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DEC 28 2015

Updated Narrative: Special Use Permit #201511300088 and #201511300089

Grove City Brewing Company / Plum Run Winery Narrative

Plum Run Vineyard, LLC which currently owns and operates the Plum Run Winery located at 3946 Broadway Suite B, Grove City, Ohio, has recently taken on partners and have negotiated rent for the entire building at 3946 Broadway, Suites A, B and C. Suite A, which currently holds the Day Starz day care and suite C which holds Hunts Photography. The purpose of this building takeover is to establish a brewery and Brew Pub in connection with the Plum Run Winery. The Grove City Brewing Company, an offshoot of the current Plum Run Winery, will take over the front portion of the building located at 3946 Broadway. The two businesses will be owned and operated by the members of Plum Run Vineyard, LLC. Principal contact will be Dave Crosby.

The Winery

The current location of the winery will remain largely unchanged in this project. One wall will be straightened to match the rest of the wall at the location; this will add approximately 60 square feet in the tasting room. A second wall will be built in the wine production area that will establish a full functioning kitchen in that area. The kitchen area will have a roof above it and the mezzanine that will be established above it will be utilized by the winery to hold tanks and wine. A door into the tasting room will be installed as will a door into the current daycare / photography area. The kitchen will include all necessary hoods, electrical, water, sinks and disposal systems as are required by the city, fire code, and state regulations. The seating capacity of the winery will remain at about 40 people.

The Brewery and Brew Pub

A 3 Barrel Brewery will be established in the front of building. The entire frontage of the building (glass front) will be utilized to show off the brewery equipment to the public. The brewery area will be approximately 40 feet wide and 25 feet deep into the building. Directly behind the brewery will be located a tap room. The tap room will have a fully stocked bar that will seat approximately 16 people. Other pub style tables and larger tables will be placed in the adjoining area to serve as a place for people to partake in our wines and beers along with pub style foods. The total new seating space will hold up to 50 people. New restrooms, both ADA, will be built in the back of the tap room and will be utilized by the brewery space as well as the winery.

The current entry hall that is located off Broadway will be fully opened into the tap room space while a door and fire wall will remain in place separating the winery space from the brewery space.

The following items will be included in this project:

1. Demolition of all walls and current ceilings in Suites A and C (Day Care and Photography space). The current bathrooms will remain until the new ones are fully operational for continued use of the winery.
2. All current windows will be replaced in the front of the building.

3. Brick veneer will be added to the front and side of the front portion of the building to meet HPA requirements found in the Town Center (see examples).
4. A Patio seating approximately 24 – 30 will be placed in the current indentation (front door access) into the building. This fenced area will become visible in the front of the building. An expansion of the patio in the back (winery) will also take place adding approximately 16 more seats to the current patio.
5. Outside lighting will be added around both patios.
6. A wall between the tap room and the actual brewery will contain glass so that the brewery will be viewable from the bar area.
7. The ceiling will be opened to the rafters (similar to winery) with insulation added and painted.
8. New HVAC will be placed in the rafters of this area that will heat and cool the brewery and tap room space.
9. A new opening from the tap room to front patio will be made and a glass garage door installed to allow an open feeling in the tap room.
10. Inside both the brewery and winery space, one wall will have brick veneer added to give it a nice feel in each area.
11. Three Phase power will be added to the building. This will be utilized for powering our brewery equipment which is all electric. Necessary vents will be added to the brewery to vent water vapor.
12. Outside, a combined Plum Run Winery, Grove City Brewing Company Sign will be added to the front of the building. The large "H" that currently resides on the front of the building will be rebuilt and placed onto the bricks that will be used on the face of the building.

The Patio

Our front Patio will be designed to allow easy access into the building along with a decorative flair. The design incorporates the desires of the city to protect patrons from vehicular traffic along Broadway and from the neighboring parking lot. (See drawings). We are anticipating seating for approximately 32 people in the front patio. (see diagram and Table / chair specs attached). Our tables will be similar to those on the back patio, wrought iron with four chairs each. Umbrellas (see attached) will be utilized with a base and will conform to city guidelines. We currently use green and brown umbrellas, and plan to continue with that look.

We also understand that we need to obtain a Right of Way variance from the city on the portion of the patio that extends out into the current sidewalk space. This will be done once our total plan has been accepted by the city.

A flower bed extending from the neighboring building corner will extend 34 feet towards Broadway. This fence will be a minimum 3 feet high along its entire length and may be stepped down because of the grade. It will be 2 feet wide and made from poured concrete, Block with a Brick veneer similar to that of the building.

Another flower bed (approximately 25 feet long) will be placed in the right of way to serve as a barrier from traffic entering the patio area. This wall will separate the current curb cut from 3946 Broadway and the sidewalk, leaving approximately a five foot protected sidewalk between this barrier and our metal fence. The wrought iron fence (see diagram) will extend 8 feet from our building into the right of way and then proceed 27 feet south. An opening set at a 45 degree angle would then be found between the two planters that are constructed. The fencing would be similar to that found in the Town Center and will be 36 inches in height. Our current fencing found on the back patio was made by Fortin Iron Works. We are looking at using the same materials in the building of the fence, but with a more rectangular design as seen in the drawing.

It is our belief that the planters will serve as a deterrent from vehicular traffic entering the front patio space from either Broadway or the adjacent parking lot. They will serve as a protective barrier and allow seasonal plantings that will benefit the downtown look. The planters will also help define the sidewalk protecting pedestrians and will look much better than bollards placed near the street.

Our back patio currently exists and will simply have gates added to it to expand it to the neighboring building. This is done to expand the size of the patio as well as prevent vehicular, and bicycle traffic from entering the patio space.

Lighting (see diagram) will be installed in the patio space in the form of Goose Neck lighting fixtures that are currently found on the front of the building. These will be spaced (see computer diagram) evenly to give maximum lighting for the patio and front sidewalk.

Speakers will be placed in both patios to allow background music to be played during our normal business hours. These speakers will not be noticeable and will be used to provide music that is light and low volume. As of now only the current back patio will have live entertainment. All live music will end no later than 10:00 PM.

Hours of Patio operation will follow our current business plan.

Sunday – (we must pass a sale of wine ordinance on ballot March 2016) 1:00 PM – 8:00 PM

Monday – Thursday 1:00 PM – 10:00 PM

Friday – Saturday 1:00 PM – 12:00

If we choose to open for lunch, our hours will be extended to 11:00 AM

Signage

Our proposed signage (see attached) will hang from above the current small front door used by the daycare. It will be attached with steel plates and bolts completely through the brick wall above that door. An additional sign (located on Columbus Street) will be relocated by the city once the contractors and city determine its best location. This sign was approved in 2012 and was relocated by the construction of Columbus Street.

The Current "H" that is found on the front of the building will be reconstructed onto our brick façade. We are attempting to keep its look as neutral as possible. It will be made from a synthetic wood that is weather resistant and will look very similar to the current letter "H" that is currently on the building.

Windows and Garage Door

Attached to this narrative are documents with pictures showing style of windows and garage door. We are still working with vendors for actual quotes (been a rather tedious process). Garage door will match in size the current window on the south side of the building (approximately 11 feet high by almost the same width) After framing this size may be slightly smaller. We have included a spec sheet on one door that we have looked at.

Again we have had issues getting vendors to come and give us specs. We have submitted a picture of the look we are after.

Windows will be similar to the look next door with dark metal rather than the aluminum look.

The intent of this project is to provide a new venue in Grove City. Experiential Tourism and economic development will be an important aspect of the business. We will provide a space to get great wine, great beer and great food in a fun and friendly environment.

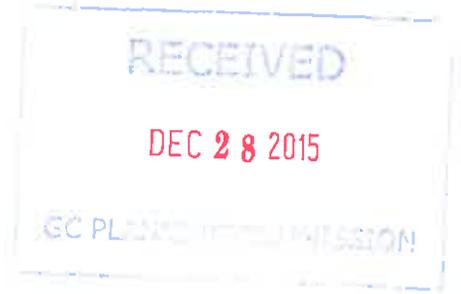
Submitted by Dave Crosby, Plum Run Winery



Your Doorway to Opening & Dock Solutions

MATT GIRARD

Vice President of Commercial Products



November 30, 2015

Attn: Ray Smolinski
Plum Run Winery
3946 Broadway
Grove City, OH 43123

- Taxable
- Tax Exempt
- Standard Rates
- Prevailing Wage Rates
- Addenda

Re: Overhead Door R1

Ray,

McKee submits the following proposal for labor, material, and equipment required to complete the following work:

Install (1) (9'2" x 9'1") Model 452 door manufactured by Wayne Dalton:

- Finish – Powder coated
 - Color to be selected by Owner at time of order. 188 Choices.
- Glazing - ½" insulated tempered glass
- Track – 3" with 24" HR with 4:12 roof pitch
 - To be confirmed at time of order. Could not access existing space to obtain measurements
- Full perimeter weatherseal
- Motorized operation
 - NEMA 1
 - NEMA 1 flush or surface mounted key switch
 - Safety – None. Door to be constant pressure to close

We propose to perform this work for the price of: \$ 9,555.00

4200 Hamilton Square Boulevard | Groveport, Ohio 43125
Office: 614.833.1416 | Mobile: 614.207.6506 | Fax: 614.833.1976

Matt Girard@mckeedoor.com
www.mckeedoor.com



Your Doorway to Opening & Dock Solutions

MATT GIRARD

Vice President of Commercial Products

Mechanical Order Review Buyer and McKee's Responsibilities

RESPONSIBILITY	BUYER	MCKEE	N/A
Field verification of job site conditions. If Buyer's responsibility, the site conditions and all dimensions must be guaranteed . If McKee's responsibility, the manufacturing process will not begin until site conditions and dimensions are verified .	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Door opening and loading dock equipment prep work. Not limited to the following: Openings, necessary framing or blocking to properly fasten equipment, pit forming, pit steel, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Removal of existing equipment or other obstructions (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Unloading and storage of equipment at jobsite and/or McKee's facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Forklift Equipment required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Scissor/Boom Lift required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire watch	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electrical wiring – includes all necessary low voltage wiring and mounting of controls.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mechanical installations in accordance with shop drawings and/or manufacturer's instructions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Permits, licenses, and fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Standard Remarks:

- Applicable taxes and freight charges included
- Any special training, badging, background checks or substance abuse test which may be required for this project is not included in the above pricing
- Lead times – Approximately 6 weeks from receipt of returned approval drawings with guaranteed dimensions or field verification of jobsite conditions noted

4200 Hamilton Square Boulevard | Groveport, Ohio 43125
Office: 614.833.1416 | Mobile: 614.207.6506 | Fax: 614.833.1976

Matt.Girard@mckeedoor.com
www.mckeedoor.com



Your Doorway to Opening & Dock Solutions

MATT GIRARD

Vice President of Commercial Products

Accepted by: _____

P.O. #: _____

Date: _____

PAYMENT TERMS: NET 15 DAYS FROM DATE OF INVOICE.

For Credit Card Payment, a 4% transaction fee will be added to the total invoice balance

Very truly yours,
McKee

Matt S. Girard
Vice President of Commercial Products



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CFR... COMMISSION



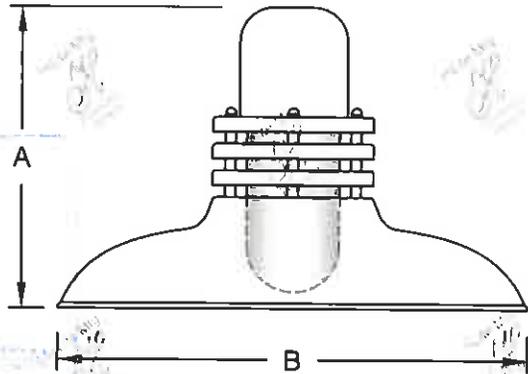


HI-LITE MFG. CO., INC.

