

- 1 - BIKE LIFT (MOVEABLE)
- 2 - WOODEN WORK BENCH
- 3 - WOODEN SHELVING UNITS
- 4 - AIR COMPRESSORS
- 5 - OFFICE DESK
- 6 - BREAK ROOM

4346 BROADWAY
 GROVE CITY OH 43123
 DRW. BY: JIMMY SPORN

PARK INC

BROADWAY

360.71

50.62

95.5

46.5

PARK INC

040
001358

225.29

224.86

224.86

040
001221

224.81

040
003770

224.89

040
001222

224.62

50

PAUL ST

220.7

001212

17.96

36.92

68.81

54.10

75.76

15.90

59.89

13.5

113.11

040
001397

105

040
001398

104

85.48

CH=5

CH=5

Owner: Daniel J Micotto

13745 Woods Opossum Run Road, Mount Sterling OH 43143

(614) 949-6476

Applicants: James Spohn and Kyle Koblitz

Description of existing use of the lot and adjacent Lots:

- Existing use:
 - Vacant Building
- Prior Use:
 - Car Quest
 - Retail parts with machine shop

Plan of Proposed site

- Motorcycle Shop and store

Improvements

- Paint
- Work Benches
- Shelving Units
- All parking, loading areas, traffic and street accesses, open spaces, services areas, utilities, landscaping and relevant features will stay the same and will not be changed.
- Upgrading electric service with safer electrical equipment
- Installing air lines for service area
- Installing new weatherhead and overhead wires
- Upgrade bathroom facilities
- Equipping shop with all safety equipment needed to run shop safely for employees

Activities proposed:

- ATV, Motorcycle, Dirt bike etc. repair shop
 - Bolt on accessories

- Basic Service
- Tire Replacement
- Retail Part Sales
- Store Front

Hours of Operation

Monday through Friday 10am to 6 pm

Saturday 10am to 6pm

Sunday closed

Number of Employees:

2 Employees/ Owners

Delivery Activity:

- UPS
- FedEx
- US Mail
 - Light/moderate delivery activity

We here at K&S Motorsports thank you for taking the time to review our special use permit. First , I would like to bring to your attention the word "special". K&S Motorsports is bringing to the table the idea of a motorcycle shop and accessories store to the south end of the Grove City area on Broadway. The South end of Broadway has many commercial repair shops but nothing to do with motorcycle repair. Just on the other side of Paul St, there is a shop called Bills on Broadway which is a tire/car repair shop. Just a little south on Broadway there is a southwestern power equipment store. Right next door there is a collision repair shop called the Breeze. Because there are so many shops in the area, K&S will not be any different than the other shops, except that it will be for motorcycles.

That brings us to the actual services and business that K&S Motorsports has to offer. Kyle Koblitz and James Spohn (owners) started K&S Motorsports to help the motorcycle community. We do basic repairs such as: Valve jobs, oil changes, carberator cleans, etc. We also offer powder coating and paint which are outsourced to different companies, for example The Breeze. We started this company not as an income business, but as a small business to help other motorcyclists out. James Spohn is a crane operator in the Operators Union by trade and Kyle Koblitz (owners) is an IBEW member and a lineman for AEP. Both were born and raised in Grove City and still live and work here in town. We started K&S Motorsports in Columbus out of a friend's shop for help and cheaper rent. Since we have opened in January of this year, we have been very successful because of the great work, friendly atmosphere and great rates. Because we have been so successful we wanted to move the shop to a more permanent location in our hometown that we love and really think could benefit from a shop like ours.

K&S Motorsports is your basic motorcycle shop in terms of business. We use basic hand tools along with small air powered tools. Nothing in the shop will be overbearing, loud or create any toxic fumes or toxic storm water. The used fluids that are collected from bikes will be disposed of properly. The building will actually be more community friendly than the Car Quest that accommodated the building years past.

The building will be split up into three areas as you can see on the proposed plan. The front two areas are going to be an office and retail/storage space. The office will be your basic office. When you walk into the front door there will be

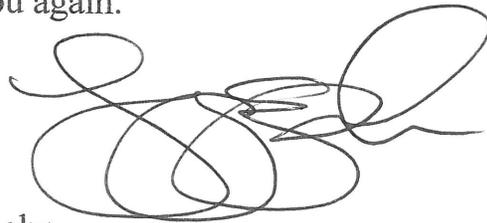
places for customers to sit and a proper size desk for work to be done. As you cross into the retail shop there will be shelves with accessories, tools, clothing helmets, etc. for purchase.

The building will be set up with fire extinguishers, laminated "Exit" with flood lights, and proper Exit routes posted for customers to see. The building as it stands will not be changed structurally. We will add paint, benches, shelves and general TLC that will make the building great for K&S Motorsports.

K&S Motorsports wants to move our company from Columbus to our hometown of Grove City. We believe that K&S will help to grow the community of Grove City and be a benefit to the city as well. If you would please help us in moving this process to the next level, we will promise to do everything in our power to make Grove City an even better place to live and work. For K&S to help Grove City, we ask that Grove City help us. When this passes to the November 15, 2010 City Council Meeting James Spohn and Kyle Koblitz will be at that meeting to answer any questions or concerns.

We thank you for taking the time to review our request. We hope everything goes through without any problems and with your help.

Thank you again.

A handwritten signature in black ink, appearing to read 'James Spohn', with several loops and flourishes.

James Spohn

(614) 207-1964