be used for other development in the future including additional buildings for office or potential commercial on the site.

(2) Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.

Finding Can Be Met: The applicant has installed a 4-foot mound with two staggered rows of evergreens along Lewis Centre Way to screen the storage area from the public right-of-way. However, the storage area remains visible from Southwest Boulevard, which could be mitigated if the plantings required along the site's eastern property line are grouped towards the southeast corner of the site. Additional plantings are also requested along the east property line to screen the storage area from adjacent properties.

(3) Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.

Finding Not Applicable: No changes are proposed to the street or sidewalk network.

(4) Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks, and open space, and emphasizing historic preservation.

Finding Not Applicable: The scope of the development is limited in applicability to this principle.

(5) Development provides the city with a net fiscal benefit.

Finding is Met: The proposed development would not add an undue burden to the City's infrastructure, noting that the site of the proposed outdoor storage is within an industrial area.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the following stipulations:

1. The Special Use Permit shall expire two years from City Council approval.
2. All cranes and equipment stored on site shall be stored with booms lowered.
3. There shall be no stacking of containers or any other equipment or material in the storage area.

4. A Development Plan shall be submitted for the site within two years of approval of the Special Use Permit.
5. No access to the outdoor storage area shall be permitted from Southwest Boulevard.
6. After the Special Use Permit expires, the gate between the site and the property adjacent to the north in Urbancrest shall be removed and replaced with a closed chain link fence to eliminate cross-access between the Grove City and Urbancrest parcels.
7. The eastern perimeter of the storage area (± 332 feet) shall have one 6-foot in height evergreen tree planted per every 20 feet of property line and two 18-inch deciduous shrubs planted for every 40 lineal feet of property line.
8. A variance shall be obtained from the Board of Zoning Appeals to Section 1136.06(a)(3) of code to reduce the required 45-foot truck parking setback, six-foot earthen mound, and three staggered rows of evergreens to a 20-foot truck parking setback with a 4-foot earthen mound and two staggered rows of evergreens.
9. A variance shall be obtained from the Board of Zoning Appeals to Section 1136.06(b) of code to reduce the required 20-foot setback for compatible use districts and relocate required parking lot perimeter plantings to the southeast portion of the site to screen the storage area from Southwest Blvd.
10. A variance shall be obtained from the Board of Zoning Appeals to section 1136.05(b) of code to reduce the required side yard plantings.
11. A variance shall be obtained from the Board of Zoning Appeals to Section 1137.05(c) to allow for a six-foot high chain link fence.
12. A Variance shall be obtained from the Board of Zoning Appeals to Section 1137.11(a) to allow for the gravel parking area to remain.

6. Detailed History

1988

City Council approved a development plan for CJ Mahan Construction Company on the site with Resolution CR-33-88.

1999

City Council approved a development plan for an office building on site with Resolution CR-75-99.



Grove City Planning Commission

SPECIAL USE PERMIT APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: 3400 Southwest LLC - Outside Storage

PROJECT LOCATION: 3400 Southwest Boulevard, Grove City, Ohio 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-006747-00 ACREAGE AFFECTED BY THIS APPLICATION: 10.01

EXISTING ZONING: Ind-2 EXISTING LAND USE: Industrial

PROPOSED ZONING: Ind-2 PROPOSED LAND USE: Industrial

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

<u>3400 Southwest LLC</u>	<u>3400 Southwest Boulevard</u>	<u>Grove City, Ohio 43123</u>
Name	Address	City, State, Zip
<u>Phone</u>	<u>Fax</u>	<u>Email</u>

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

<u>Mark Olson</u>	<u>Architect</u>	<u>3400 Southwest LLC</u>
Name	Title	Company / Organization
<u>3400 Southwest Boulevard</u>	<u>Grove City</u>	<u>Ohio 43123</u>
Address	City	State, Zip
<u>740-503-0122</u>		<u>molson@westpatrick.com</u>
Phone	Fax	Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

<u>Rebecca J. Mott</u>	<u>Attorney</u>	<u>Plank Law Firm, LPA</u>
Name	Title	Company / Organization
<u>411 East Town Street, Floor 2</u>	<u>Columbus</u>	<u>Ohio 43215</u>
Address	City	State, Zip
<u>614-947-8600</u>	<u>614-228-1790</u>	<u>rjm@planklaw.com</u>
Phone	Fax	Email
<u>Attorney/Legal Counsel</u>		
Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)		

FOR OFFICE USE ONLY

DATE RECEIVED: <u>6/29/23</u>	RECEIVED BY: <u>T. Ellis</u>	PAYMENT AMOUNT: <u>\$100.00</u>
TENTATIVE PC MEETING DATE: <u>*</u>	PC RECOMMENDATION:	CHECK NUMBER: <u>CC</u>
PROJECT ID NUMBER: <u>202306290024</u>		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: 3400 Southwest LLC - Outside Storage

DEVELOPMENT TYPE: Commercial Retail

Commercial Office ☐Residential ☐Industrial ☒Mixed ☐Other ☐ACREAGE DISTURBED: 3.56TOTAL FLOOR AREA: NANUMBER OF BUILDINGS: NABUILDING HEIGHT: NA

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

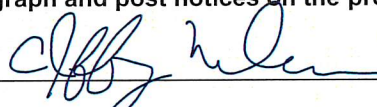
ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____

ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I, 3400 Southwest LLC, the current property owner hereby authorize the applicant Mark Olson, Architect to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

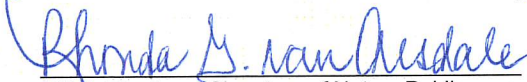
Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

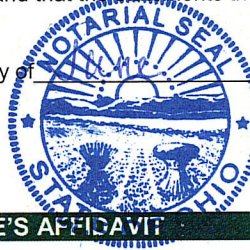
Signature of Current Property Owner:  Date: 6/20/2023

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 20th day of June, 2023.

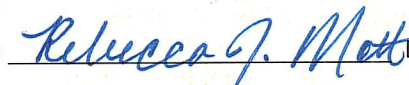

Official Seal and Signature of Notary Public



RHONDA G. VAN ARSDALE
Notary Public, State of Ohio
My Commission Expires 07-04-2024

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Rebecca J. Mott, Plank Law Firm, LPA, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative:  Date: June 20, 2023

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 20 day of June, 2023.


Official Seal and Signature of Notary Public



Lynette Mapes
Notary Public, State of Ohio
My Commission Expires 08-10-24

Revised 06/2020

Page 2 of 5

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 100.00
Total Submittal Fee: \$ _____

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT**



The Planning Commission shall consider approval of applications for special permit uses and forward its recommendations to City Council for their consideration if the following findings are made by the Commission:

- the proposed use shall be harmonious with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- the proposed use shall not adversely affect the use of adjacent property;
- the proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- the proposed use shall be in accordance with the general and specific objectives and the purpose and intent of the zoning code and land use plan and any other plans and ordinances of the City;
- the proposed use complies with the applicable specific provisions and standards of this Code;
- the proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;

Please indicate below the type of Special Use Permit being requested:

