

## **Shields, Kimberly**

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**From:** coinshop <coinshop@ymail.com>  
**Sent:** Thursday, June 20, 2013 2:27 PM  
**To:** Shields, Kimberly  
**Subject:** Zoning

yes see one will be fine if you have any questions please call me 946-3846

Sent via the Samsung Galaxy S™ III, an AT&T 4G LTE smartphone

## Shields, Kimberly

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**From:** Shields, Kimberly  
**Sent:** Thursday, June 20, 2013 1:51 PM  
**To:** CoinShop@ymail.com  
**Subject:** Rezoning - Grove City Coins and Currency Rezoning

Mr. Wolfe,

When we spoke on the phone last week, you indicated that you wanted to change the requested rezoning for 2655 Columbus Street from PUD-C to C-1. I wanted to confirm that this was still your desire before publishing the agenda.

I apologize if you previously tried to send me an email that did not go through – my email address was in the process of being changed (I recently got married and my email was adjusted for my married name).

Please confirm that you wish to pursue a C-1 zoning instead of the PUD-C and I will make sure that the agenda and application are adjusted accordingly.

Thank you.

Kimberly Shields, AICP  
Planning / GIS Specialist  
Development Department  
City of Grove City  
614-277-3007  
[kshields@grovecityohio.gov](mailto:kshields@grovecityohio.gov)

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**From:** Shields, Kimberly  
**Sent:** Monday, June 10, 2013 11:26 AM  
**To:** 'CoinShop@ymail.com'  
**Cc:** Rauch, Kyle; Spergel, Kendra  
**Subject:** Review Letter for Grove City Coins and Currency Rezoning

Mr. Wolfe,

Attached is the review letter for the Grove City Coins and Currency rezoning application. Please be advised that staff does not support the proposed PUD-C zoning and recommends that the requested zoning be amended to C-1. Please let me know how you would like to proceed as soon as possible. I have outlined options below:

- As stated in the review letter, before a property can be rezoned PUD, a preliminary development plan must be reviewed by Planning Commission and approved by City Council. If the materials requested in the letter can be provided by next Wednesday (June 19<sup>th</sup>), the preliminary development plan can be placed on the agenda for Planning Commission's next meeting (July 2<sup>nd</sup>). The PUD-C zoning application will then be on the agenda for the August 6<sup>th</sup> Planning Commission meeting.
- If you wish to change the requested zoning to C-1, the application will be placed on the agenda for the July 2<sup>nd</sup> Planning Commission. No further materials will need to be submitted, other than written documentation that you wish to amend your application to rezone the property to C-1. An email response stating this will suffice.

Please let me know how you wish to proceed or if you have any questions.

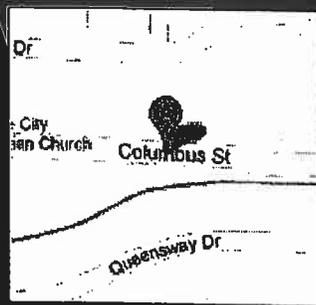
Kimberly Shields, AICP  
Planning / GIS Specialist  
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City of Grove City  
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MAY 24 2013

CC PLANNING COMMISSION

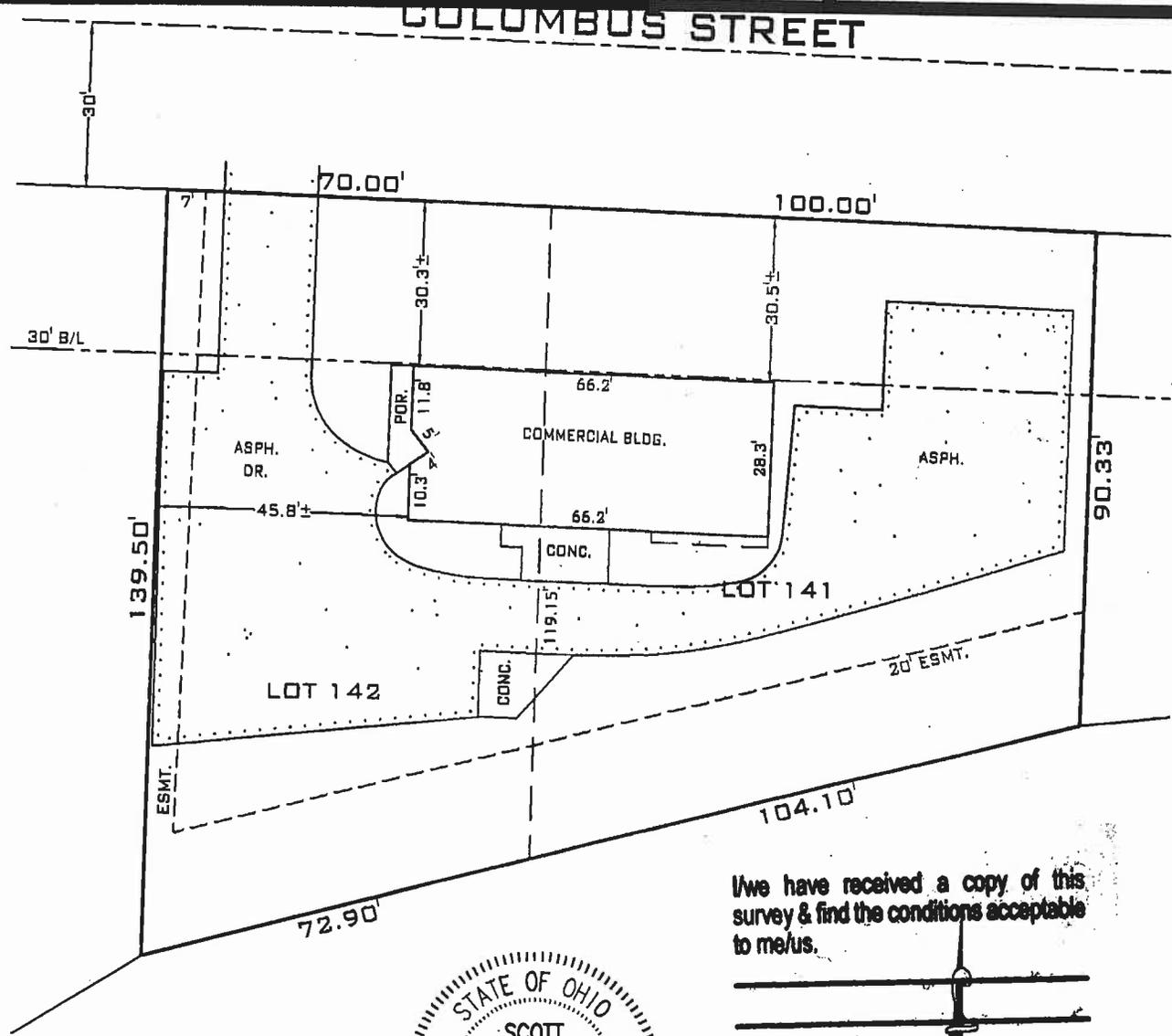


# Chicago Title

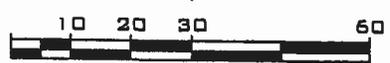
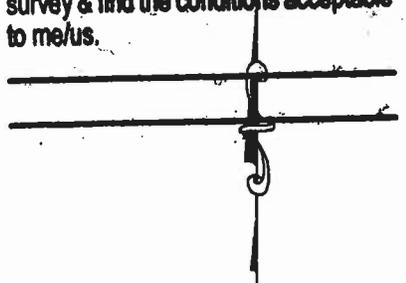


PROPERTY ADDRESS: 2655 COLUMBUS STREET GROVE CITY, OHIO 43123

SURVEY NUMBER: 144412



We have received a copy of this survey & find the conditions acceptable to me/us.



SCALE: 1" = 30'



