

**Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio  
Case #ZON-10-08  
(Economic Development & Planning)**

**WHEREAS**, Case #ZON-10-08: The owner is Larry and Betty Conkel. The applicant is CF Auto Sales. The agent is David Hodge, Esq. Requesting to amend an existing Select Commercial Planned District (SCPD) to allow the property to be used as a motor vehicle dealer; and

**WHEREAS**, on May 12, 2010, the Franklin County Planning Commission recommended conditional approval of the proposed rezoning to amend an existing Select Commercial Planned District (SCPD) to allow the property to be used as a motor vehicle dealer with the following conditions:

1. The applicant must receive zoning compliance from the Franklin County Economic Development and Planning Department prior to operating the business.
2. The applicant must receive a driveway permit or a letter of non-applicability from ODOT District 6 for the change of use.
3. The applicant must have the building reviewed and approved by the Madison Township Fire Department to ensure the proposal meets fire code requirements.
4. The applicants must have the building reviewed and approved by the Village of Groveport Building Department to ensure the change in use meets building code requirements.
5. The applicant must supply a site plan prepared and sealed by a registered architect, registered engineer, or a registered landscape architect as required by Section 420.034 of the Franklin County Zoning Resolution.
6. The applicant must renumber the parking spaces on the site plan so that every parking space is assigned a number. The parking space next to number eight is blank. This must be shown on the site plan.
7. The applicant must designate which two parking spaces will be designated as employee parking by corresponding number on the site plan, and address this on both the site plan and in the development text.
8. The parking lot must be striped and all planting must be completed within four months from the date of approval.
9. The applicant must work with and receive approval from the Franklin County Economic Development and Planning Department when designating the appropriate number of customer parking spaces for the site and this designation must be depicted on the site plan.

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10. The three foot fir trees must be changed to five foot fir trees at the time of installation in the development text.

**WHEREAS**, on May 20, 2010, the Franklin County Rural Zoning Commission conditionally approved the proposed rezoning to amend an existing Select Commercial Planned District (SCPD) to allow the property to be used as a motor vehicle dealer with the following conditions:

1. The applicant must receive zoning compliance from the Franklin County Economic Development and Planning Department prior to operating the business.
2. The applicant must receive a driveway permit or a letter of non-applicability from ODOT District 6 for the change of use.
3. The applicant must have the building reviewed and approved by the Madison Township Fire Department to ensure the proposal meets fire code requirements.
4. Due to the fact that Madison Township contracts with the Village of Groveport for commercial building inspections, the applicant must have the building reviewed and approved by the Village of Groveport Building Department to ensure the change in use meets building code requirements.
5. The applicant must supply a site plan prepared and sealed by a registered architect, registered engineer, or a registered landscape architect as required by Section 420.034 of the Franklin County Zoning Resolution.
6. The applicant must renumber the parking spaces on the site plan so that every parking space is assigned a number. The parking space next to number eight is blank. This must be shown on the site plan.
7. The applicant must designate which two parking spaces will be designated as employee parking by corresponding number on the site plan, and address this on both the site plan and in the development text.
8. The parking lot must be striped and all planting must be completed within four months from the date of approval.
9. The applicant must work with and receive approval from the Franklin County Economic Development and Planning Department when designating the appropriate number of customer parking spaces for the site and this designation must be depicted on the site plan.
10. The three foot fir trees must be changed to five foot fir trees at the time of installation in the development text.

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**BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:**

**Section 1.** That the action of the Franklin County Rural Zoning Commission is hereby sustained and the application of David Hodge, Esq. (Agent), 3310 London-Groveport Road Groveport, Ohio, being application no. ZON-10-08 hereby is conditionally approved with the following conditions:

1. The applicant must receive zoning compliance from the Franklin County Economic Development and Planning Department prior to operating the business.
2. The applicant must receive a driveway permit or a letter of non-applicability from ODOT District 6 for the change of use.
3. The applicant must have the building reviewed and approved by the Madison Township Fire Department to ensure the proposal meets fire code requirements.
4. The applicants must have the building reviewed and approved by the Village of Groveport Building Department to ensure the change in use meets building code requirements.
5. The applicant must supply a site plan prepared and sealed by a registered architect, registered engineer, or a registered landscape architect as required by Section 420.034 of the Franklin County Zoning Resolution.
6. The applicant must renumber the parking spaces on the site plan so that every parking space is assigned a number. The parking space next to number eight is blank. This must be shown on the site plan.
7. The applicant must designate which two parking spaces will be designated as employee parking by corresponding number on the site plan, and address this on both the site plan and in the development text.
8. The parking lot must be striped and all planting must be completed within four (4) months of the date of approval.
9. All conditions of approval must be completed within four (4) months of the date of approval.

SCF

Cc: Franklin County Economic Development and Planning Department