- | | |
|---|--|
| ☐ Adult Bookstore/Novelty Store | ☐ Dog and Cat Kennels |
| ☐ Adult Entertainment Establishments | ☐ Drive-Thru Stations |
| ☐ Adult Film and Video Tape Sales | ☐ Gasoline Service Stations |
| ☐ Adult Motion Picture Theater | ☐ Group Family Homes |
| ☐ Automobile and Other Motor Vehicle Repair, Services and Garage Automobile Dealers | ☐ Group Multi-Family Homes |
| ☐ Bed and Breakfast Inns | ☐ Mini-Storage Facility |
| ☐ Boarding Houses | ☐ Outdoor Concerts |
| ☐ Car Wash Establishments | ☒ Outdoor Sales and Storage |
| ☐ Daycare Centers | ☐ Outdoor Seating (eating establishments) |
| ☐ Dealers in New and Used motorcycle, motorized bicycle, tricycle and off-road motorized recreational vehicles | ☐ Pet shops (excludes boarding) |
| | ☐ Radio and television antenna or antenna tower (only in IND-1, IND-2, IND-3 or SD-4 District). |
| | ☐ Sale, rental, barter or trade of weapons/explosives |

PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- ☒ One signed application and notarized application
- ☒ Appropriate fee (\$100) - **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☒ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☒ A metes and bounds legal description and survey, stamped by a certified surveyor of the property
- ☐ A proposed Development Standards Text
- ☒ A site plan showing improvements associated with Special Use

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit the Development Department at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2023

Special Use Permit Application

Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Timeline		
November 30, 2022	January 3, 2023	1st Reading	2nd Reading	30-day Effective Period
		January 17, 2023	February 6, 2023	
January 4, 2023	February 7, 2023	1st Reading	2nd Reading	30-day Effective Period
		February 21, 2023	March 6, 2023	
February 1, 2023	March 7, 2023	1st Reading	2nd Reading	30-day Effective Period
		March 20, 2023	April 3, 2023	
March 1, 2023	April 4, 2023	1st Reading	2nd Reading	30-day Effective Period
		April 17, 2023	May 1, 2023	
March 29, 2023	May 2, 2023	1st Reading	2nd Reading	30-day Effective Period
		May 15, 2023	June 5, 2023	
May 3, 2023	June 6, 2023	1st Reading	2nd Reading	30-day Effective Period
		June 19, 2023	July 3, 2023	
May 31, 2023	July 5, 2023	1st Reading	2nd Reading	30-day Effective Period
		July 17, 2023	August 7, 2023	
June 28, 2023	August 8, 2023	1st Reading	2nd Reading	30-day Effective Period
		August 21, 2023	September 5, 2023	
August 2, 2023	September 5, 2023	1st Reading	2nd Reading	30-day Effective Period
		September 18, 2023	October 2, 2023	
August 30, 2023	October 3, 2023	1st Reading	2nd Reading	30-day Effective Period
		October 16, 2023	November 6, 2023	
October 4, 2023	November 7, 2023	1st Reading	2nd Reading	30-day Effective Period
		November 20, 2023	December 4, 2023	
November 1, 2023	December 5, 2023	1st Reading	2nd Reading	30-day Effective Period
		December 18, 2023	January 2, 2024	

Revised 11-17-2022

* Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 p.m. on the first Tuesday following the first Monday of each month unless otherwise noted.
2. The complete application packet, including all sets of drawings (properly folded and collated), should be submitted no later than 12:00 p.m. on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio.

Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

Exhibit “A”

Project Narrative and Legal Standard for a Special Use Permit (Section 1135.09(b)(12)(A)(1)(r) the Grove City Planning and Zoning Code (the “Zoning Code”))

1. The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;

The subject property consisting of Franklin County Auditor Tax Parcel Id. No.: 040-006747, owned by 3400 Southwest LLC, contains approximately 10.01 acres and is located at Lewis Centre Way and Southwest Boulevard (the “Property”). The property is zoned in the Ind-2 (Heavy Industry) district, and the immediate, adjacent properties are zoned in the I-1 (Light Industrial) district to the north (in the Village of Urbancrest’s jurisdiction) and Ind-2 (Heavy Industry) (in the City of Grove City’s jurisdiction) to the east and west for similar or more intensive uses.

The Property contains businesses and tenant operations of an industrial nature, including administrative offices for support. One of the tenants on the Property is Maxim Crane Works, which is a specialized crane and lifting equipment rental company using the latest technology advancements and providing other value-add services, such as engineering, project management, heavy hauling, and maintenance for maximum efficiency in job layout and productivity.

Maxim Crane Works would like to utilize a portion of the Property, of less than 4 acres, for a temporary two-year period under this special permit request for a lay down yard or outside storage yard for storage and placement of equipment, such as cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes, while the owner of the Property prepares the portion of the real property owned by 3400 Southwest LLC within the jurisdiction of the Village of Urbancrest to handle, accommodate, and provide the storage yard for this same equipment and cranes for the permanent and long-term solution. The storage yard will be kept and organized in a neat and orderly manner.

The proposed use is appropriately positioned adjacent to industrial uses to the north, east and west, and is immediately contiguous to industrial zoned properties and compatible land uses that include other similar or more intense industrial land uses. Therefore, the proposed use – the storage yard for a temporary time – is in harmony, and consistent, with the essential character of the neighborhood.

2. The proposed use shall not adversely affect the use of adjacent property;

The parcel is zoned in the Ind-2 (Heavy Industry) zoning classification, and surrounding properties are also predominately zoned in the light industrial and Ind-2 (Heavy Industry) zoning classifications. The proposed storage area will have a 45' setback from the public right-of-way of Lewis Centre Way and, therefore, have a larger buffer from the adjacent property to the west and will be screened by 2" caliper deciduous trees (35' on center); a 3' in height evergreen, opaque hedge of trees; 18" in height ornamental, deciduous shrubs; and ample plantings and landscaping, as shown on page 2 of the Site Plan dated May 30, 2023 (the "Site Plan"). There will be no adverse affects relative to the uses conducted on adjacent properties. Applicant is, and will continue to be, a good neighbor and supporter of the community.

3. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

The storage area will be screened from the view by the neighboring industrial zoned properties to the west. In addition, there are already existing buildings (which offer screening) and a landscaped mound (offering additional screening) located along the frontage of Southwest Boulevard from the view of vehicular and pedestrian passers-by and properties to the south. Similarly, this storage yard is a temporary use. Therefore, the Property and the uses put to the Property, including a temporary storage yard, which will be kept in a neat and orderly manner, will be in keeping with the character of the industrial-zoned properties. There will be no adverse affect on the health, safety, morals, or welfare of persons residing or working in the neighborhood.

4. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;

The proposed use shall be served adequately by all public facilities and services including roads, police and fire protection, storm water facilities, water and sanitary sewer, and the school system. The storage of equipment, such as cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes will be kept in a neat and orderly manner and provide for adequate access and drive aisles within the storage area for police, fire, and other emergency responders to access and maneuver into and onto the Property and storage area.

5. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;

The included additional proposed use of the Property for a storage area for equipment, cranes, crane trucks, pieces of boom, semi-trucks and trailers shall not impose a material traffic impact upon the public right-of-ways. When this Property was re-zoned to Ind-2, a traffic impact study was completed and the owner made improvements to handle any traffic impact it would cause with

any more intensive Ind-2 type industrial and manufacturing uses, which the actual uses on the Property are more of a light industrial nature. The surrounding area was planned and is zoned for a mix of commercial office uses and industrial uses. The public right-of-ways and road systems are adequate to serve and support the traffic impact and generation related to all types of industrial and commercial traffic users, such as employees, customers, vendors, and patrons. The use will complement and support the other industrial businesses in the neighborhood, and the road systems adequately serve the use and all of the uses in the surrounding neighborhood.

6. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

The Property is located in the Ind-2 District, and it is common that businesses of an industrial nature necessitate the use of outside storage facilities for equipment and other trade items. However, there will be no outside storage of materials. The GroveCity2050 plan supports this proposed use on the Property for corridor enhancement in a tech flex area. The City of Grove City's goals and planning objectives under the GroveCity2050 plan for the tech flex area include uses such as research, office, clean manufacturing, and light industrial uses in an area designed to foster growth. Flexibility and accommodation for maximum utilization of outdoor spaces on parcels of real property within the tech flex area shall be encouraged by the City of Grove City to foster and support continued business and industry growth and development. The uses on the Property are that of offices, light manufacturing or light industrial uses, as well as the request for the outside storage; therefore, the existing uses and the uses specified in this application all comport with the GroveCity2050 plan.

In addition, the future land use plan states that (i) parking shall be off-street surface lots that are shared between buildings in the same area; (ii) create a small block of buildings and uses that create a cohesive development; (iii) building setbacks vary depending on the scale of the building; and (iv) encouragement of a variety of building types and sizes clustered and grouped but linked by a connected street network. The Property, and its existing configuration and layout of buildings, parking areas, landscaping, and curb cuts (access drives) comply with the foregoing principles that are identified and encouraged by the City of Grove City.

The Property uses, buildings, and site layout are all in accord with the general and specific objectives and the purpose and intent of the Zoning Code and the GroveCity2050 plan.

7. The proposed use complies with the applicable specific provisions and standards of the Code;

In accordance with this argument under items #1-9, Applicant and the property owner meet the standards in the Zoning Code for the granting of a special permit, as set forth under Section 1135.09(b)(12)(B)(1) through (9). In addition, as depicted on the Site Plan, the property owner will either meet the supplementary special use permit requirements (or they are not applicable, as there are not adjacent residentially zoned properties) under Section 1135.09(b)(12)(G)(3) of the Zoning Code, including:

- a. Outdoor sales, storage, or display shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway; ***Applicant has met this standard by providing not a ten (10) foot setback from a road right-of-way, but by exceeding that setback requirement with a forty-five (45) foot setback from the road right-of-way of Lewis Centre Way.***
 - b. Any outdoor sales, storage, or display area located closer than one hundred feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan; ***Although Applicant has no requirement to provide a landscaped buffer strip as it relates to adjacent residential property under this section (because there are none), Applicant has, as a good neighbor and in the spirit of maximum cooperation and screening and protection to other properties relative to a temporary storage yard use, has proposed an opaque landscaped screening installation, as set forth on page 2 of the Site Plan and as described herein.***
 - c. Illumination of outdoor sales, storage, or display areas shall be designed to prevent glare or direct light from the illumination source into residential areas; ***Not applicable to this use.***
 - d. Outdoor displays shall be maintained in a neat and orderly fashion; ***This will be done and is a business objective of the tenant, Maxim Crane Works.***
 - e. Signage for outdoor stalls or displays shall comply with Chapter 1145 or if located in the H.P.A., Chapter 1138; ***Not applicable to this use.***
 - f. The site plan submitted with an application for a special use permit shall indicate the types of merchandise to be displayed and, if applicable, any seasonal changes of display. ***There is no filling station use or other retail uses with outside displays of merchandise for sale or customer interaction. The subject outside storage use is for business equipment (not for consumer transactions), and the outside storage use is of a temporary nature. This request is only for a two-year period.***
8. The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located.

Under Section 1135.09(b)(12)(A)(1) of the Zoning Code, no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for the following specified uses (under 1 through 9, parenthetical added), except in a C-1, C-2, Ind-1, Ind-2, Ind-3, CBD, PUD-C or PUD-I use district, except as noted below, and with a Special Use Permit: (r) Outdoor sales, storage, display and as stipulated in subsection G hereof.

The Property is located in the Ind-2 District, and the Zoning Code clearly states that outdoor sales, storage, and display may be permitted in an Ind-2 District with a special use permit. In addition, the property owner shall meet all stipulations in the subsection G referenced above (and as denoted in Item 7 above).

Exhibit "B"

Legal Description

DESCRIPTION OF 10.000 ACRES OF LAND
(Tax Parcel No. 040-006747)

Situated in the State of Ohio, County of Franklin, Township of Jackson, and the City of Grove City, and being part of Virginia Military Survey No. 1388 and also being 10.000 acres out of Parcels No. 2 and No. 3 belonging to Helen M. Schoch and T. Richard Barbee, of record in Deed Volume 2805, Page 40 at The Franklin County Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

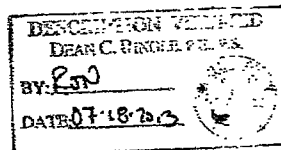
Beginning at an iron pin, said iron pin being located in the Westerly line of said Parcel No. 2, said iron pin also being located in the Northerly right-of-way line of Southwest Blvd., said iron pin also being located at the Southeasterly corner of a 24.33 acre tract belonging to Universal Concrete Products, Inc. of record in Official Record 2542, Page E-11 at said Recorder's Office, said iron pin also being located at the True Point of Beginning;

Thence North 3°, 16', 17" East along the Easterly line of said 24.33 acre tract, and along the Westerly line of said Parcel No. 2 a distance of 920.90 feet to a stone, said stone being located at the Southwesterly corner of a 5 acre tract belonging to John H. William Gilbert, of record in Official Record 3814, Page J-17 at said Recorder's Office, said stone also being located at the Northwesterly corner of said Parcel No.3;

Thence South 87°, 43', 44" East along the Northerly line of said Parcel No. 3, and the Southerly line of said 5 acre tract a distance of 471.74 feet to an iron pin;

Thence South 3°, 16', 17" West across said Parcels No. 2 and No. 3 a distance of 925.84 feet to an iron pin, said iron pin being located in the said Northerly right-of-way line of Southwest Blvd;

Thence North 87°, 01', 45" West along the said Northerly right-of-way line of Southwest Blvd. a distance of 471.68 feet to the True Point of Beginning and containing 10.000 acres of land more or less.



0-03RD
ALLOF
(640)
006747

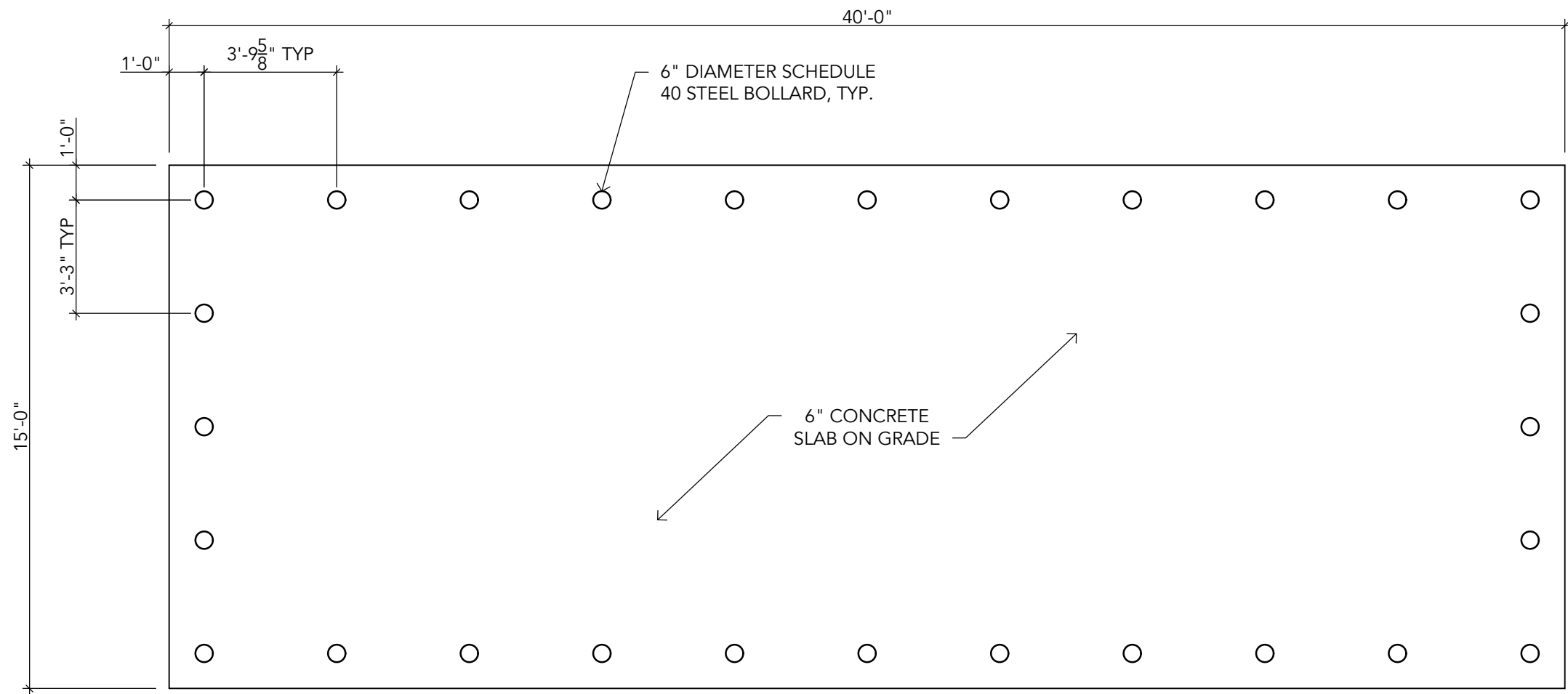
Parcel ID #	Owner Name	Owner Tax Mailing Address	Owner Mailing Address	Property Address or Site Address
040-007676-00	Plymouth 3500 Southwest LLC	Corelogic - N/A (Mortgage)	1300 East Ninth Street, Cleveland, Ohio 44114	3500 Southwest Boulevard, Grove City, Ohio 43123
040-004262-00	WPT Southwest Boulevard LP	Post Office Box A3879, Chicago, Illinois, 60690	4350 Baker Road, Suite 400, Minnetonka, MN 55343	0 Southwest Boulevard, Grove City, Ohio 43123
040-006747-00	3400 Southwest LLC	3458 Lewis Centre Way, Urbancrest, Ohio 43123	3400 Southwest Boulevard, Grove City 43123	3400 Southwest Boulevard, Grove City 43123
161-001059-00	3400 Southwest Five LLC	3458 Lewis Centre Way, Urbancrest, Ohio 43123	250 North Hartford, Columbus, Ohio 43222	3400 Lewis Center Way, Grove City, Ohio 43123
161-001062-00	Richard E. Cooley	Corelogic - N/A (Mortgage)		0 John Street, Grove City, Ohio 43123
	Richard E. Cooley	Corelogic - N/A (Mortgage)	3765 West Third Avenue, Urbancrest, Ohio 43123	3765 West Third Avenue, Urbancrest, Ohio 43123

NOT FOR CONSTRUCTION

PRELIMINARY
DECEMBER 1, 2023

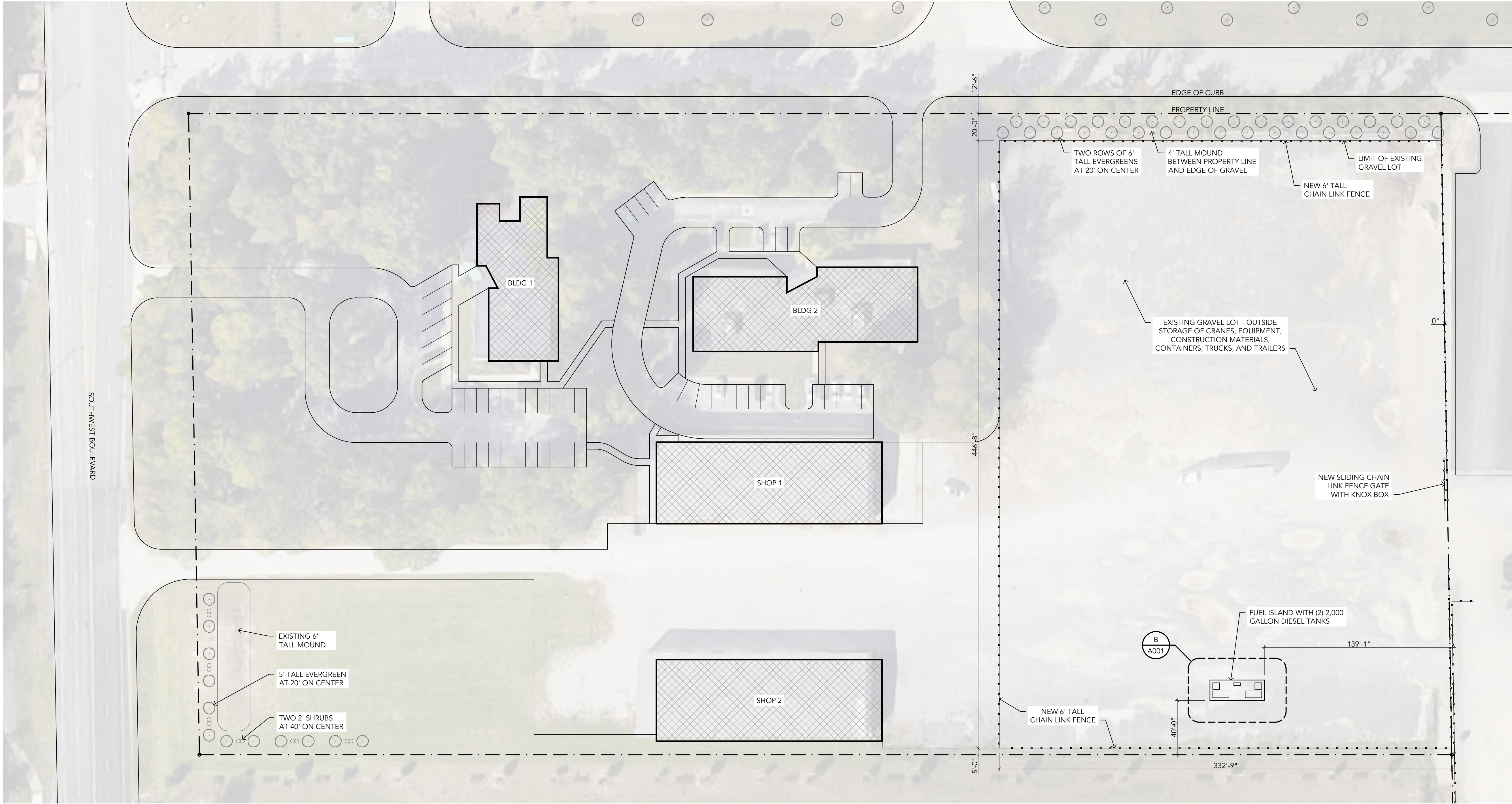
SITE PLAN

A001



FUEL ISLAND PLAN
SCALE 1/4"=1'-0"

Received By:
Grove City Development
12/1/23



SITE PLAN
SCALE 1"=40'-0"

Project Narrative and Legal Standard for a Special Use Permit
(Section 1135.09(b)(12)(A)(1)(r) the Grove City Planning and Zoning Code (the “Zoning Code”))

1. The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;

The subject property consisting of Franklin County Auditor Tax Parcel Id. No.: 040-006747, owned by 3400 Southwest LLC, contains approximately 10.01 acres and is located at Lewis Centre Way and Southwest Boulevard (the “Property”). The property is zoned in the Ind-2 (Heavy Industry) district, and the immediate, adjacent properties are zoned in the I-1 (Light Industrial) district to the north (in the Village of Urbancrest’s jurisdiction) and Ind-2 (Heavy Industry) (in the City of Grove City’s jurisdiction) to the east and west for similar or more intensive uses.

The Property contains businesses and tenant operations of an industrial nature, including administrative offices for support. One of the tenants on the Property is Maxim Crane Works, which is a specialized crane and lifting equipment rental company using the latest technology advancements and providing other value-add services, such as engineering, project management, heavy hauling, and maintenance for maximum efficiency in job layout and productivity.

Maxim Crane Works would like to utilize a portion of the Property, of less than 4 acres, for a temporary two-year period under this special permit request for a lay down yard or outside storage yard for storage and placement of equipment, such as cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes, while the owner of the Property prepares the portion of the real property owned by 3400 Southwest LLC within the jurisdiction of the Village of Urbancrest to handle, accommodate, and provide the storage yard for this same equipment and cranes for the permanent and long-term solution. The storage yard will be kept and organized in a neat and orderly manner.

The proposed use is appropriately positioned adjacent to industrial uses to the north, east and west, and is immediately contiguous to industrial zoned properties and compatible land uses that include other similar or more intense industrial land uses. Therefore, the proposed use – the storage yard for a temporary time – is in harmony, and consistent, with the essential character of the neighborhood.

2. The proposed use shall not adversely affect the use of adjacent property;

The parcel is zoned in the Ind-2 (Heavy Industry) zoning classification, and surrounding properties are also predominately zoned in the light industrial and Ind-2 (Heavy Industry) zoning classifications. The proposed storage area will have a 20' setback from the public right-of-way of Lewis Centre Way and, a continuous 4' in height earthen mound. In addition, Applicant will provide for two (2) staggered rows of 6' in height minimum evergreen trees spaced at 20' on center, as shown on the Site Plan dated September 1, 2023 (the "Site Plan"). There will be no adverse affects relative to the uses conducted on adjacent properties. Applicant is, and will continue to be, a good neighbor and supporter of the community.

3. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

The storage area will be screened from the view by the neighboring industrial zoned properties to the west. In addition, there are already existing buildings (which offer screening) and a landscaped mound (offering additional screening) located along the frontage of Southwest Boulevard from the view of vehicular and pedestrian passers-by and properties to the south. Similarly, this storage yard is a temporary use. Therefore, the Property and the uses put to the Property, including a temporary storage yard, which will be kept in a neat and orderly manner, will be in keeping with the character of the industrial-zoned properties. There will be no adverse affect on the health, safety, morals, or welfare of persons residing or working in the neighborhood.

4. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;

The proposed use shall be served adequately by all public facilities and services including roads, police and fire protection, storm water facilities, water and sanitary sewer, and the school system. The storage of equipment, such as cranes, lift equipment, pieces of boom, and semi-trucks and trailers that transport the equipment and cranes will be kept in a neat and orderly manner and provide for adequate access and drive aisles within the storage area for police, fire, and other emergency responders to access and maneuver into and onto the Property and storage area.

5. The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;

The included additional proposed use of the Property for a storage area for equipment, cranes, crane trucks, pieces of boom, semi-trucks and trailers shall not impose a material traffic impact upon the public right-of-ways. When this Property was re-zoned to Ind-2, a traffic impact study was completed and the owner made improvements to handle any traffic impact it would cause with any more intensive Ind-2 type industrial and manufacturing uses, which the actual uses on the

Property are more of a light industrial nature. The surrounding area was planned and is zoned for a mix of commercial office uses and industrial uses. The public right-of-ways and road systems are adequate to serve and support the traffic impact and generation related to all types of industrial and commercial traffic users, such as employees, customers, vendors, and patrons. The use will complement and support the other industrial businesses in the neighborhood, and the road systems adequately serve the use and all of the uses in the surrounding neighborhood.

6. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

The Property is located in the Ind-2 District, and it is common that businesses of an industrial nature necessitate the use of outside storage facilities for equipment, cranes, pieces of boom, containers, trucks and trailers, crane mats, rigging, spreader bars, counterweights, and other miscellaneous items cranes need for specific jobs. The GroveCity2050 plan supports this proposed use on the Property for corridor enhancement in a tech flex area. The City of Grove City's goals and planning objectives under the GroveCity2050 plan for the tech flex area include uses such as research, office, clean manufacturing, and light industrial uses in an area designed to foster growth. Flexibility and accommodation for maximum utilization of outdoor spaces on parcels of real property within the tech flex area shall be encouraged by the City of Grove City to foster and support continued business and industry growth and development. The uses on the Property are that of offices, light manufacturing or light industrial uses, as well as the request for the outside storage; therefore, the existing uses and the uses specified in this application all comport with the GroveCity2050 plan.

In addition, the future land use plan states that (i) parking shall be off-street surface lots that are shared between buildings in the same area; (ii) create a small block of buildings and uses that create a cohesive development; (iii) building setbacks vary depending on the scale of the building; and (iv) encouragement of a variety of building types and sizes clustered and grouped but linked by a connected street network. The Property, and its existing configuration and layout of buildings, parking areas, landscaping, and curb cuts (access drives) comply with the foregoing principles that are identified and encouraged by the City of Grove City.

The Property uses, buildings, and site layout are all in accord with the general and specific objectives and the purpose and intent of the Zoning Code and the GroveCity2050 plan.

7. The proposed use complies with the applicable specific provisions and standards of the Code;

In accordance with this argument under items #1-9, Applicant and the property owner meet the standards in the Zoning Code for the granting of a special permit, as set forth under Section 1135.09(b)(12)(B)(1) through (9). In addition, as depicted on the Site Plan, the property owner will either meet the supplementary special use permit requirements (or they are not applicable, as there are not adjacent residentially zoned properties) under Section 1135.09(b)(12)(G)(3) of the Zoning Code, including:

- a. Outdoor sales, storage, or display shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district or within ten feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway; ***Applicant has met this standard by providing a twenty (20) foot setback from the road right-of-way of Lewis Centre Way.***
- b. Any outdoor sales, storage, or display area located closer than one hundred feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan; ***Although Applicant has no requirement to provide a landscaped buffer strip as it relates to adjacent residential property under this section (because there are none), Applicant has, as a good neighbor and in the spirit of maximum cooperation and screening and protection to other properties relative to a temporary storage yard use, has proposed an opaque landscaped screening installation, as set forth on the Site Plan and as described herein.***
- c. Illumination of outdoor sales, storage, or display areas shall be designed to prevent glare or direct light from the illumination source into residential areas; ***Not applicable to this use.***
- d. Outdoor displays shall be maintained in a neat and orderly fashion; ***This will be done and is a business objective of the tenant, Maxim Crane Works.***
- e. Signage for outdoor stalls or displays shall comply with Chapter 1145 or if located in the H.P.A., Chapter 1138; ***Not applicable to this use.***
- f. The site plan submitted with an application for a special use permit shall indicate the types of merchandise to be displayed and, if applicable, any seasonal changes of display. ***There is no filling station use or other retail uses with outside displays of merchandise for sale or customer interaction. The subject outside storage use is for business equipment (not for consumer transactions), and the outside storage use is of a temporary nature. This request is only for a two-year period.***

8. The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located.

Under Section 1135.09(b)(12)(A)(1) of the Zoning Code, no buildings or premises shall be used and no buildings shall be erected which are arranged, intended or designed to be used for the

following specified uses (under 1 through 9, parenthetical added), except in a C-1, C-2, Ind-1, Ind-2, Ind-3, CBD, PUD-C or PUD-I use district, except as noted below, and with a Special Use Permit:
(r) Outdoor sales, storage, display and as stipulated in subsection G hereof.