*Scott D. Grunde*

THIS PLAT IS NOT TO BE USED TO ERECT ENCLOSURES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT

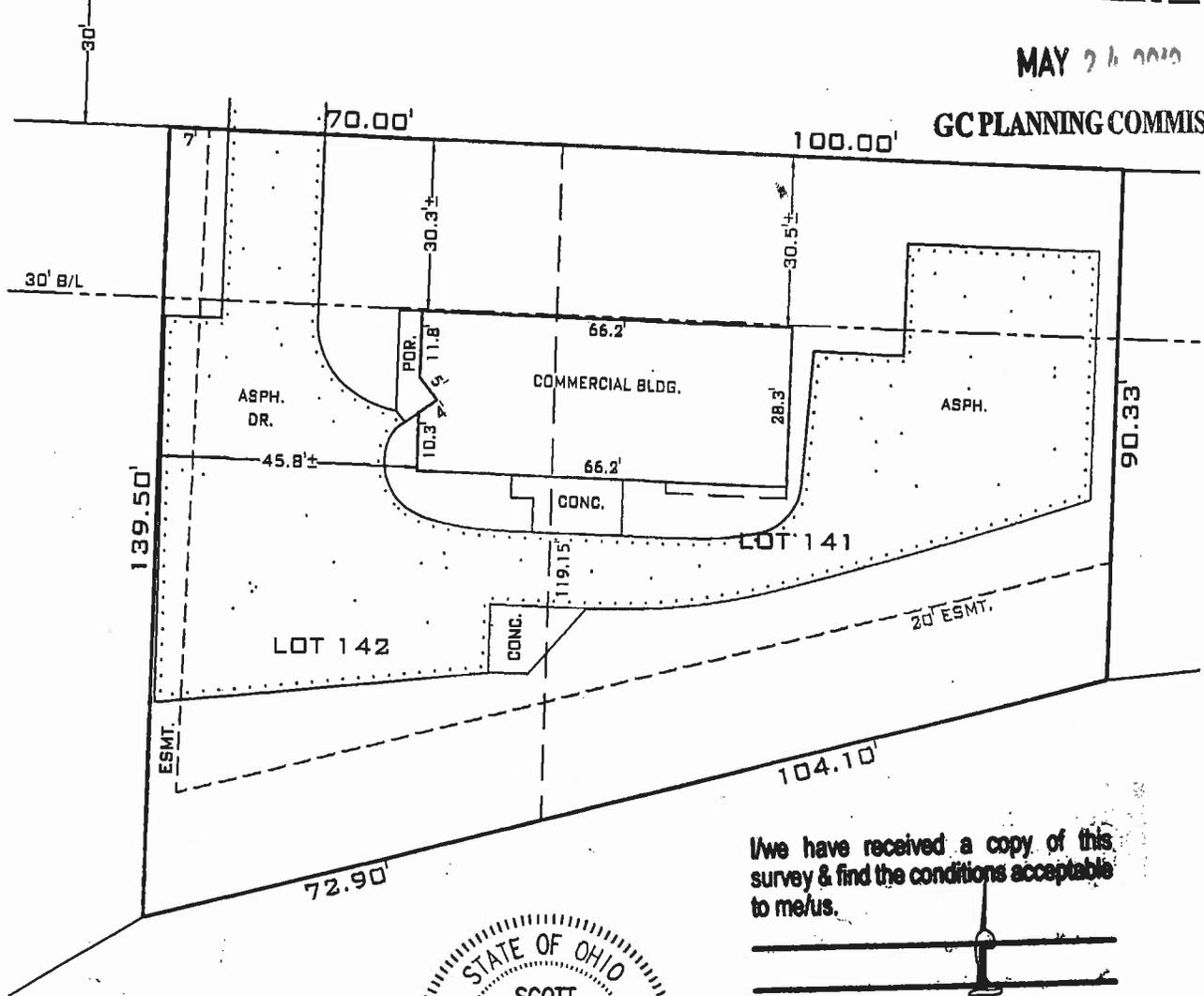
LSGI#: 144412

POINTS OF INTEREST: NONE VISIBLE.

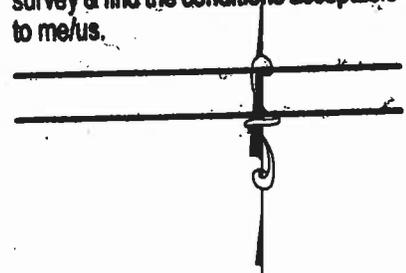
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MAY 24 2013

GC PLANNING COMMISSION



I/we have received a copy of this survey & find the conditions acceptable to me/us.



SCALE: 1" = 30'

*Scott D. Grunde*



LSGI#: 144412

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT

POINTS OF INTEREST: NONE VISIBLE.

CLIENT NUMBER: 121 22094		DATE: 1/29/2013
BUYER: CLARK A. WOLFE		
SELLER: MICHAEL AND JANE WINE		
SUBLOT / ORIGINAL LOT: 141 AND 142		
SUBDIVISION: HIGH MEADOW ADDTION TO THE VILLAGE OF GROVE CITY		
PLAT: 28	PG: 29	COUNTY: FRANKLIN

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

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**LANDMARK**  
Survey Group

Landmark Survey Group  
2099 West Fifth Avenue  
Columbus, Ohio 43212  
Phone: 614.485.9000  
Fax: 614.485-9003

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDANDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

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MAY 26 2014

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**EXHIBIT "A"**

Situated in the State of Ohio, County of Franklin, City of Grove City:

Being Lots Number One Hundred Forty-one (141) and One Hundred Forty-Two (142) of HIGH MEADOW ADDITION to the Village of Grove City, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 28, Page 29, Recorder's Office, Franklin County, Ohio. .

Property Address: 2655 Columbus Street, Grove City, OH 43123  
Tax ID No.: 040-002894-00 & 040-002895-00

- \* Dorothy J. Smith 2636 Queens Way G.C. Ohio 43123
- \* Christy L. Iller 2644 Queens Way G.C. Ohio 43123
- Jennings A Iller
- " " " "
- \* Patrick M. Scott 2652 " " " "
- \* David V. Diodato 2660 " " " "
- Tamara G. Diodato
- \* Jeffrey C. Spence 2697 Columbus St Grove City, OH 43123
- Cari J Spence
- \* Grove City United Methodist Church 2684 Columbus St  
Physical ~~\_\_\_\_\_~~ Grove City, OH 43123

MAY 24 2013  
GC PLANNING COMMISSION

Mailing Address → 2650 Cols. St.  
Grove City, OH 43123

My Proposed Usage for 2655 Cols. Street  
is to move my coin shop into half of  
the building and put a temp. service  
for nurses in the back portion. Allowing  
flexibility for office space to rent  
as well. Zoning not being my thing  
please make any suggestions to allow  
max. flexibility for the space, if  
needed the coin shop would solely  
occupy the entire space. ie C1 Zoning

Clark Wolfe

Clark Wolfe

(614) 946-3846

MAY 24 2017

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