

City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
October 25, 2017

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

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

George Holinga John Brant Larry Titus

Staff present: Michele Y. Harrison, representing the Law Director, Planning and Zoning Coordinator
Laura Scott

Also present; Rebecca Mott, Plank Law, Gary Hammel, Concord Fabricators, Michael Hammel and
Chuck Purdom, Concord Associates. All persons addressing the board were sworn in.

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

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

Chair Holinga moved to the agenda items.

3. Hear the appeal of Donald T. Plank, Plank Law Firm, LPA representing Concord Associates, the property owner at 6511 Seeds Rd. for the following variances:

1.) Table 1135.12-II to reduce the required rear building setback of 100 feet by 50 feet for a total of 50 feet.

2.) Section 1137.11 (a) to retain the existing gravel lot approved by variance in May, 1993 and install an additional gravel lot south of the proposed building addition.

Rebecca Mott, representing Plan Law Firm presented the request in detail. The company has been in business since 1988 and has 29 employees. Concord Fabricators ship over 5,000 tons of steel annually. The project involves moving a transformer, installing a lunch room and adding an 11,000sf building expansion with new gravel lot. The applicant plans to submit for a final development plan in January, 2018. Ms. Mott spoke of the 1993 variance to allow a gravel lot at the rear. The front of the lot has a hard surface. The gravel lot will be 522' from Seeds Rd. It would not be seen traveling southbound on Seeds Rd due to the building and mature trees. However, it could be seen traveling northbound if a driver slowed down to see. The request is very similar to those approved by the BZA for E.L.W. just north of Concord Fabricators.

Chair Holinga asked about trees shown in the area where the new lot is proposed. Mr. Hamel said those would have to be removed for proper maneuvering by trucks. Chair Holinga asked Ms. Mott if they would accept approval of the variances contingent upon obtaining an approved development plan. Ms.

Mott said this was acceptable. Mr. Brant asked staff if notices had been sent to surrounding properties. Ms. Scott said yes. Mr. Brant asked if staff received any responses from those letters. Ms. Scott said no.

Motion by Chair Holinga to grant the appeal to Table 1135.12-II to reduce the required rear building setback of 100 feet by 50 feet for a total of 50 feet contingent upon the approval of a final development plan. Second by Mr. Brant.

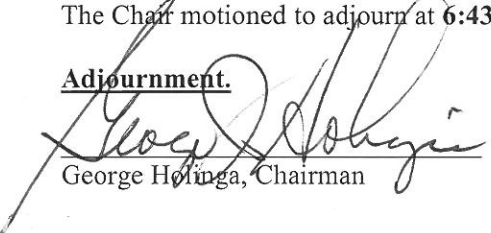
VOTE: Brant, YES; Holinga, YES; Titus, YES; APPROVED.

Motion by Chair Holinga to grant the appeal to Section 1137.11 (a) to retain the existing gravel lot approved by variance in May, 1993 and install an additional gravel lot south of the proposed building addition contingent upon the approval of a final development plan. Second by Mr. Titus.

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

The Chair motioned to adjourn at 6:43p.m.

Adjournment.


George Holinga, Chairman

Laura Scott, Secretary