



Grove City Planning Commission METHOD OF REZONING APPLICATION

Please provide the requested information and submit to:

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

grovecityohio.gov/development

TYPE OF REQUEST

Standard Rezoning
 PUD Rezoning
 Zoning Upon Annexation
 Use Approval

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Pinnacle Quarry Development
PROJECT LOCATION: White Road and SR 104
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
PARCEL ID NUMBER: 160-001492, 160-002631, 160-000056, 160-002507, 160-002459
ACREAGE AFFECTED BY THIS APPLICATION: 73.318
EXISTING ZONING: Suburban Residential (Jackson Twp.)
EXISTING LAND USE: Agriculture and Recreation
PROPOSED ZONING: PUD-R
PROPOSED LAND USE: Residential
FUTURE LAND USE DESIGNATION: _____

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

<u>Heidi M. Pack, TR/Frank X Burgstaller</u>	<u>4485 Jackson Pike/1179 White Rd</u>	<u>Grove City, OH 43123</u>
<small>Name</small>	<small>Address</small>	<small>City, State, Zip</small>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

<u>Joe Ciminello</u>	<u>Developer</u>	<u>Ciminello's, Inc.</u>
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
<u>567 Lazelle Road</u>	<u>Westerville</u>	<u>OH, 43081</u>
<small>Address</small>	<small>City</small>	<small>State, Zip</small>
<u>(614) 207-7607</u>		<u>ciminelloj@aol.com</u>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

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.

<u>Name</u>	<u>Title</u>	<u>Company / Organization</u>
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
<u>Address</u>	<u>City</u>	<u>State, Zip</u>
<small>Address</small>	<small>City</small>	<small>State, Zip</small>
<u>Phone</u>	<u>Fax</u>	<u>Email</u>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

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

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>06-30-20</u>	RECEIVED BY: <u>MH</u>	PAYMENT AMOUNT: <u>\$1,600.00</u>
TENTATIVE PC MEETING DATE: <u>08-04-20</u>	PC RECOMMENDATION:	CHECK NUMBER: <u>1268</u>
PROJECT ID NUMBER: <u>202006300035</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: _____

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

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

I FRANK BURGSTALLER, the current property owner hereby authorize the applicant JOSEPH A CIMINELLO 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: Frank + Burgstaller Date: 7-1-2020

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 1st day of JULY, 2020.
Anne B. Anderson
Official Seal and Signature of Notary Public



APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Joe Ciminello, 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: Joe Ciminello Date: 7-1-20

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 1st day of July, 2020.
Melissa Forte
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 engineering review fee and planning review fee is calculated in accordance with the City's [Fee Recovery Policy](#). 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
Engineering Review Fee:	\$	1500
Planning Review Fee:	\$	
Total Submittal Fee:	\$	1600

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.





PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY

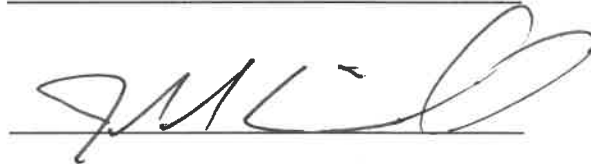
We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Grove City Zoning map:

LOCATION OF PROPERTY: 4485 Jackson Pike and 1179 White Rd
Grove City, OH 43123

EXISTING ZONING: SURB PROPOSED ZONING: PUD-R

PETITIONER NAME (PLEASE PRINT): Joe Ciminello

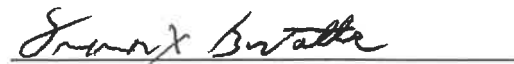
PETITIONER'S SIGNATURE:



OWNER NAME (PLEASE PRINT):

Frank Burgstaller

OWNER'S SIGNATURE:



DATE:
