



**Grove City Planning Commission**  
**SPECIAL USE PERMIT APPLICATION**

**Received**  
 SEP 04 2019  
 City of Grove City

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT  
 4035 BROADWAY  
 GROVE CITY, OHIO 43123  
 614-277-3004

[grovecityohio.gov/development](http://grovecityohio.gov/development)

**PROJECT / PROPERTY INFORMATION**

PROJECT NAME: Car Source Additional Lot  
 PROJECT LOCATION: 1200 Stringtown Road  
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)  
 PARCEL ID NUMBER: 040-014329 # 040-014329 ACREAGE AFFECTED BY THIS APPLICATION: 0.83 Acres  
 EXISTING ZONING: C-2 EXISTING LAND USE: Gravel Lot  
 PROPOSED ZONING: C-2 PROPOSED LAND USE: Additional Car lot

**PROPERTY OWNER INFORMATION**

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.  
1220 Stringtown, LLC 1337 Davenry Lane, Powell, Ohio 43065  
 Name Address City, State, Zip  
614.306.8900 N/A CARSOURCE10C AOL.COM  
 Phone Fax Email

**APPLICANT INFORMATION**

Note: The applicant is the person(s) or entity seeking approval of this application.  
Rickard Alan Sider President RAS Civil Engineering, LLC  
 Name Title Company / Organization  
P.O. Box 114 Amlin Ohio 43002  
 Address City State, Zip  
614.581.8504 N/A Rick-Siderca@att.net  
 Phone Fax Email

**AUTHORIZED REPRESENTATIVE** Check box if same as Applicant:

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Applicant  
 Name Title Company / Organization  
 Address City State, Zip  
 Phone Fax Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

<b>FOR OFFICE USE ONLY</b>		
DATE RECEIVED: 09-04-19	RECEIVED BY: MH	PAYMENT AMOUNT: \$100.00
TENTATIVE PC MEETING DATE: 10-08-19	PC RECOMMENDATION:	CHECK NUMBER: 40859
PROJECT ID NUMBER: 201909040047		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Car Source Additional Car Lot

DEVELOPMENT TYPE: Commercial Retail  Commercial Office  Residential  Industrial  Mixed  Other

ACREAGE DISTURBED: 0.83 Acres TOTAL FLOOR AREA: 0

NUMBER OF BUILDINGS: 0 BUILDING HEIGHT: 0

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 0-3

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: 0 ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$30,000.00

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I Daniel R. Menniger, the current property owner hereby authorize the applicant Richard Alan Sicker to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

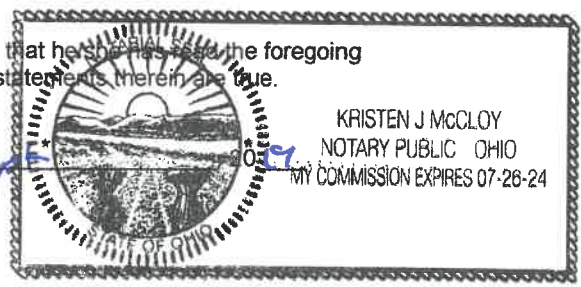
Signature of Current Property Owner: Daniel R. Menniger Date: 9-3-19

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 3rd day of Sept 2019

[Signature]  
Official Seal and Signature of Notary Public



APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Richard Alan Sicker, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

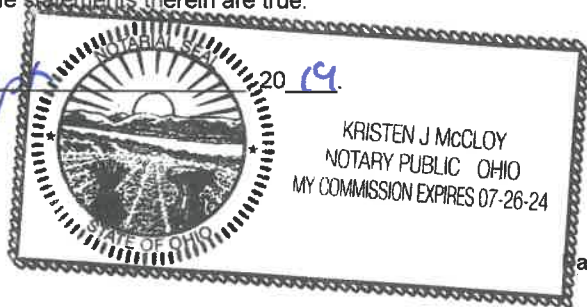
Signature of Applicant or Authorized Representative: [Signature] Date: 9-3-19

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

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[Signature]  
Official Seal and Signature of Notary Public



## REVIEW FEES

**INSTRUCTIONS:** All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee:     \$       100.00  
Total Submittal Fee:           \$ 100.00

## GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.

