

411 E. Town Street, Floor 2  
Columbus, Ohio 43215  
p : (614) 947-8600  
f : (614) 228-1790  
e : [information@planklaw.com](mailto:information@planklaw.com)  
w : [planklaw.com](http://planklaw.com)

Received by  
City of Grove City  
02-21-20

February 20, 2020

Jimmy Hoppel  
Development Planner  
The City of Grove City, Ohio  
4035 Broadway  
Grove City, Ohio 43123

**Re: Control Number 202001290004**

Dear Mr. Hoppel:

Please accept this correspondence as applicant's response letter to your staff review letter on the final development plan application for Kirk Williams Co.

I will respond to each item in your letter in sequential order, as follows:

1. Applicant has provided the front building setback line on the revised plans for your review.
2. Applicant's plans have been revised to show designated areas for the storage of trucks, containers, and materials as well as designated areas for the storage of materials.
3. The applicant is pursuing a variance from the full screening requirements along the eastern property line of the site that pertain to side yards adjacent to compatible districts for truck areas. First, the property to the east of Franklin County Auditor Tax Parcel Id. No.: 040-008688-00 is owned by the applicant's LLC entity and the property to the east is also zoned IND-1 (which is the same zoning designation as applicant's other two parcels comprising its main business and the lot that is subject of this application). Applicant should not have to install additional vegetative screening along the eastern property line to heavily screen the newly expanded gravel lot from real property that it owns and that will be used in the future by applicant as

part of its business operations. Second, there is ample screening in the form of trees and vegetation along the eastern property line already. Third, in the future when applicant decides to expand its business operations onto the property to the east, then applicant will comply with the side yard screening requirements contained with the Zoning Code for screening the uses on the property to the east from properties owned by other third party entities or persons. Again, there is no practical reason to heavily screen the proposed use from property to the east that applicant owns.

4. Applicant has revised the project narrative and landscape plan to show a minimum six foot (6') height mound along the Home Road frontage of the property. Lastly, the applicant has already committed to installing three staggered rows of six foot (6') height minimum evergreen trees at twenty foot (20') maximum spacing and one two inch (2 in.) caliper minimum small class tree per each forty (40) lineal feet of frontage. With the landscaping noted above being provided, applicant has met the standards required under Section 1136.06(a)(3) and will no longer seek a variance from that section of the Planning and Zoning Code.
5. Applicant has revised its plans to reflect the installation of a chain link fence north of the six foot (6') height mound and landscaping along the Home Road frontage. This fencing will likely not be visible from the Home Road public right-of-way. The northern property line consists of an existing white horse rail fence that is owned and maintained by the City of Grove City. All other fencing will consist of chain link and will run along the eastern property line and a portion of the western property line. The fencing surrounding the property is necessary for security and property protection purposes.
6. Applicant will show photographs of the main business and proposed gravel lot – looking into the site from the west. The only properties to the west are (i) the back of the new Shoot Point Blank building, from which no person should be standing there looking into the site; and (ii) a church building which shares parking spaces with the applicant. Neither of these properties would, or should, have any concern with their views looking east from the west into the site.
7. The tree planting typical has been updated to state that 50% of the wire cage and burlap shall be removed from the root ball of the tree at the time of planting – current plan states that 1/3 of the burlap is to be removed and does not mention treatment to the wire cage.
8. Water Quality Volume calculations have been added to the Cover Sheet.
9. After observation of aerial photographs of the site before it was cleared, an RCN of 73 was used based on the TR55 Manual value for Woods in fair condition with a Hydrologic Soil Type C.

10. Subsequent calculations have revealed that the Time of Concentration is approximately 35 minutes. This change does not have any effect on the size of the pond as currently shown on the Final Development Plan, as submitted. Final calculations and Final Site Compliance Plan will be submitted upon approval of the Final Development Plan.
11. This issue has been discussed with the reviewer. There are other options that will be proposed during the Final Site Compliance Plan review process.
12. Erosion matting will be shown in the ditch on the Final Site Compliance Plan.
13. Sheet C1.0 has been amended to include current zoning on the property, property owner address, and site acreage.

