

Brew Thru Drive Thru

Location Address: 3188 Southwest Blvd. Grove City, Oh 43123

Owners: Deana Rosser and Said Jallaq

This location is being used for the sole purpose of a drive thru business. It is our understanding that it has been a drive-thru in the past for several years; however it did sit vacant for approximately 8 months prior to us renting the building. Our hours of operation are Sunday-Thursday 10am-10pm, and Friday and Saturday from 10am until midnight. There are 5 onsite parking spots in the front of the building (Southwest Blvd side) that are utilized for the personal vehicles of myself or Said during working hours as well as any vendor representatives. The entrance to the drive thru can be reached directly from Southwest Blvd, and our patrons exit onto Farm Bank or Southwest Blvd. We have all appropriate licenses for sales of alcohol, lottery, and cigarettes posted at the above location. At this time we have no other employees other than Said and I. We maintain our lawn care ourselves, as well as the exterior of the building that we have freshly repainted to beautify the location. We have also already paid AEP to install additional spotlights to the front in order to brighten up our entrance and we have flood lights on the back garage of the location as well. If you have any other questions pertaining to this business please feel free to give me a call at anytime to discuss further.

Thank you,

Deana Rosser (614)633-5842





The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

October 18, 2016

Ms. Deana Rosser
181 White Barn Pkwy.
Ostrander, Ohio 43061

Via email: deana.steve@aol.com

Dear Ms. Rosser,

Staff has reviewed your special use permit application for Brew Thru located at 3188 Southwest Blvd. The control number for this application is #201610040069 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. A site plan (aerial map) is needed of the property that indicates the parking spaces, drive-thru area, location of the outdoor lighting including the spotlights and floodlights, and location of the business. The attached map can be used as the site plan.
2. Please note that the neighboring tenant at 3184 Southwest Blvd has also submitted a special use permit application for an automotive repair shop. Their application is proposing to use the five spaces directly in front of the 3188 Southwest Blvd tenant space as employee spaces. Both uses will need to confirm if enough parking is provided.
3. Pictures of the types of outdoor lighting used on the site (i.e. the floodlights and spotlights) need to be submitted.
4. The projected number of peak vehicles in the drive-thru and the projected wait time for vehicles in the drive-thru needs to be provided.
5. No sales items are permitted to be located outside, including the ice merchandiser.

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 12:00 p.m. on Friday, October 28th. This will allow us time to review the revisions prior to finalizing the agenda for the November 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 December 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, November 8, 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.



The City of Grove City, Ohio

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If you have any questions or need additional information, please call me at 277-3019 or email kspergel@grovecityohio.gov.

Sincerely,

A handwritten signature in cursive script that reads "Kendra Spergel".

Kendra Spergel
Development Planner

Brew Thru Drive Thru

3188 Southwest Blvd. Grove City, Ohio 43123



Re: Special Use permit application control #201610040069

On the attached aerial map I have designated parking spots 1-5 that are used by myself and the other owner as well as our vendors and reps that visit us throughout the week. The parking spots labeled 1-6 are the spots currently being used by the Automotive Repair shop. At this time, we have not had any parking issues come up between our two businesses. I have also drawn in and labeled on the map the two lights that AEP added for us at the entrance of the drive thru off of Southwest Blvd. I have attached pictures of these lights as well. You will also see a floodlight on the map that is at the rear of the building where our customers exit from, and I have also attached a picture of the floodlight to this application.

In regards to the projected number of peak vehicles in the drive thru and projected wait time; we average approximately 100 customers a day with an approximate wait time between 45 seconds and 2 minutes that they spend inside of the drive thru. Two vehicles can simultaneously be inside of the drive thru at any given time.

