

**City of Grove City
BOARD OF ZONING APPEALS
MEETING MINUTES
FOR: Monday, January 28, 2013**

Regular Meeting

Board Member Harold “Butch” Little called the Board of Zoning Appeals regular meeting to order at 7:01 p.m. at the Grove City Municipal Building, 4035 Broadway. Present were: Board members Harold “Butch” Little, John Brant and Kelly Reisling; Planning and Zoning Coordinator Christy Zempter; and Phil Hartmann of Ice Miller, representing the City. Also present was: Kyle Wake, representing PNC Bank, 2500 Stringtown Road

Motion was made by Mr. Little to approve the minutes of the December 20, 2012, regular meeting.

Seconded by Mr. Brant. VOTE: Brant, YES; Little, YES; Reisling, YES. YES.

All who wished to address the board were sworn in at this time.

- 1.) **Hear the appeal of Josh Lyons, representing PNC Bank, 2500 Stringtown Road,** for a variance to Section 1136.06(a)(1) of Grove City’s Codified Ordinances to encroach the 10-foot front parking setback by 2 feet.

Kyle Wake of GPD Group addressed the board on behalf of PNC Bank, explaining that the bank would like to add a fourth drive-thru lane outside the existing three lanes at the site. According to Mr. Wake, the additional lane is being sought because the bank’s market analysis anticipates growth in its business and the bank would like to prevent an increase in drive-thru stacking. Mr. Wake added that additional landscaping will be installed along Stringtown Road to provide screening.

Mr. Wake displayed a color site plan for the board members’ review. Mr. Little asked that the plan be entered into the record and that the applicant submit a copy of the plan to Ms. Zempter.

Mr. Wake explained that the only change to the existing outside canopy of the drive-thru would be the addition of an overhang.

Mr. Brant asked if the original 10-foot setback was from the street or the sidewalk. Mr. Wake said the setback was from the right of way.

Ms. Reisling asked if there were plans to replace the sidewalk along Stringtown Road after the current road construction project was completed and how the landscaping shown on the plan could affect that. Ms. Zempter said the sidewalk would be part of the right of way, so it would be the City’s responsibility to replace it at the conclusion of the road work.

Mr. Wake said all the landscaping was on the bank’s property, and the sidewalk would be outside the property line. Mr. Brant noted that there would still be 8 feet of space between the new lane and the sidewalk.

Mr. Little noted that the board didn’t know the parameters of the new road construction, so they didn’t know if the sidewalk would be re-installed in the same place it had been before. Ms. Zempter said she wasn’t aware of any changes in the size of the right of way applicable to the subject property, and she believed any additional right of way required by the City to accommodate the street project would have been negotiated prior to this point.

Mr. Brant said it appeared that the street was just being lowered at the site and that the location of the sidewalk would be unaffected. He added that the applicant still had to go before Planning Commission and City Council for approval of the Special Use Permit, so the variance was just the first step in the approval process. Mr. Wake agreed that the applicant couldn't move forward without the approval of the variance.

Motion was made by Mr. Little to approve the appeal of Josh Lyons, representing PNC Bank, 2500 Stringtown Road, for a variance to Section 1136.06(a)(1) of Grove City's Codified Ordinances to encroach the 10-foot front parking setback by 2 feet.

Seconded by Ms. Reisling. VOTE: Little, YES; Reisling, YES; Brant, YES. APPROVED.

Mr. Little advised the applicant that there is a 21-day period during which the board's approval of variances may be appealed to City Council, and that any work done during that time would be at the applicant's risk.

2.) Election of 2013 chair.

Ms. Reisling nominated Mr. Little as chair, and Mr. Brant seconded the motion. Mr. Brant moved that the nominations be closed, and Mr. Little seconded that motion.

A vote was taken on the closing of nominations.

VOTE: Reisling, YES; Brant, YES; Little, YES. **APPROVED.**

A vote was taken on the nomination of Mr. Little as 2013 chair of the Board of Zoning Appeals.

VOTE: Brant, YES; Little, YES; Reisling, YES. **APPROVED.**

Mr. Little asked if there was any new business to discuss, and none was indicated.

Adjournment.

Motion was made by Mr. Little and seconded by Mr. Brant to adjourn the meeting at 7:17 p.m.
VOTE: Little, YES; Reisling, YES; Brant, YES. **APPROVED.**

Harold "Butch" Little, Board Member

Christy Zempter, Secretary