

**City of Grove City
BOARD OF ZONING APPEALS
REGULAR MEETING
August 22, 2016**

The Chair, Mr. Holinga called the Board of Zoning Appeals meeting to order at 5:40 p.m. at the Grove City Municipal Building, 4035 Broadway.

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

George Holinga

Larry Titus

Board Member John Brant is excused. Staff present: Laura Leister, Assistant Law Director, Chief Building and Zoning Official Michael Boso, Planning and Zoning Coordinator Laura Scott, Public Service Director Cindi Fitzpatrick. Mike Keller, EMH & T

2) **Motion to approve the minutes of the July 25 meeting.** Second by Mr. Titus.

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

3) Hear the appeal of Mark Barga, EMH & T representing the City of Grove City/Cindi Fitzpatrick, Public Service Director, regarding 3262 Ventura Blvd., Parcel # 040-001209 for the following variance:

- a) Section 1135.12 II (table) to install a new storage/wash bay facility for the City of Grove City Service Department a distance of 37 feet from a residentially zoned district.

Representatives addressing the board were sworn in. Mr. Holinga introduced the first appeal.

Mrs. Fitzpatrick explained the current facility does not meet the size and storage requirements for the equipment the city now owns. They are looking to expand. In order to build the new storage and wash facility in line with the existing building and driveway they are asking for the 12-foot setback variance to the adjacent Kingswood Townhomes.

Mr. Holinga asked about screening. Mrs. Fitzpatrick explained a fence and landscaping will be installed that will exceed 100% opacity at maturity. She referred to the landscaping plan provided. The plan shows multiple pine trees, deciduous trees and shrubs along the eastern boundary.

Mr. Holinga asked if staff had received any correspondence from adjacent property owners. Mrs. Scott stated she had no contact. However, one resident who came prior to the meeting spoke to Mr. Keller, EMH & T, said she was satisfied with his response, and left. Staff sent out fifty-four notification letters to adjoining property owners. Mr. Holinga asked if staff supported the project. Mrs. Scott said yes.

Motion by Mr. Holinga to grant the appeal of Mark Barga, EMH & T representing the City of Grove City/Cindi Fitzpatrick, Public Service Director, 3262 Ventura Blvd., Section 1135.12 II (table) to install a new storage/wash bay facility for the City of Grove City Service Department a distance of 37 feet from a residentially zoned district. Second by Mr. Titus.

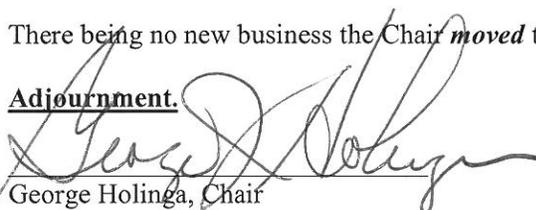
VOTE: Titus YES, Holinga, YES: **APPROVED**

The applicant was reminded of the 21-day waiting period. Mr. Boso mentioned that during the review of the Development Plan by City Council there was an issue raised about the area needing rezoned. Mrs. Fitzpatrick confirmed the application will be submitted by August 29 in time for the next City Council meeting.

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

There being no new business the Chair *moved* to adjourn at 5:50 pm. Seconded by Mr. Titus.

Adjournment.


George Holinga, Chair


Laura Scott, Secretary