In regards to the ice merchandiser located outside of the building, I have spoken to Home City Ice, which is our vendor and they have explained to me that the previous owners also had an ice merchandiser outside however it was to the left of the front garage door to the drive thru. They are more than willing to come out and move the ice chest to the front of the building, with your permission of course, or worst case scenario relocate it to the inside of our building. If there is possibly a special use permit in order to keep the ice machine outdoors, we would prefer to go that route; however we also have no problem at all relocating it to the inside of the building. Please just advise us one way or the other on what we need to do moving forward. If you have any further questions or concerns, please feel free to contact me via email or phone

Thank you,

Deana Rosser 614-633-5842 or deana.steve@aol.com





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DRIVE THRU

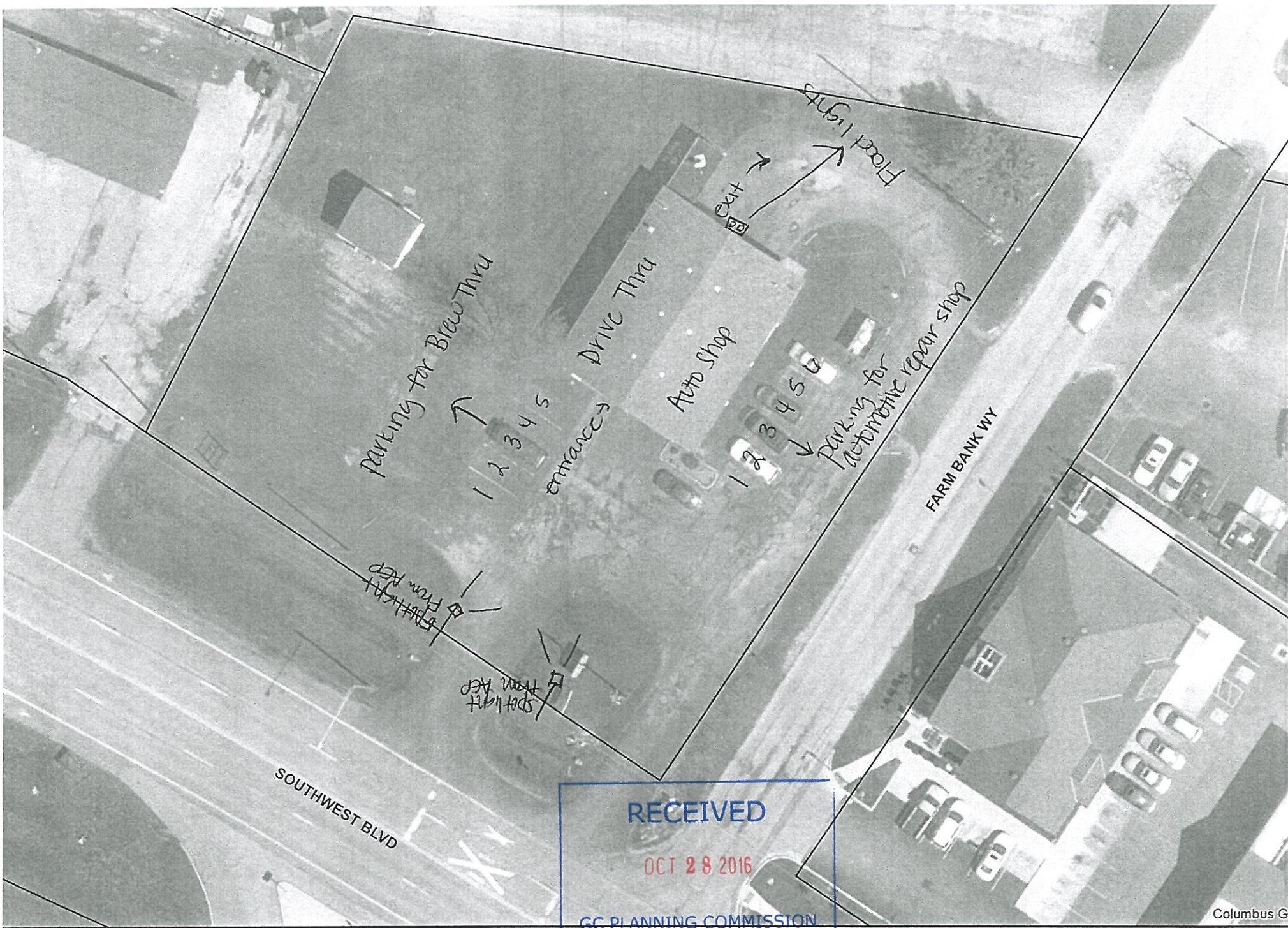


AMERICAN OWNED

AND OPERATED

STATE MIN BEER / CIGS

Drive-Thru



RECEIVED

OCT 28 2016

GC PLANNING COMMISSION

1 inch = 50 feet



Columbus G

Existing Conditions

3188 Southwest Blvd

