



**NOTICE OF PUBLIC MEETING
CITY OF BEXLEY
PLANNING COMMISSION**

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, May 18th, 2015** at **6:00 p.m.**, in the City Council Chambers, Bexley Municipal Building, 2242 East Main Street.

SPECIAL NOTE TO THE APPLICANT: Number 6 of the Rules and Regulations of the Planning Commission reads: The applicant or an authorized representative shall attend the meeting. The Commission may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance.

- a. Application No.: 15-008
Applicant: Hedge Landscape, LLC
Owner: Graeter's Ice Cream
Location: 2282 E. Main Street
Request: The applicant is seeking Environmental Review and approval, to allow landscape improvements for the patio located at the rear (north side) of the Graeter's Ice Cream building, at the above noted location.

A copy of the application is available for review in the Building Department office during the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. If you have any questions, please call the Bexley Building Department at 559-4240.

If you need any accommodation or assistance in order to attend the meeting, please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting.

Mailed: 05-04-15

CITY OF BEXLEY



Review Application for:

X **PLANNING COMMISSION**
 CITY COUNCIL
 TREE & PUBLIC GARDEN COMMISSION
2014

2015068

APPLICATION TO APPEAR BEFORE:

CITY COUNCIL X **PLANNING COMMISSION** Date: 4-19-15
 TREE & PUBLIC GARDEN COMMISSION (Recommendation)

1. **This application is submitted for: (please check)**

- A. () Rezoning () Lot Split () Plat Approval () Special Permit
() Variance () Conditional Use (X) Other Landscape Improvements
- B. () Exterior Design Review to include: () Building Plans () Site Development
() Signage () Fence () Other _____

2. **APPLICATION SUBMITTED FOR PROPERTY LOCATED:** 2282 E. Main Street
NAME OF BUSINESS: Graeter's Ice Cream

3. **NAME OF APPLICANT:** Hedge Landscape, LLC
Address 6270 Frost Rd. Ste. A, Westerville, OH 43082
Telephone Number (614) 818-5296 E-mail: robin@hedgelandscape.com

4. **NAME OF OWNER:** _____
Address _____
Telephone Number _____ E-mail: _____

5. **Narrative description of project / request. (Attach additional sheets, if necessary).**
 The proposed landscape enhancements will better the existing space, and increase values to adjacent properties.
 The existing patio slopes incorrectly, causing ice buildup, and has collapsing stairs. The new patio will fix both of these
 issues, and keep the same hardscape to softscape coverage of the area. This project will create a safer environment where
 the community can relax and enjoy their ice cream.

6. **If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).**

7. What is the valuation on the project? \$28,000

10. SIGN INFORMATION

- A. TYPE: Monument Window Free Standing "A" frame
 Projecting Awning Wall Banner
- B. SIZE Sq. Ft. Ft. Horizontal Ft. Vertical
- C. Sign Wording: _____
- D. What is the linear width of your tenant space? _____

In order to properly complete the application, the Commission requires that **(12 copies)** of all supporting material be submitted at the time the application is filed. **Failure to comply with this provision will result in having your application withheld from the agenda and returned to the applicant. This is a rule of the Commission and no exceptions will be made.**

Be advised, if the Commission decides it needs the services of an independent expert (e.g., architect; landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost thereof shall be paid by the Applicant in addition to the above filing fees.

APPLICANT:  DATE: 4-10-15
(Signature)

Fee Due: \$ _____

Planning Commission Review Date: _____

Staff Review Date: _____

Approved by: _____ Date: _____

City Council Ordinance reading schedule for: _____ as follows:
(Address)

Ordinance No. _____

1st Reading Date: _____ Time: _____ () Subcommittee: _____

2nd Reading Date: _____ Time: _____ () Sub-committee: _____

3rd Reading Date: _____ Time: _____ () Sub-Committee: _____

Results: () Approved () Tabled () Denied Date: _____

FEES: Payment of applicable fees:

<u> </u> Requests for amendment to previously approved PUR or PUC plans	\$300.00
<u> </u> Split of lot or existing parcel.	\$250.00
<u> </u> Replatting or new plat.	\$250.00
<u> </u> Rezoning: 1 acre (or part thereof) \$250.00 each additional acre (or part thereof) additional \$60.00	total = \$ _____
<u> </u> Sign Review and Environmental Review are based on the value of project:	
<u> </u> <u>Valuation of Project</u>	<u>Fee</u>
<u> </u> \$0 - \$5,000	\$100.00
<u> </u> \$5,001 - \$25,000	\$200.00
<u> </u> \$25,001 - \$75,000	\$250.00
<u> </u> \$75,001- \$200,000	\$350.00
<u> </u> \$200,001 - \$750,000	\$600.00
<u> </u> Over \$750,001	\$1,000.00
<u> </u> Variance,	
<u> </u> Fences and walls:	\$65.00
<u> </u> <input checked="" type="checkbox"/> Special Permit, Conditional Uses and All others:	\$90.00

(Re-submittal fee \$50)

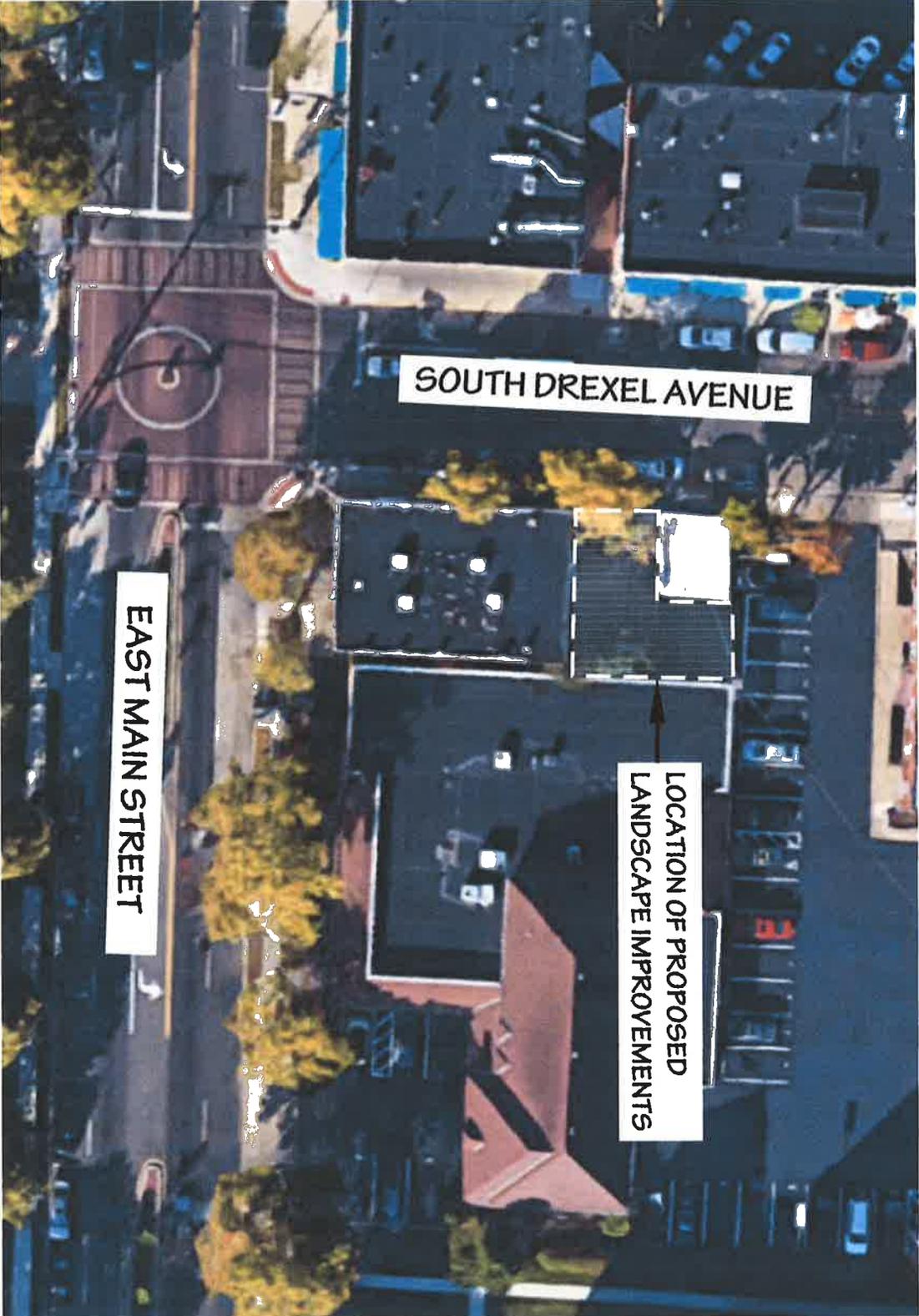
Fee: Due: \$ 90

Artistic improvements such as sculpture, murals and mobiles shall be exempt from an application fee. However, prior to installation of artistic improvements, an application shall be filed for review and approval by the Commission.

Appeals Procedures

Bexley Code Section 1222.04(c) provides for appeal of the decisions of the Planning Commission to Bexley City Council. Appeals must be in writing and filed with the Clerk of Council within (14) fourteen days after the decision of the Commission is rendered. The decision of City Council is final.

***NOTE:** The appeals procedure is applicable to Environmental Review only, and not to statutory decisions such as platting, lot splits or zoning resolutions.



A LOCATION MAP
 101 SCALE: 1" = 40'

1 NORTH

A/101

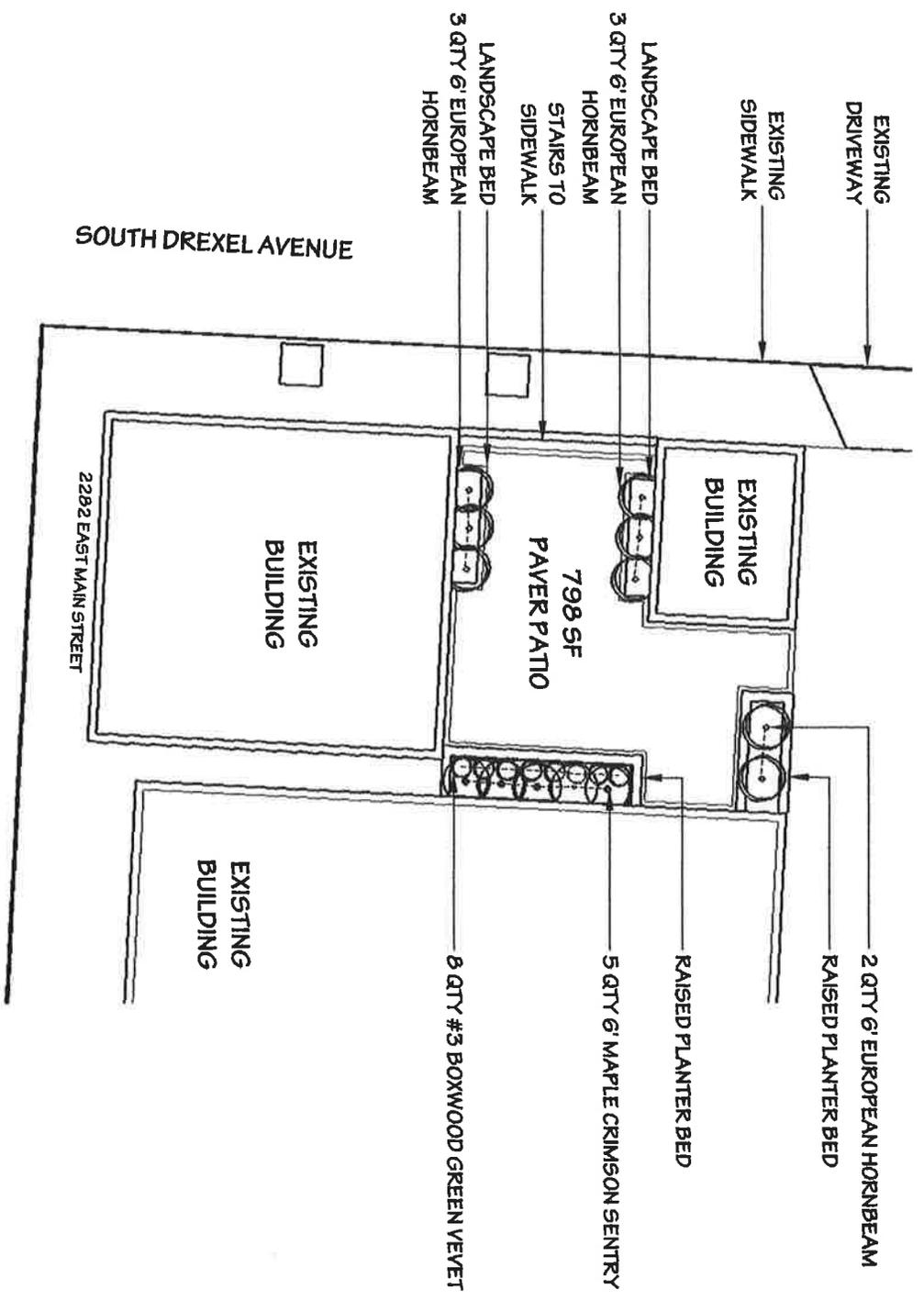
A

DESCRIPTION
 Location Map

GRAETER'S ICE CREAM
 2282 E. Main Street
 Bexley, Ohio 43209

HEDGE LANDSCAPE, LLC
 6270 Frost Road, Suite A
 Westerville, Ohio 43082
 Robin@HedgeLandscape.com
 www.HedgeLandscape.com





A SITE PLAN
 102 SCALE: 1" = 20'

1 NORTH

A
 A/102

DESCRIPTION
 Site Plan

GRAETER'S ICE CREAM
 2282 E. Main Street
 Bexley, Ohio 43209

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 6270 Frost Road, Suite A
 Westerville, Ohio 43082
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