The Property is located in the Ind-2 District, and the Zoning Code clearly states that outdoor sales, storage, and display may be permitted in an Ind-2 District with a special use permit. In addition, the property owner shall meet all stipulations in the subsection G referenced above (and as denoted in Item 7 above).

411 E. Town Street, Floor 2
Columbus, Ohio 43215
p : (614) 947-8600
f : (614) 228-1790
e : information@planklaw.com
w : planklaw.com

Donald T. Plank, dtp@planklaw.com
David Watkins, dw@planklaw.com
Rebecca J. Mott, rjm@planklaw.com
Craig J. Moncrief, cjm@planklaw.com
Kevin D. Dunn, kdd@planklaw.com

Received By:
Grove City Development
11/2/23

November 1, 2023

Dash Logan
Development Planner
The City of Grove City
4035 Broadway
Grove City, Ohio 43123

Via Email Only to: dlogan@grovecityohio.gov

Below are the responses of Applicant to city staff regarding the Special Use Permit application for 3400 Southwest Boulevard. The control number for this application is #202306290024.

1. The project narrative states flexibility and accommodation for maximum utilization of outdoor spaces within the tech flex area shall be encouraged by the City of Grove City. Please be advised that the tech flex land use designation in GroveCity2050 does not mention uses of outdoor spaces and is intended to promote research and development, office space and light industrial. As such, any outdoor storage use, permanent or temporary, will need to comply with the requirements outlined in this letter for staff to support such a use.

Acknowledged staff's comment.

2. The proposed landscaping shown on the plans does not meet the code requirements for screening truck parking and loading areas from public roadways. Although the proposed use would be temporary, the site will need to comply with these requirements. As such, code requires the following:
 - Per 1136.06 (3): The setback for off-street truck parking facilities requires a 45'- 0" minimum parking and/or drive aisle set-back with a continuous

6'- 0" height minimum earthen mound. In conjunction with this requirement three staggered rows of 6'- 0" height minimum evergreen trees at 20'- 0" maximum spacing and one 2" caliper minimum small class tree per each 40 lineal feet of frontage are to be planted.

Applicant is furnishing a new Site Plan, with landscaping as shown. Applicant will seek a partial variance from Section 1136.06(a)(3) and will file an amended variance application with the Zoning and Building Department. The variance application will include variances for gravel surfaces, landscaping standards, and the proposed fence.

Applicant is proposing a 20' setback with a continuous 4' earthen mound along Lewis Centre Way. In addition, Applicant is providing two (2) staggered rows of evergreen trees on the mound, spaced at 20' maximum at center.

- Currently no landscaping exists along the eastern property line. One 6-foot evergreentree is needed each 20 lineal feet of property line, as well as two 18-inch deciduous shrubs per 40 lineal feet. Based on measurements taken from the plan sheets, 46 trees and 46 shrubs will be needed along the property line adjacent to the proposed lay down lot ($\pm$ 926 feet).

The property abuts up to adjacent manufacturing uses to the east (compatible zoning districts), and this is an existing, legal, non-conforming condition. However, Applicant will seek a variance from Section 1136.06(b) of the Zoning Code.

3. To provide additional screening from Southwest Boulevard, the existing mounding along Southwest Boulevard should be wrapped along the eastern property line (approximately 30 feet) with evergreen trees planted on the mounding.

Applicant is not able to provide this additional landscaping on the Site Plan for additional frontage landscaping. The Property has adequate buffering of the outside storage area from Southwest Boulevard due to the landscaping that is existing and the buildings that have been constructed closer to the frontage area of the Property.

4. Section 1137.11 of code requires parking lots be smoothly graded with an asphaltic or Portland concrete surface. A variance will be required from the Board of Zoning appeals for the gravel lot as proposed.

Although the existing gravel lot is legal, non-conforming, the Applicant will seek a variance from Section 1137.11(a) of the Zoning Code for the gravel lot.

5. Additional information should be added to the project narrative including:

- Number of vehicles anticipated to enter and exit the site each day.
- Number of vehicles and equipment quantities anticipated to be stored on site.

The number of vehicles/trucks anticipated to enter and exit each day is approximately twenty (20), but may be more or less.

See photos of similar sites used for this purpose by this operator.

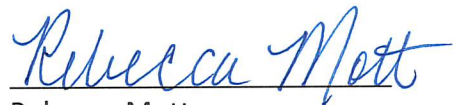
6. The project narrative notes that the outdoor storage area will be used for trade items, but also states there will be no outdoor storage of materials under #6 on page 3 of the narrative. Clarify what trade materials will be stored outside.

Trade items are equipment used in the operation of the business, such as cranes, containers, trucks, and trailers. The trade items and construction materials that would be stored include pieces of boom, crane mats, rigging, spreader bars, counterweights, and other miscellaneous items that cranes need for specific jobs.

7. Provide pictures of other similar storage lots and the equipment proposed to be stored on site to better illustrate the proposed use.

Applicant has provided photos of other storage sites for this business operator and provides a good indication of how this storage yard will be used.

Sincerely,



Rebecca Mott



Received By:
Grove City Development
11/2/23

DAYTON, OHIO



Received By:
Grove City Development
11/2/23

CARTERET, NEW JERSEY



Received By:
Grove City Development
11/2/23

INDIANAPOLIS, INDIANA



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Grove City Development
11/2/23

WILDER, KENTUCKY



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Grove City Development
11/2/23

RIDLEY PARK, PENNSYLVANIA



Received By:
Grove City Development
11/2/23

JESSUP, MARYLAND



Received By:
Grove City Development
11/2/23

ASHLAND, VIRGINIA



Received By:
Grove City Development
11/2/23

COLUMBIA, SOUTH CAROLINA



Received By:
Grove City Development
11/2/23

LA VERGNE, TENNESSEE

Received By:
Grove City Development
11/2/23

Parcel ID #	Owner Name	Owner Tax Mailing Address	Owner Mailing Address	Property Address or Site Address
040-007676-00	Plymouth 3500 Southwest LLC	Corelogic - N/A (Mortgage)	1300 East Ninth Street, Cleveland, Ohio 44114	3500 Southwest Boulevard, Grove City, Ohio 43123
040-004262-00	WPT Southwest Boulevard LP	Post Office Box A3879, Chicago, Illinois, 60690	4350 Baker Road, Suite 400, Minnetonka, MN 55343	0 Southwest Boulevard, Grove City, Ohio 43123
040-006747-00	3400 Southwest LLC	3458 Lewis Centre Way, Urbancrest, Ohio 43123	3400 Southwest Boulevard, Grove City 43123	3400 Southwest Boulevard, Grove City 43123
161-001059-00	3400 Southwest Five LLC	3458 Lewis Centre Way, Urbancrest, Ohio 43123	250 North Hartford, Columbus, Ohio 43222	3400 Lewis Center Way, Grove City, Ohio 43123
161-001062-00	Richard E. Cooley	Corelogic - N/A (Mortgage)	3765 West Third Avenue, Urbancrest, Ohio 43123	0 John Street, Grove City, Ohio 43123
161-001060-00	Richard E. Cooley	Corelogic - N/A (Mortgage)		3765 West Third Avenue, Urbancrest, Ohio 43123

