



Grove City Planning Commission

RECEIVED
MAY 18 2021

SPECIAL USE PERMIT APPLICATION

Please provide the requested information and submit to:

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

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: 4302-4318 BROADWAY
PROJECT LOCATION: GROVE CITY, OH 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
PARCEL ID NUMBER: 040-001206-00 ACREAGE AFFECTED BY THIS APPLICATION: .76
EXISTING ZONING: Retail Multi Occu EXISTING LAND USE:
PROPOSED ZONING: I1 PROPOSED LAND USE:

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.
Name: SODEIA DEVELOPMENT 10860 THRAILKILL RD ORIENT OH 43146
Address: City, State, Zip
Phone: 614-906-4224 Fax: Matt.gleim@gbrands.biz Email: -

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.
Name: MATTHEW GLEIM Title: OWNER Company / Organization: SODEIA DEVELOPMENT
Address: 10860 THRAILKILL RD, ORIENT OH 43146
City: State, Zip
Phone: 614-906-4224 Fax: - Email: Matt.gleim@gbrands.biz

AUTHORIZED REPRESENTATIVE

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.

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.)

FOR OFFICE USE ONLY

DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: 4302 - 4318 BROADWAY

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: .76 TOTAL FLOOR AREA: 12,656 #

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 15 feet

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

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: 120K ESTIMATED VALUATION OF SITE IMPROVEMENTS: 10K

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

I MATTHEW GLEIM, the current property owner hereby authorize the applicant MATTHEW GLEIM 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: [Signature] Date: 5.18.21

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 18 day of May, 2021

[Signature]
Official Seal and Signature of Notary Public



BRITTNEY HYETT
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-22-2022

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I MATTHEW GLEIM, 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: 5.18.21

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 18 day of May, 2021

[Signature]
Official Seal and Signature of Notary Public



BRITTNEY HYETT
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-22-2022

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: 4302-4318 BROADWAY, COMMERCIAL STOREFRONT REMODEL

DEVELOPMENT TYPE: Commercial Retail Commercial Office Residential Industrial Mixed Other

ACREAGE DISTURBED: 0.84 TOTAL FLOOR AREA: 12,656 SF EXISTING

NUMBER OF BUILDINGS: 1 EXISTING BUILDING HEIGHT: 14'-6"

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 _____, the current property owner hereby authorize the applicant _____ 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: _____ Date: _____

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 _____ day of _____, 20____.

Official Seal and Signature of Notary Public

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I MATTHEW FISHER, 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: *Matthew Fisher* Date: 5-18-21

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 18th day of May, 2021.

Andrea J. Tipton
Official Seal and Signature of Notary Public



ANDREA J. TIPTON
Notary Public, State of Ohio
My Commission Expires 4-24-23

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: \$ _____

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.



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT**



The Planning Commission shall consider approval of applications for special permit uses and forward its recommendations to City Council for their consideration if the following findings are made by the Commission:

- the proposed use shall be harmonious with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- the proposed use shall not adversely affect the use of adjacent property;
- the proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- the proposed use shall be in accordance with the general and specific objectives and the purpose and intent of the zoning code and land use plan and any other plans and ordinances of the City;
- the proposed use complies with the applicable specific provisions and standards of this Code;
- the proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;

Please indicate below the type of Special Use Permit being requested:

- | | |
|---|--|
| <input type="checkbox"/> Adult Bookstore/Novelty Store | <input type="checkbox"/> Dog and Cat Kennels |
| <input type="checkbox"/> Adult Entertainment Establishments | <input type="checkbox"/> Drive-Thru Stations |
| <input type="checkbox"/> Adult Film and Video Tape Sales | <input type="checkbox"/> Gasoline Service Stations |
| <input type="checkbox"/> Adult Motion Picture Theater | <input type="checkbox"/> Group Family Homes |
| <input type="checkbox"/> Automobile and Other Motor Vehicle Repair, Services and Garage Automobile Dealers | <input type="checkbox"/> Group Multi-Family Homes |
| <input type="checkbox"/> Bed and Breakfast Inns | <input type="checkbox"/> Mini-Storage Facility |
| <input type="checkbox"/> Boarding Houses | <input type="checkbox"/> Outdoor Concerts |
| <input type="checkbox"/> Car Wash Establishments | <input type="checkbox"/> Outdoor Sales and Storage |
| <input type="checkbox"/> Daycare Centers | <input type="checkbox"/> Outdoor Seating (eating establishments) |
| <input type="checkbox"/> Dealers in New and Used motorcycle, motorized bicycle, tricycle and off-road motorized recreational vehicles | <input type="checkbox"/> Pet shops (excludes boarding) |
| | <input type="checkbox"/> Radio and television antenna or antenna tower (only in IND-1, IND-2, IND-3 or SD-4 District). |
| | <input type="checkbox"/> Sale, rental, barter or trade of weapons/explosives |

PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- One signed application and notarized application
- Appropriate fee (\$100) - **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- A metes and bounds legal description and survey, stamped by a certified surveyor of the property
- A proposed Development Standards Text
- A site plan showing improvements associated with Special Use

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit the Development Department at www.grovecityohio.gov/development.



**Grove City Planning Commission
Meeting and Deadline Schedule
2020**

Special Use Permit Application

Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Timeline		
		1st Reading	Second Reading	30-day Effective Period
December 4, 2019	January 7, 2020	January 21, 2020	February 3, 2020	30-day Effective Period
December 31, 2019	February 4, 2020	February 18, 2020	March 2, 2020	30-day Effective Period
January 29, 2020	March 3, 2020	March 16, 2020	April 6, 2020	30-day Effective Period
March 4, 2020	April 7, 2020	April 20, 2020	May 4, 2020	30-day Effective Period
April 1, 2020	May 5, 2020	May 18, 2020	June 1, 2020	30-day Effective Period
April 29, 2020	June 2, 2020	June 15, 2020	July 6, 2020	30-day Effective Period
June 3, 2020	July 7, 2020	July 20, 2020	August 3, 2020	30-day Effective Period
July 1, 2020	August 4, 2020	August 17, 2020	September 8, 2020	30-day Effective Period
August 5, 2020	September 8, 2020	September 21, 2020	October 5, 2020	30-day Effective Period
September 2, 2020	October 6, 2020	October 19, 2020	November 2, 2020	30-day Effective Period
September 30, 2020	November 3, 2020	November 16, 2020	December 7, 2020	30-day Effective Period
November 4, 2020	December 8, 2020	December 21, 2020	January 4, 2021	30-day Effective Period