

ORDINANCE C-72-10

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR AUTOMOBILE SERVICES FOR TRUE2FORM COLLISION REPAIR CENTERS, LLC LOCATED AT 3965 BROOKHAM DRIVE

WHEREAS, True2Form Collision Repair Centers, LLC, applicant, has submitted a request for a Special Use Permit for Automobile repair & services located at 3965 Brookham Drive; and

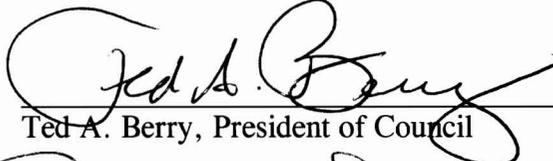
WHEREAS, on October 26, 2010, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. A certificate of Appropriateness shall be obtained for exterior improvements reflected on submitted plans dated June 8, 2009;
2. The height of the screening fence shall not exceed six (6) feet;
3. Vehicles deemed total losses shall be removed from the property within five business days after being deemed as such;
4. The applicant shall work with the Urban Forester to ensure compliance with the memo dated Monday, June 15, 2009.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. A Special Use Permit, under Section 1135.09(12)A1f is hereby issued to True2Form Collision Repair Centers, LLC located at 3965 Brookham Drive, contingent upon the stipulations set by Planning Commission.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.



Ted A. Berry, President of Council

Passed: 12-06-10



Richard L. Stage, Mayor

Effective: 01-05-10

Attest:



Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.



Stephen J. Smith, Director of Law

Rauch, Kyle

C-72-10

From: Lowe, Jodee
Sent: Monday, June 15, 2009 9:33 AM
To: Rauch, Kyle
Subject: RE: Landscape Plans

Follow Up Flag: Follow up
Flag Status: Completed

Here are the problems that I have with the revised plans:

1. Plans need to indicate (in notes section) what steps will be used to ensure the integrity of trees left on site during construction (Ordinance 1136.10 Preservation of Existing Trees)
2. The landscape plans list Shadblow Serviceberry, which is a multi-stem shrub and does not count toward your total tree count needed of 7. If you make them a single trunk species, then they would count toward your total tree count (which you would still be short by 1). When listing the size of the trees they need to be a minimum of 2" caliper, not the height range as is accepted for shrubs.
3. There was no dumpster shown on the plan; if it exists, it needs to be screened with evergreen shrubs or with fencing/walls and supplemental landscaping (Ordinance 1136.08).
4. The plans currently aren't showing any freestanding signage or flagpoles, if going to be installed, they need to be landscaped with permanent shrubs (Ordinance 1136.09 (a) (2)).
5. The plans need to show a typical tree and shrub planting that would list how the plant material is to be properly planted (including that 50% of the burlap and wire cage are to be removed, as well as any/all twine and trunk wrap).
6. The plans need to show where there is going to be turf (grass) and whether it is going to be sod or hydro-seeded. It also needs to be noted that any disturbed areas during construction will be repaired.
7. There needs to be evergreen shrubs screening the handicapped parking spaces to the north.

Hope you enjoyed your golf outing today, while I am here getting some work done! ☺

Let me know if you have any comments. ☺

Jodee

From: Rauch, Kyle
Sent: Friday, June 12, 2009 3:00 PM
To: Lowe, Jodee
Subject: Landscape Plans

Please look at asap and let me know if you are ok. Thanks.

Kyle A. Rauch, AICP
Planning and Development Officer
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