Date: 12/27/23
Introduced By:
Committee: Lands
Originated By: Co. Comm.
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-01-24
1st Reading: 01/02/24
Public Notice: 01/03/24
2nd Reading: 01/16/24
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE NO. C-01-24

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.505+ ACRES LOCATED AT 2304 WHITE ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 0.505+ acres, more or less, in Jackson Township was duly filed by Jadi Riewoldt, Pam Baron, Alex Barton; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on October 17, 2023; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on October 24, 2023.

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

SECTION 1. The proposed annexation, as applied for in the petition of Jadi Riewoldt, Pam Baron, Alex Barton, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on September 11, 2023 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on October 17, 2023, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 8231. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be SF-1, Single Family Residential, and shall be placed in Ward 2. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

, President of Council

Passed:

Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-01-24
Exhibit A'

DESCRIPTION OF A 0.505± ACRE TRACT FOR ANNEXATION PURPOSES
From: Jackson Township, To: Grove City

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 8231, and being part of a 0.574± acre tract of land conveyed to Jadie N. Riewoldt and Alex M. Barton and Pam K. Barton as recorded in Instrument #201709120127142 and being more particularly described for annexation purposes as follows:

BEGINNING at the southeast corner of land conveyed to Pamela K. Barton as recorded in Instrument #201901300011388 and being in the northerly right-of-way line of White Road (60' wide) and in the City of Grove City corporation line as established by Ordinance Number C-18-14.

Thence N 05°30'00" E, along the east line of said Barton land and the City of Grove City corporation line as established by Ordinance Number C-41-01, a distance of 220.00' to a point in the south line of Lot 96 in the Keller Farm Subdivision Section 5 as recorded in Plat Book 66, Page 87 and being in the City of Grove City corporation line as established by Ordinance Number C-15-79;

Thence S 83°12'00" E, along said Keller Farm Subdivision and said City of Grove City corporation line, a distance of 100.00' to a point thereon being in the south line of Lot 97 in said Subdivision and being the northwest corner of land conveyed to Mark B. Sothard and Kim M. Sothard as recorded in Deed Book 33645, Page 13;

Thence S 05°30'00" W, along the west line of said Sothard land and the City of Grove City corporation line as established by Ordinance Number C-49-14, a distance of 220.00' to the northeast corner of land conveyed to the City of Grove City as recorded in Instrument #201403050026588 and being in the northerly right-of-way line of said White Road and in the said City of Grove City corporation line as established by Ordinance Number C-18-14;

Thence N 83°12'00" W, along the north line of said City of Grove City land and the northerly right-of-way line of said White Road and said City of Grove City corporation line, a distance of 100.00' to the **POINT OF BEGINNING** and containing 0.505± acres of land.

The total length of the annexation perimeter is 640.00'± of which all 640.00'± is contiguous with the existing City of Grove City corporation lines, resulting in 100% perimeter contiguity.

All documents referenced herein are Franklin County Recorder's records.

The above description was prepared by Matthew L. Campbell, P.S. 8546 of Campbell and Associates, Inc. in July of 2023 using the best available county records. The above description is not valid for transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.

Property Address: 2304 White Road, Grove City, Ohio 43123

Franklin County Parcel No.: 160-001763-00

REGISTERED
8-7-23

C-01-24

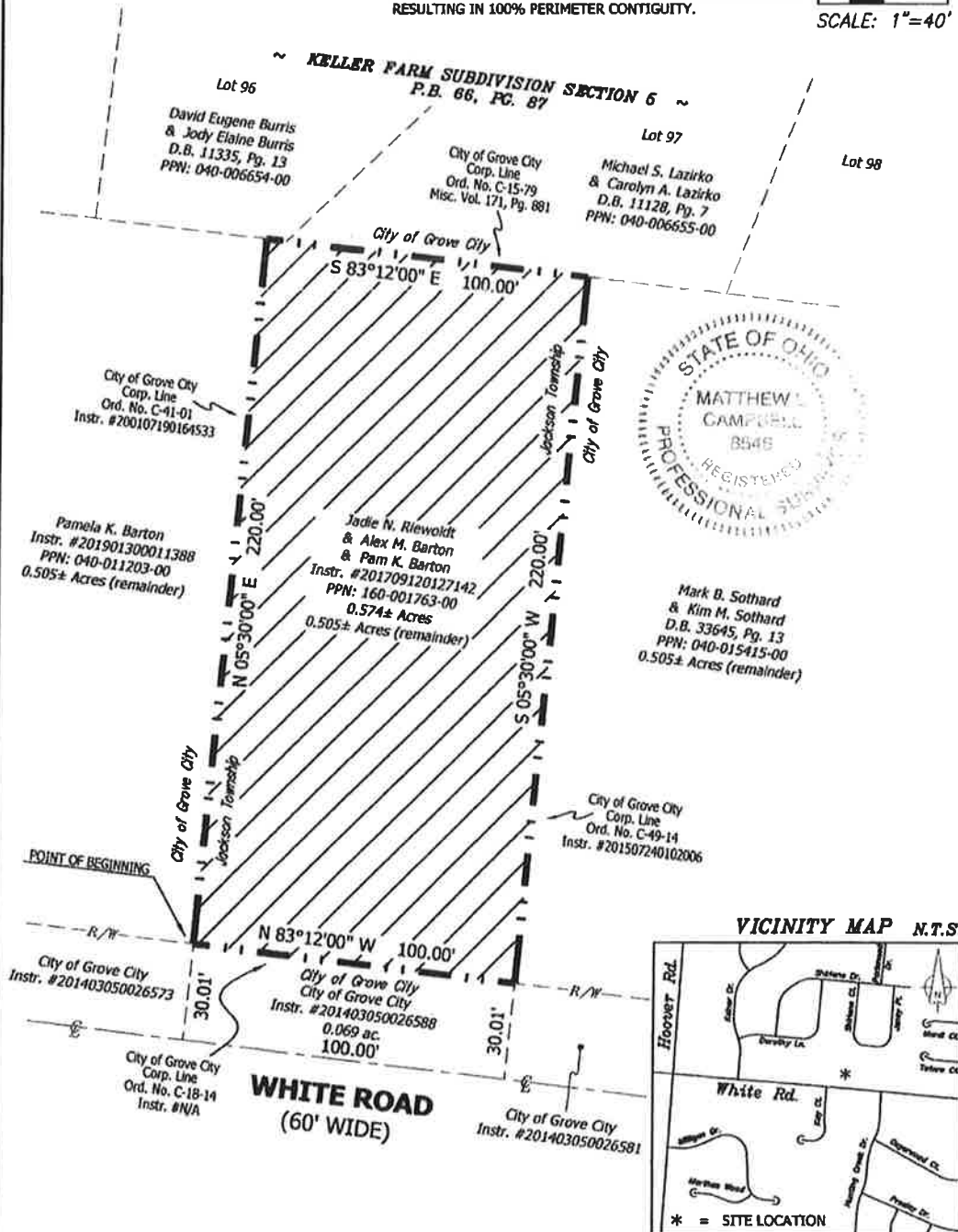
Received by EOEDP
9/22/23**ANNEXATION PLAT**PROPOSED ANNEXATION OF 0.505± AC. IN VMS 8231 FROM JACKSON TOWNSHIP
TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO**LEGEND**--- EXISTING CITY OF GROVE
CITY CORPORATION LINE▨ AREA PROPOSED
FOR ANNEXATION**ADDRESS OF SUBJECT PROPERTY:**

2304 WHITE ROAD, GROVE CITY, OHIO 43123

THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED
AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE
TERRITORY PROPOSED FOR ANNEXATION.TOTAL PERIMETER OF ANNEXATION IS 640.00'± OF WHICH
ALL 640.00'± IS CONTIGUOUS WITH THE CITY OF GROVE CITY,
RESULTING IN 100% PERIMETER CONTIGUITY.

0' 40'

SCALE: 1"=40'

NOTE: THIS MAP WAS PREPARED USING THE BEST AVAILABLE FRANKLIN
COUNTY RECORDS AND WITHOUT THE BENEFIT OF A BOUNDARY
SURVEY. ALL DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET
AND DECIMAL PARTS THEREOF AS SHOWN ON THE RECORD PLAT.MATTHEW L. CAMPBELL
CAMPBELL & ASSOCIATES, INC.

REG. NO. 8546

8-7-23
DATEFranklin County Parcel
160-001763-00

Job: 20230167


**CAMPBELL &
ASSOCIATES, INC.**
Land Surveyors
(800)233-4117
www.campbellsurvey.com

Date: 12-27-23
Introduced By:
Committee: Safety
Originated By: Ms. Houk
Approved:
Emergency: 30 Days:
Current Expense:

No.: CR-01-24
1st Reading: 01/02/24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-01-24

A RESOLUTION TO AMEND RESOLUTION CR-06-22 TO FORM THE GROVE CITY COMMUNITY DIVERSITY ADVISORY TASK FORCE

WHEREAS, in February, 2022, City Council approved Resolution CR-06-22 and formed the Grove City Community Diversity Advisory Task Force; and

WHEREAS, in October, 2023, this Task Force presented their report to Council; and

WHEREAS, as the work of the Task Force continues, the members feel that adjustments to the Task Force are needed in order to proceed.

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

SECTION 1. The Grove City Community Diversity Advisory Task Force is hereby amended, as follows:

Grove City Community Diversity Advisory Task Force

- A. Composition – The Task Force will be comprised of ~~twelve~~ **seven** members, ~~six~~ **five** (6 5) members selected from applicants, one (1) member appointed by the Chamber of Commerce, one (1) member appointed by Heart of Grove City, ~~one (1) member appointed by Visit Grove City, one (1) senior member appointed by the Parks and Recreation staff, and two (2) youth members appointed by the Parks and Recreation staff,~~ as well as one (1) ex officio member, which shall be the originator – Ms. Houk.
- B. Method of selection – The City will advertise for candidate applications within 14 days of the approval of this resolution via the City’s website, “From the Grove” newsletter, and all social media sites. Interested applicants will be required to submit both a letter of interest and a short resume or biography to the Clerk of Council. All applications will be distributed to the Mayor and Council Members for ranking. All rankings will be submitted to the Clerk of Council, who will notify the ~~six~~ **five** candidates of their selection, within one week of receiving the rankings. **Once appointments from the application process have been made, the list shall become void. Replacement members shall come from the same appointing authority.**
- C. Leadership – The Task Force will elect from its members a Chair **and** Vice Chair, ~~and Recording Secretary.~~
- D. Meetings – The Task Force will determine its own meeting schedule.
- E. Duties – The Task Force will:
 - a. Explore opportunities to spur community conversations related to understanding different viewpoints and experiences in order to build on our strong community spirit.
 - b. Invite and engage with a wide array of community members and community partners to enrich their understanding of issues and concerns which may be present.
 - c. Evaluate relevant City policies, procedures, and practices relative to their support of the City’s commitment to cultivating diversity, inclusion, and equity in all aspects of City administration and services.

- d. Identify key areas requiring further exploration and a larger community discussion.
- e. Suggest areas where educational and informational programming would be beneficial for Task Force Members, elected officials, City staff, or the community at-large.
- f. Recommend long-term community goals, as well as strategies and required resources for meeting those goals.

F. Reporting – The Clerk of Council, or designee, shall serve as the Recording Secretary will forward a copy of and keep each set of approved minutes to the Clerk of Council as required by law. For the first year, commencing on the first Task Force meeting date, the Task Force will provide Council with a semi-annual written update on its progress, findings, and recommendations. After twelve months (1 year), The Task Force will prepare and make a presentation written recommendations to Council within twelve months, at which time the Task Force duties will be complete.

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

President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

Date: 12/12/23
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mayor Stage
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-52-23
1st Reading: 12/18/23
Public Notice: 12/19/23
2nd Reading: 01/02/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-52-23

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF THE CODIFIED ORDINANCES TO CREATE AN ADDITIONAL DEPUTY CITY ADMINISTRATOR POSITION

WHEREAS, in 2007, the City of Grove City enacted Ordinance C-99-07 creating a position of Deputy City Administrator to provide support for the City Administrator for the City of Grove City; and

WHEREAS, since that time, the City has grown substantially both in terms of population and workforce; and,

WHEREAS, additionally, the number of City staff and responsibilities has also grown necessitating the need for an additional Deputy City Administrator.

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

SECTION 1. Section 133.06 is hereby amended as follows:

133.06 DUTIES AND RESPONSIBILITIES.

(a) The Deputy City Administrator **positions** shall be appointed by the City Administrator. ~~He or she~~ **The Deputy City Administrators** shall have no fixed term of office, but shall serve at the pleasure of the Mayor. ~~This~~ **These** positions may be a full-time or part-time position, as designated by the City Administrator.

(b) During the absence of the City Administrator, ~~the~~ **a** Deputy City Administrator **shall be assigned by the City Administrator** to assume all of the powers of the City Administrator. This position shall be under the immediate supervision of the City Administrator.

(c) The duties of the Deputy City Administrators shall be, but are not necessarily limited to, assisting the City Administrator in all his or her duties. The Deputy City Administrators shall also assist other administrative department heads when so requested.

(d) Nothing in this chapter shall be interpreted or construed to preclude the designation of ~~the~~ **a** Deputy City Administrator to additional positions or offices, including the right to serve as the head of a department, without compensation, within the framework of the Charter.

SECTION 2. Section 161.10 is hereby amended, in part, as follows:

<i>Job#</i>	<i>Organization Identification</i>	<i>Job Title</i>	<i>FLSA Exemption</i>	<i>Classification Plan</i>	<i>FTE Maximum Number</i>	<i>PTE Maximum Number</i>	<i>Pay Grade</i>	<i>Minimum/ Maximum</i>
1112	Administration	Deputy City Administrator	E	U	4 <u>2</u>		11	\$46.17 - 73.00

SECTION 3. This Ordinance shall take effect at the earliest date permitted by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law