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Job Name: _____
Type: _____
Quantity: _____

Cordelia Collection



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Fixture No.	Height (A)	Width (B)
H-36114	10"	14"
H-36116	10 1/2"	16"
H-36118	11"	18"
H-36124	14"	24"

Fixture No.	Fixture Color	Glass Color	Mounting	Mounting Color	Optional Accessories	Accessory Color	Wattage/Lamp options	Ballast	Voltage
H-36114 ⁽¹⁾ H-36116 ⁽¹⁾ H-36118 ⁽¹⁾ H-36124 ⁽¹⁾	Standard (2) 91 (Black) 93 (White) 95 (Dk. Grm) 96 (Galv.) BR47 (Rust) BK01, GN20. Upgraded Finishes. 28, 66, 82, 90, 92, 94, 87, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16. For finish specs see pages 344-348.	CLR (Clear) RIB (Clear Ribbed) FR (Frost) RD (Red) BL (Blue) GRN (Green) AM (Amber) AMC (Amber Crackle)	Mounting Options 1/2" 3/4" Cord Options ⁽³⁾ CB8 (8' Blk Cord) CW8 (8' Whi Cord) CG8 (8' Gray Mesh Cord) Custom Cord Options ⁽³⁾ CB (Black) CW (White) CG (Gray Mesh) Specify length. Stem Options (Stem 1/2") ST Specify length and canopy. HSC (Canopy) SMC (Canopy) Flush Mount Options FHSC FSMC Arm Options B-1 HL-K HL-A HL-U HL-H P-1 HL-C P-3 HL-D For all arms and specs see pages 321-344.	Standard 91 (Black) 93 (White) 95 (Dk. Grm) 96 (Galv.) BR47 (Rust) For all finishes see pages 344-348.	SK (Swivel knuckle) FX (Flexible tubing for cord mounted fixture only) CAL (Clear Acrylic Layer) BAL (Blue Acrylic Layer) RAL (Red Acrylic Layer) GNAL (Green Acrylic Layer) For specs see pages 321-344.	Standard 91 (Black) 93 (White) 95 (Dk. Grm) 96 (Galv.) BR47 (Rust) For all finishes see pages 344-348.	Incandescent (6) (Fixture is standard 100W or 200W. Do not specify.) CFL (6) (Compact Fluorescent) 13/CFL 18/CFL 26/32/42/CFL 26/CFL 32/CFL 42/CFL 57/CFL DMB (Dimmable Ballast for CFL. Add to Part No.) HID (High Intensity Discharge) MH (6) (Metal Halide) 35/MH 50/MH 70/MH 100/MH 150/MH 175/MH HPS (6) (High Pressure Sodium) 50/HPS 70/HPS 100/HPS 150/HPS LED 20W 30W	Ballast option not available for INC. RB ⁽⁴⁾ (Remote) BCM (Canopy Mount) PLB ⁽⁵⁾ (Postline) For specs see pages 341-343. LED See specifications for complete part number.	Incandescent (Fixture is standard 120V. Do not specify.) CFL M (Multi 120/277V) HID RB and BCM M (Multi 120/208/240/277V) PLB 1 (120V) 2 (277V) LED See specifications for complete part number.

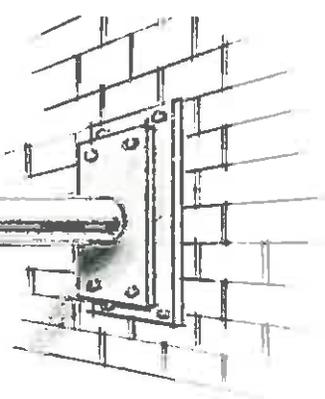
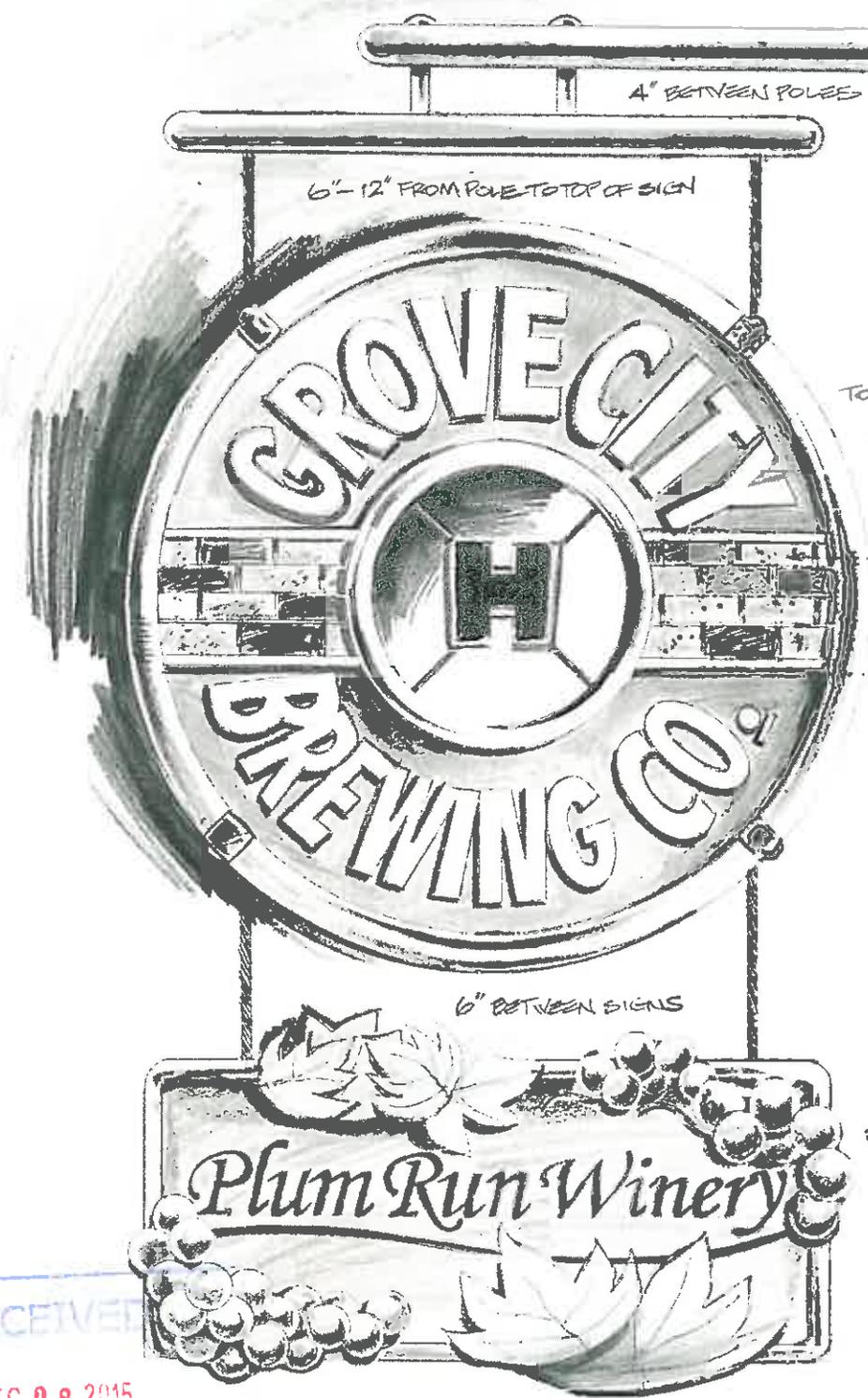
H-36114 - 91 - CLR / 1/2" - 91 / SK - 91 / 13/CFL - BCM - M

ORDER EXAMPLE (USE THIS FORMAT TO PLACE ORDER)

Notes:

- (1) H-36114 and H-36116 available for 100W Max INC, 32W Max CFL and 100W Max HID.
H-36118 and H-36124 available for 200W Max INC, 57W Max CFL and 175W Max HID.
- (2) For interior finish of fixture refer to color chart on pages 344-348.
- (3) Cord Mounting wattage not to exceed 100 for HID. Gray Mesh Cord not available for HID.
- (4) (RB) Remote Ballast not available for Fluorescent Lamping.
- (5) (PLB) Post Line Ballast must specify 120V or 277V.
(PLB) 50W MH requires a 3" dia. pole.
(PLB) 70W and 100W MH require a 4" dia. pole.
(PLB) 50W, 70W, 100W and 150W HPS require a 3" dia. pole.
- (6) Socket Bases: INC and HID are medium base, CFL are GX24Q.

Suitable for wet location.
(Except when cord mounted)



TOP SIGN MEASURES 3/6" TOP/BOTTOM
SIGN APPROX. 12" FROM BUILDING

SIGN APPROX. 18" HIGH

Abide Cuccia!

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NOISEWICK BOARDING COMMISSION

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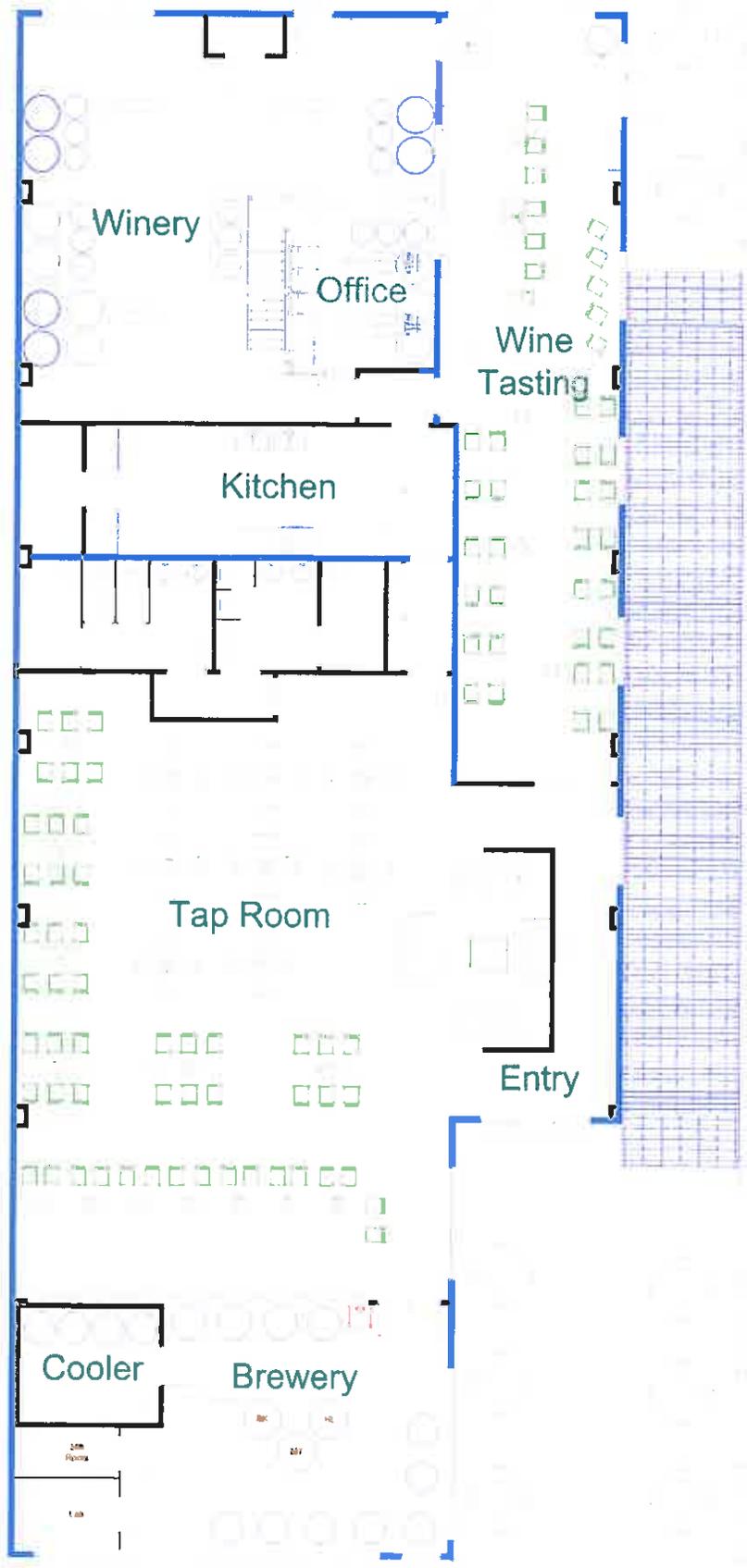
DEC 28 2015

GC PLANNING COMMISSION



3946 Broadway Aerial

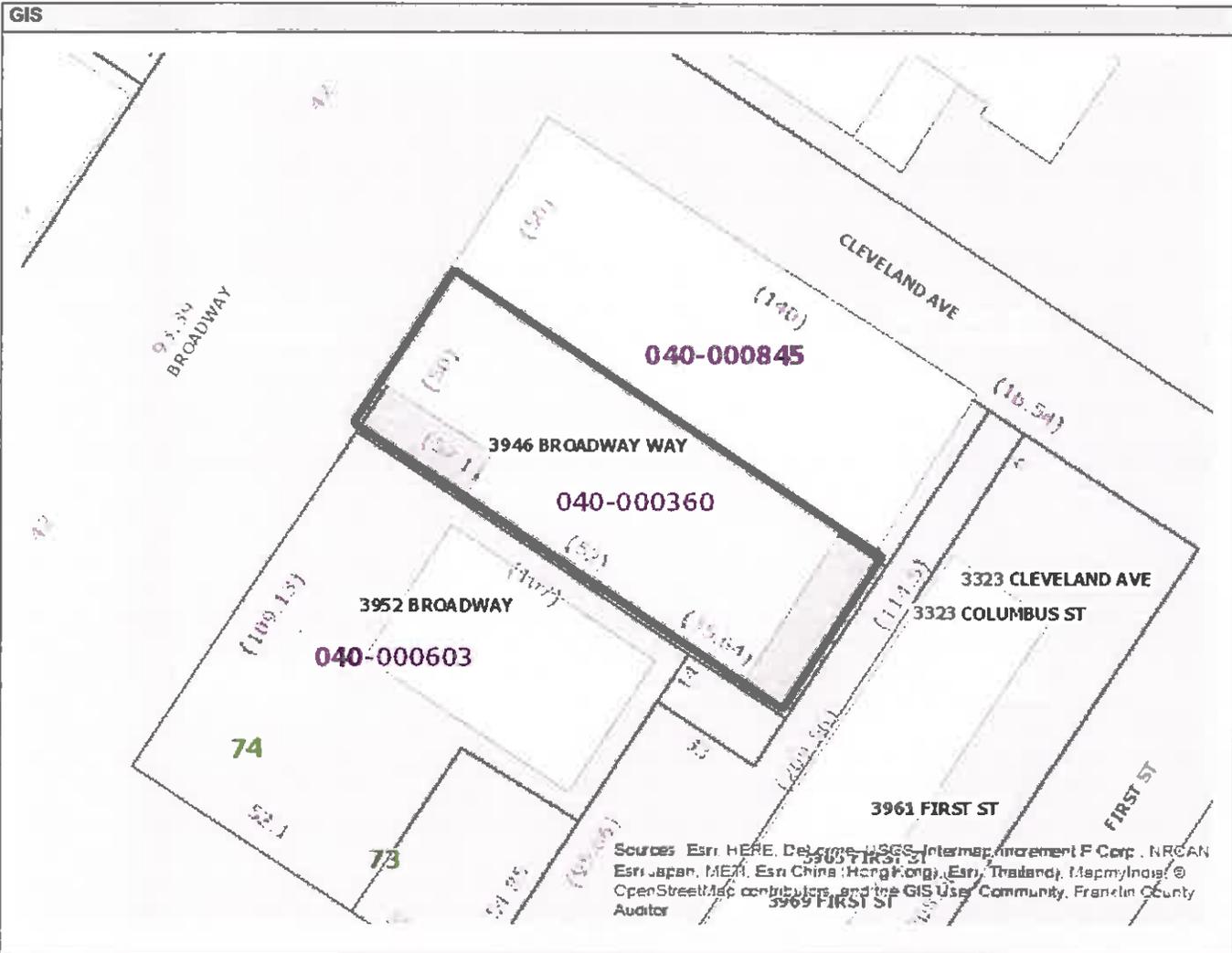




MAP(GIS)

Generated on 11/30/2015 at 07:59:47 AM

Parcel ID	Map Routing No	Owner	Location
04000036000	040M089 04800	3946 BROADWAY LLC	3946 BROADWAY



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

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