We trust this response letter addresses staff's comments. Along with this response letter, please find enclosed applicant's updated project narrative and revised plan sets.

Thank you for your attention to this matter.

Sincerely,



Rebecca J. Mott

Project Narrative  
Kirk Williams Co.

The property owner, 2550 Home Road LLC, of the real property containing 4.668 acres and commonly known as Franklin County Auditor Tax Parcel Id. No.: 040-008688-00 (the "Property") is proposing to (i) expand a gravel storage area (for truck, container, and materials storage), (ii) add a detention pond, (iii) add a fence, and (iv) add landscaping on the Property, as shown on the Final Development Plan, submitted with this application, for the expansion of uses associated with Kirk Williams Co.'s existing business operation located at 2734 Home Road, Grove City, Ohio 43123.

The Kirk Williams Co. is a sheet metal, piping, and plumbing fabricator and mechanical contractor. The company currently employs 170 people, and the company will potentially add another 30 to 50 people with this expansion of the outside storage area.

In 1975, the Kirk Williams Co. obtained approval of a final development plan for the construction of the main building on the property located at 2734 Home Road, Grove City, Ohio 43123. In 1994, the Kirk Williams Co. obtained approval of a final development plan to construct a pole barn on the property located at 2734 Home Road, Grove City, Ohio 43123, along with approval of a gravel storage area in the rear of the lot for truck, container, and materials storage. In 2015, the Property and the neighboring property to the east were re-zoned from the R-1 District to the Ind-1 District to allow for future expansion of the Kirk Williams Co. operations.

The property owner, as part of this Final Development Plan, shall also provide substantial landscaping on the Property to match that to the north of the 2734 Home Road, Grove City, Ohio 43123 property along the I-270 ramp. Landscaping will also be provided around the detention pond in compliance with the City of Grove City Planning and Zoning Code. In addition, a six foot (6') mound and substantial landscaping in accordance with the City of Grove City Planning and Zoning Code will be provided in the front of the Property along Home Road to provide for screening and buffering of the outside storage area relative to the single family residential properties and condominium properties to the south of the Property.

Typical hours of operation for the outside storage area are from 7:00 am through 3:30 pm. There will be no night-time or after-hours operations. Therefore, no site lighting plan is required.

There will be no signage installed on the Property relative to the storage operation.

In addition, the property owner, as part of this Final Development Plan, is seeking the following three (3) variances:

- (i) A variance from Section 521.07(a) and (b) of the General Offenses Code to allow for the erection of a 6' in height chain link fence around the perimeter of the Property. However, along the Home Road frontage, the chain link fence will be installed north of the mound and substantial landscaping and will not be visible from the public right-of-way of Home Road; and

- (ii) A variance from Section 1136.06(d) to not provide for peninsulas, islands, aisle end islands, and planting areas (containing at least one 2” minimum caliper large or medium class tree per peninsula, island, aisle end island, and/or planting area) for the gravel storage area.
- (iii) A variance from Section 1136.06(b) (rear and side yard adjacent compatible use districts) to not provide a 6’ height minimum evergreen tree planted for every 20 lineal feet of property line along the side yard adjacent to the Property to the east and two 18” height deciduous shrubs for each 40 lineal feet of property line for all vehicular use areas. The Applicant should not have to provide additional landscaping – aside from the existing trees along the property line – to screen the storage area use from property that Applicant owns and is also zoned Ind-1.

The property owner has applied for a companion special use permit for the outside storage of trucks, containers, and materials.

The property owner filed an application with the Board of Zoning Appeals for a variance for the gravel surface of the outside storage area. The Board of Zoning Appeals granted the variance for the gravel surface on January 27, 2020, with three stipulations: (i) Approval is contingent upon an approved development plan; (ii) the two lots known as Parcel 040-002426 and Parcel 040-008688 shall be combined; and (iii) construction is to begin within 12 months. The property owner has already combined the two parcels known as Parcel 040-002426 and Parcel 040-008688.