



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
December 8, 2015 1:30pm

9. APPLICATION: Derby Square | Certificate of Appropriateness

Project Number: 201511230086

Location: 2161-2263 Stringtown Road, located on the south side of Stringtown Road (040-007496).

Proposal: To appeal a denied Certificate of Appropriateness application to place and operate an attended donation Pod and collection bin.

Applicant: Savers Inc., c/o Buddy Grimmett; 11400 SE 6th Street, Suite 200; Bellevue, Washington 98004.

Relevant Code Section(s):

- 1143.03(a) Exterior Building Alterations or Modifications – Criteria for Evaluation

Project Summary

The applicant is requesting an appeal for a denied Certificate of Appropriateness Application by the Chief Building and Zoning Official for an “attended donation Pod” for the Derby Square shopping center, located at 2161-2263 Stringtown Road. The original request was submitted to the Building Division in October, and was denied based on appropriateness and compatibility of surrounding development. With the same initial application, the applicant was approved for one standard collection bin.

The proposed attended donation Pod will be 7.5’ wide x 16’ long x 8’ high with a footprint of 120 square feet. Materials indicate the Pod is a free-standing portable structure which is off loaded from a trailer as a whole unit and does not require any assembly or construction on site nor any utilities requiring connections or hookups. The Pod will have a roll up door at one end, and materials indicate the side panels will include lettering and imaging of a variety of colors. The Pod would be located adjacent to the previously approved donation bin, at the northwest corner of the parking lot behind Once Upon a Child, along Parkmead Drive, and will occupy one parking space.

Code Analysis:

1. Section 1143.03(a) states that, in the case of an appeal, the proposed changes should be harmonious with or a betterment of the qualities and character of the surrounding properties.

Criteria Not Met: Staff does not feel the proposed collection Pod is harmonious with or improves the character of the property or surrounding properties. The proposed attended donation Pod exceeds the typical size of collection bins and operates similarly to a permanent structure with no permanent investment in the property. The proposed Pod is directly across the street from a multi-family residential property, approximately 100 feet from the nearest residential structure, with no screening proposed around the structure to lessen the visual impact on the residences.

Additionally, it should be noted that the City is currently drafting legislation to ban all new collection bins within the city limits. The proposed Pod would not be permitted under the proposed legislation.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Certificate of Appropriateness Appeal as submitted.