



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
(614) 277-3000

5/20/16

Karen Kurgis Laws  
2585 Andover Road  
Columbus, OH 43221

Via email: KarenKLaws@msn.com

Dear Ms. Laws:

Staff has reviewed your special use permit application for the Sunoco Gas Station located at 2375 Stringtown Road. The control number for this application is #201605040032 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following additional information and/or corrections:

1. Staff is supportive of the proposed relocation of the propane cages and ice merchandiser to the south side of the structure.
2. Because the south side of the structure is not elevated or separated from the pavement and parking area, bollards should be installed around the relocated propane cages and ice merchandiser. Bollards should be spaced adequately to prevent vehicles from entering the area.
3. An updated site plan should be submitted showing the location of the bollards noted in comment #2.
4. The display shelves currently located between the building entrance and the ice merchandiser should be removed. Staff is not supportive of any outdoor displays on these shelves or any outdoor sales on the site other than the existing ice merchandiser and propane cages.

Please revise your materials accordingly and submit twenty (20) copies along with a response letter indicating how each issue noted was addressed in the revised plans to my attention by 5:00pm Tuesday, May 31<sup>st</sup>. This will allow us time to review the revisions prior to finalizing the agenda for the June Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the Planning Commission meeting, please call me as soon as possible to arrange a date and time. If revised drawings cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the July Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, June 7, 2016 in the lower level of City Hall at 1:30 p.m. Your request will be postponed to a future date if you are unable to attend the meeting.

If you have any questions or need additional information, please call me at 277-3007 or email [kshields@grovecityohio.gov](mailto:kshields@grovecityohio.gov).

Sincerely,

Kimberly Shields, AICP  
Community Development Manager

5/31/2016

To: The City of Grove City – Planning Commission  
4035 Broadway  
Grove City, Ohio 43123

RE: Special Use Permit Application

**APPLICATION NUMBER: #201605040032**

Project Name: Sunoco Gas Station  
(Permit Request for outdoor sales & relocate propane tanks & ice cooler)  
Address: 2375 Stringtown Road, Grove City, Ohio 43123

Dear Grove City Planning Commission:

In response to your letter requesting additional information/revisions to my original submitted "Special Use Permit Application", attached are the revisions and noted below.

2. Bollards *will be* installed, around the relocated propane cages & ice merchandiser/cooler, on the south side of the building. (We will install 4-5 bollards, approximately 4-5 feet tall and space them 3-4 feet apart).
3. An updated site plan, is attached, showing the location of the bollards (noted in comment #2). (The bollards are noted as **red dots** on the updated site plan).
4. The display shelves currently located between the building entrance and the ice merchandiser **will be removed**, as required.

I will attend the Planning Commission meeting on Tuesday, June 7, 2016 at 1:30pm (at City Hall).

If you have any questions or need additional information, please call me or email me anytime.

Sincerely,



Karen Kurgis Laws

Email: [KarenKLaws@msn.com](mailto:KarenKLaws@msn.com)

Phone: 614/361-5370

Application # 201605040032

SITE PLAN

07/30/2009

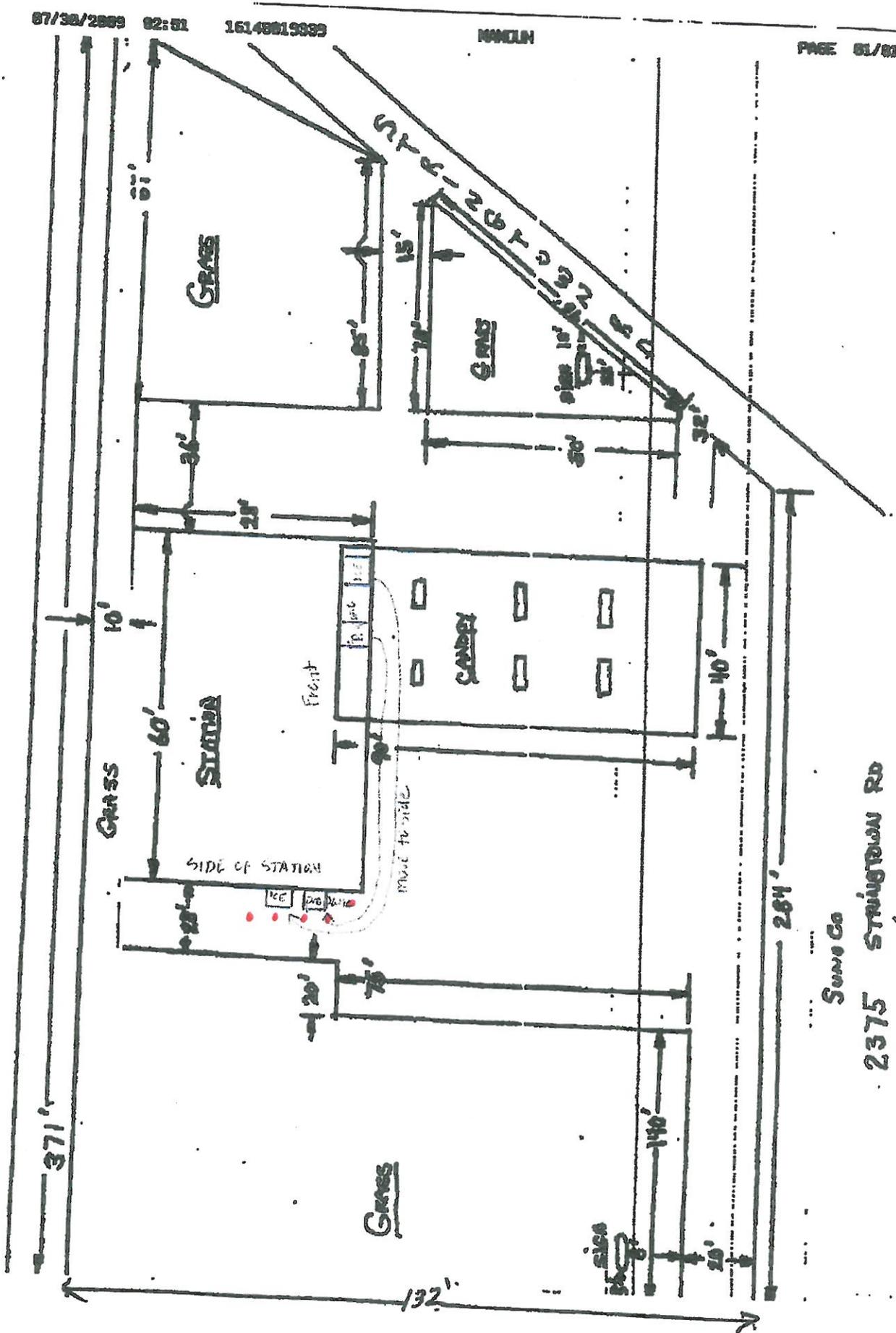
02:01

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PAGE 01/01

Red Dots • note (proposed) bollards, in front of propane tanks.  
- spaced 3-4 feet apart.



Sune Co  
2375 STRINGTOWN RD  
GROVE, OHIO  
CITY

Revised on 5/31/16

Stringtown Petroleum, LLC  
**SUNOCO Gas Station**  
2375 Stringtown Road

**SPECIAL USE PERMIT APPLICATION**

5/01/2016

**Narrative**

We are REQUESTING "Outdoor Sales & Storage" of/for:

- Small (20 pounds or less) Propane Tanks &
- Ice Bags

We are also REQUESTING Approval to move/relocate\* the:

- Propane Tank Storage Cage/Shelves and Propane Tanks &
- Ice Storage Case

(\* Relocate to the south/southwest side of the building –  
opposite side of Stringtown Road)

No structural changes.





- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping
- Sketch
- Photo
- Aerial Photos
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Value History
- Rental Contact
- Quick Links

ParcelID: 040-004290-00  
 LAWS KAREN KURGIS TR  
 Map-Rtr 040-0032F -071-00  
 2375 STRINGTOWN RD

**Owner**  
 LAWS KAREN KURGIS TR

**Owner Address**  
 2585 ANDOVER RD  
 COLUMBUS OH 43221

**Legal Description**  
 2375 STRINGTOWN PIKE  
 1.1402ACRES ENT 8231  
 LOT 1

**Calculated Acres**  
 1.05

**Legal Acres**  
 0

**Tax Bill Mailing**  
 STRINGTOWN PETROLEUM LLC  
 2375 STRINGTOWN RD  
 GROVE CITY OH 43123-3080

[View Google Map](#)

1 of 2  
[Return to Search Results](#)

- Actions**
- Neighborhood Sales
  - Proximity Search
  - Printable Version
  - Custom Report Builder

- Reports**
- Proximity Report
  - Map Report
  - Parcel Summary
  - Parcel Detail
- [Go](#)

**Social Media Links**



**Most Recent Transfer**

**Transfer Date** AUG-01-2013  
**Transfer Price** \$0

**2015 Tax Status**

**Property Class** C - Commercial  
**Land Use** 458 - GAS STATION/CONVEN FOOD STORE  
**Tax District** 040 - CITY OF GROVE CITY  
**School District** 2511 - SOUTH WESTERN CSD  
**City/Village** GROVE CITY  
**Township** JACKSON TWP  
**Appraisal Neighborhood** X8200  
**Tax Lien** No  
**CAUV Property** No  
**Owner Occ. Credit** 2015: No 2016: No  
**Homestead Credit** 2015: No 2016: No  
**Board of Revision** No  
**Zip Code** 43123

**2015 Current Market Value**

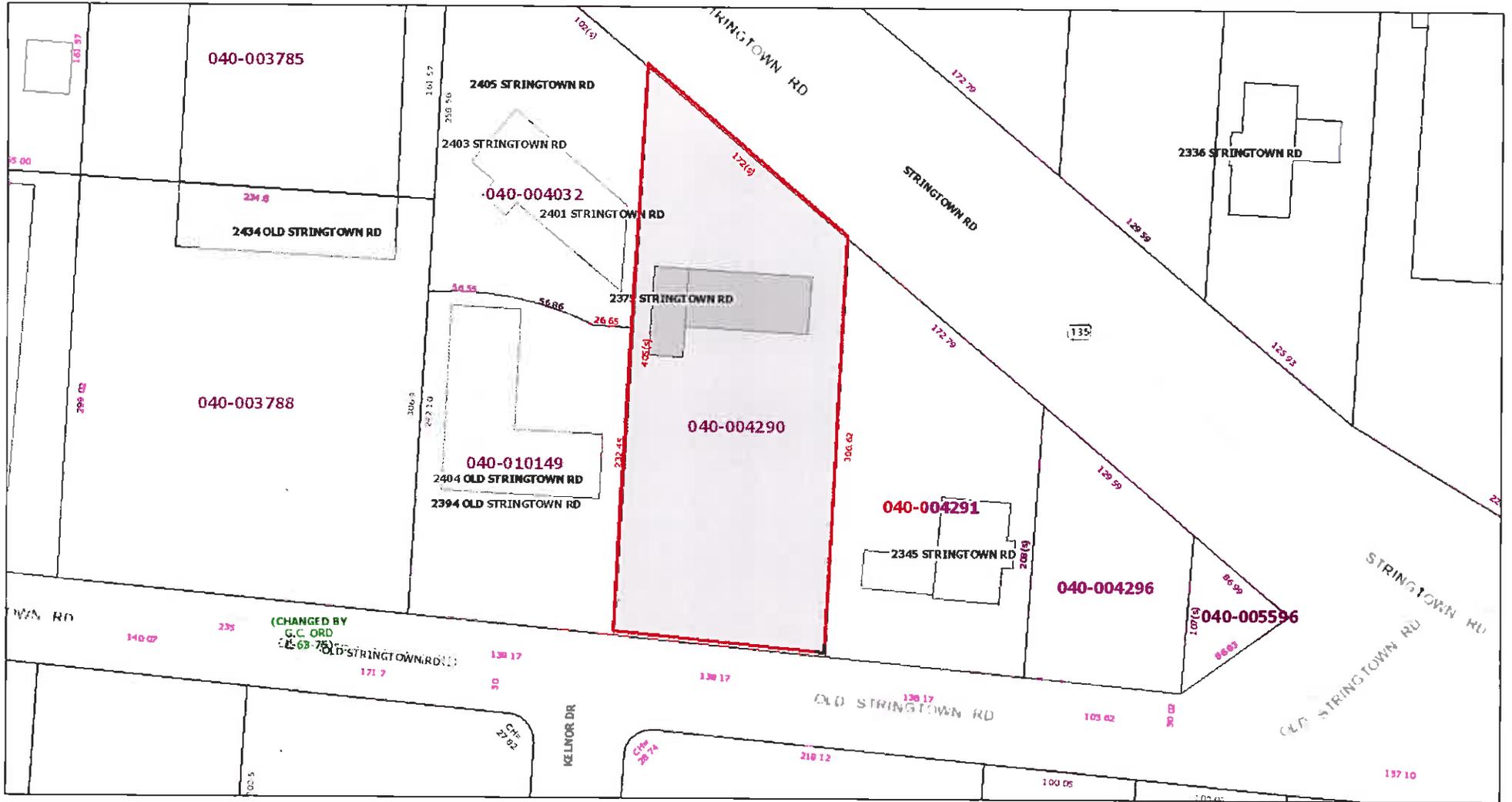
	Land	Improvements	Total
Base	354,500	125,500	480,000
TIF			
Exempt			
<b>Total</b>	<b>354,500</b>	<b>125,500</b>	<b>480,000</b>
CAUV	0		

**2015 Taxable Value**

	Land	Improvements	Total
Base	124,080	43,930	168,010
TIF			
Exempt			
<b>Total</b>	<b>124,080</b>	<b>43,930</b>	<b>168,010</b>

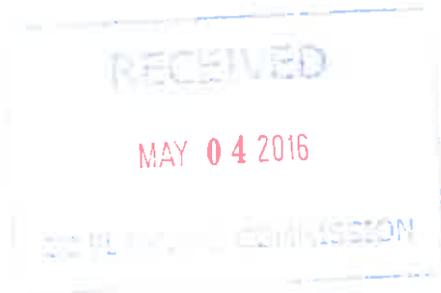
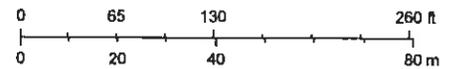


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May 3, 2016

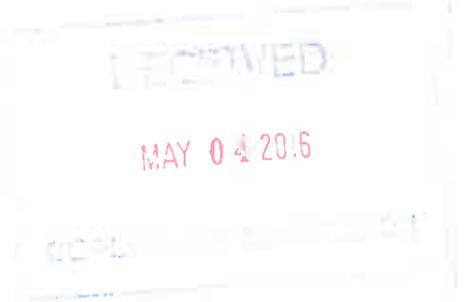
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FCA  
 Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,  
 GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,  
 Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong),  
 Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS

Franklin County Auditors Office  
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Front/Entry of Sunoco Gas Station (above photo) – current location of Ice Case & Propane Tanks



South Side of Sunoco Gas Station (above photo) – move the Ice Case & Propane Tanks to this side of the building.

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- Ice Bags

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- Propane Tank Storage Cage/Shelves and Propane Tanks &
- Ice Storage Case

(\* Relocate to the south side of the building – opposite side of Stringtown Road).