



August 31, 2021

The City of Grove City, Ohio  
**Terry Barr, Development Planner**  
4035 Broadway  
Grove City, OH 43123  
[tbarr@grovecityohio.gov](mailto:tbarr@grovecityohio.gov)  
614-277-3000

**RE: Plan Review Comments**  
**Pizza Cottage**  
**#202108060054**

Kiley & Associates Architecture, Inc.  
135 W. Dorothy Lane, Suite 200  
Kettering, OH 45429  
phone: 937-294-3650  
fax: 937-294-3653  
[info@kaarchitecture.com](mailto:info@kaarchitecture.com)

Terry;

In reference to the above mentioned project and in response to plan review comments, dated 8/20/2021, please note the following:

Your #1: The pick up window lane has been reconfigured as shown on the resubmitted plan. We took into account the recommendations of staff and created a plan that combines the two options:

1. The turning radius is too tight to transverse directly behind the building. This area will be stripped off and bollards placed to prevent circulation. This area however is still necessary for deliveries and allow access to the existing dumpster.
2. An island will be added at the pick up window
3. The parking will be angled along this drive aisle and one way traffic allowed.

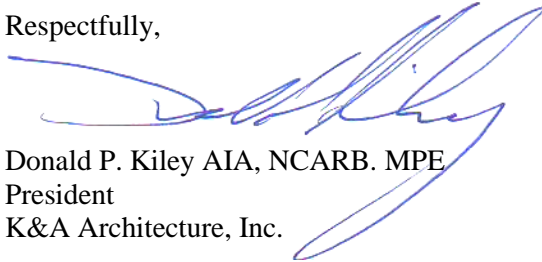
Your #2:

- a. This is a pick up window only
- b. Hours of operation: 11 am – 10 pm Sunday thru Thursday  
11 am – 11 pm Friday and Saturday
- c. Typical stacking for 5-6 cars is all that is needed
- d. The peak number of cars would be 8.
- e. Typical wait time at the pick up window is 1-1.5 minutes
- f. No menu board is proposed
- g. No wayfinding signs is proposed at this time.
- h. The restaurant area of the building is 2,950 square feet

- Your #3: The lanes have been adjusted to comply and the dimensions of each added.
- Your #4: Signage is shown on the plan and will be included
- Your #5: No menu board is proposed
- Your #6: The Owner is aware of the pole signs and is working on removal and submittal of the complying sign package

Please do not hesitate to contact me if you have any questions pertaining to this project.

Respectfully,



Donald P. Kiley AIA, NCARB. MPE  
President  
K&A Architecture, Inc.



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**RE: Forestry Plan Review Comments**  
**Pizza Cottage**  
**#202108060054**

Kiley & Associates Architecture, Inc.

135 W. Dorothy Lane, Suite 200

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Terry;

In reference to the above mentioned project and in response to plan review comments, dated 8/20/2021, please note the following:

**Red Comments:**

1. An agreement between the Landlord and our client can be provided if needed for clarity on the parcels involved.
2. We are aware of the pole sign issue and working to address them with the city and bring signage into compliance
3. A photo of the pick up window side of the building is being submitted to show how this will look.
4. The pick up window configuration has been changed
5. Dimensions of these areas have been provided
6. Some parking has been eliminated due to the configuration of the pick up lane. The area behind the building is being maintained for deliveries and trash access.
7. The existing dumpster enclosure is in decent shape and the gates will be repaired/replaced. We typically have double wide enclosures, but they plan on increasing pick up schedules for this location and maintaining a single enclosure.

**Green Comments:**

1. The hatched area behind the building is marking on the pavement but allows for delivery/staging to occur in this area. This area also

8/31/2021

1 of 2

allows the utilization of the 3 spaces behind the building for employee parking.

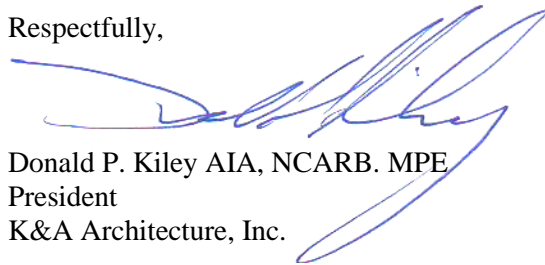
2. The garbage truck would use the area behind the building back into in order to pull into the existing dumpster area.
3. The street name has been corrected
4. Circulation aisles and parking configuration has been changed
5. The ADA parking space has been removed from this side of the building
6. Bollard spacing shall not exceed 48”.

Blue Comments:

1. We are working with the Landlord on missing trees. These will be replaced as required
2. Additional landscaping will be added at dumpster enclosure
3. A landscape island will be added at the pickup window area only as shown on the plan.

Please do not hesitate to contact me if you have any questions pertaining to this project.

Respectfully,



Donald P. Kiley AIA, NCARB. MPE  
President  
K&A Architecture, Inc.

# Pizza Cottage

Grove City, OH

Received By:  
Grove City Development  
Date: 08/31/2021

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