



CITY OF POWELL

PLANNING AND ZONING COMMISSION (P&Z)

AMENDING AN APPROVED FINAL DEVELOPMENT PLAN APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$550.00
Pre Fee Ordinance 2018-48

Applicant: Litech Lighting

Address/City/State/Zip: 3549 Johnny Appleseed Ct

Email Address: keithc@litechlighting.com

Phone No: 614-899-9640 Cell Phone No: 614-774-9887 Fax No: 614-899-9649

Property Owner: Market At Liberty Crossing LLC

Address/City/State/Zip: 3952 Powell Rd

Email Address: gregory.lucot@gianteagle.com

Phone No: 412-967-3673 Cell Phone No: _____ Fax No: _____

Architect/Designer for Applicant: Blair Companies

Address/City/State/Zip: 5107 Kissell Ave

Email Address: blaircompanies.com

Phone No: 814-949-8287 Cell Phone No: _____ Fax No: 814-949-8293

Property Address: 9590 Sawmill Parkway

Lot Number/Subdivision: 3641 Existing Use: Gas Statio Proposed Use: same

Reason for Administrative Review (attach necessary documents): Giant Eagle offers a reward program to their customers and they want to add another gas price sign to indicate their savings per gallon.

Checklist:

- ☐ Legal description of the property
 - ☐ Vicinity Map
 - ☐ Written Text explaining nature of amendment being requested.
 - ☐ Amended Final Development Plan drawing(s) (site plan, elevation drawings, etc.) needed to show proposed amendment.
 - ☐ Provide any other information that may useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
 - ☐ **5 copies** of all drawings, text, any other items, and application
 - ☐ **1 digital copy** (CD, USB, Email) of the complete application packet.
 - ☐ Attach the required fee - \$550.00
 - ☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035
- Public notice sign details found [here](#).

(SEE OVER)

**APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN
WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.**

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: *Keith Clf* Date: 5.7.19

Office Use
Received

Office Use
Type/Date: <u>5/8/19</u>
Base Fee: <u>\$550.00</u>
Prepared by: _____
Reviewed by: <u>aw</u>
PAYOR: <u>Litech Lighting Management</u>
RECIEPT # <u>8003</u>

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · www.cityofpowell.us

APPROVAL

☐ Approved ☐ Approved as Noted ☐ Not Approved
Resubmit with Changes

Print Name _____

Title _____

Signature _____

Date _____



BLAIR COMPANIES

ARCHITECTURAL IMAGING
SIGNS • FIXTURES • LIGHTING

REV# C












Store Number: GNE # 3527
Address: 9590 Sawmill Parkway
Powell, OH 43056

Date: 05-03-2019
Blair #: 83303 | File Name: AD-GNE83303-C



COLOR SPECS

COLOR SPECIFICATIONS	
	PMS 287C BLUE
	PMS 186C RED
	PMS 877C SILVER
	PMS 123C YELLOW
	3M 3630-57 OLYMPIC BLUE
	PMS 356C GREEN
	BLACK 3M 180C-12
	WHITE 3M 3630-20
	PMS 7496 GREEN



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5107 Kissell Ave.
Altoona, PA 16601
P: 814.949.8287
F: 814.949.8293
blaircompanies.com

PROJECT INFORMATION

CLIENT
Giant Eagle
ADDRESS
9590 Sawmill Parkway
Powell, OH 43056
ST NUMBER
83303
DATE
03-22-19
REVISION
K0
FILE NAME
AD-GNE83303
CUSTOMER
APPROVAL

REVISION

a. 04.05.19:RD; Add LED Pricer
b. 04.24.19 ED Update SOW pg 7
c. 05.03.19: DR: Changed LED
color to amber



CUSTOMER INITIALS

Initials



SCOPE OF WORK

SCOPE OF WORK - INCLUDED

MID	
BUILDING	
CANOPY	1. Remove existing unleaded cabinets and replace with 2 New LED Pricer cabinets (Unleaded) 2. Install (2) New LED Pricer cabinet with Adv Pay
GAS PUMPS	
ADDITIONAL SCOPE	

SCOPE OF WORK - NOT INCLUDED

MID	1. 2. 3. 4.
BUILDING	1. 2. 3. 4.
CANOPY	1. 2. 3. 4.
GAS PUMPS	1. 2. 3. 4.
ADDITIONAL SCOPE	1. 2. 3. 4.

Current Brand Revision:

- ☒ All provided image elements and or services meet the current brand standard revision
- ☐ The following image elements and or services do not meet the current brand standard revision due to municipal code and or specific site conditions. _____

These drawings are not for construction. The information contained herein is intended to express design intent only.
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Altoona, PA 16601
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F: 814.949.8293
blaircompanies.com

PROJECT INFORMATION

PROJECT
Giant Eagle

ADDRESS
9590 Sawmill Parkway
Powell, OH 43056

PHONE
83303

DATE
03-22-19

REVISION
KO

FILE NAME
AD-GNE83303

CATEGORY
APPROVAL

REVISION

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b. 04.24.19 ED Update SOW pg 7
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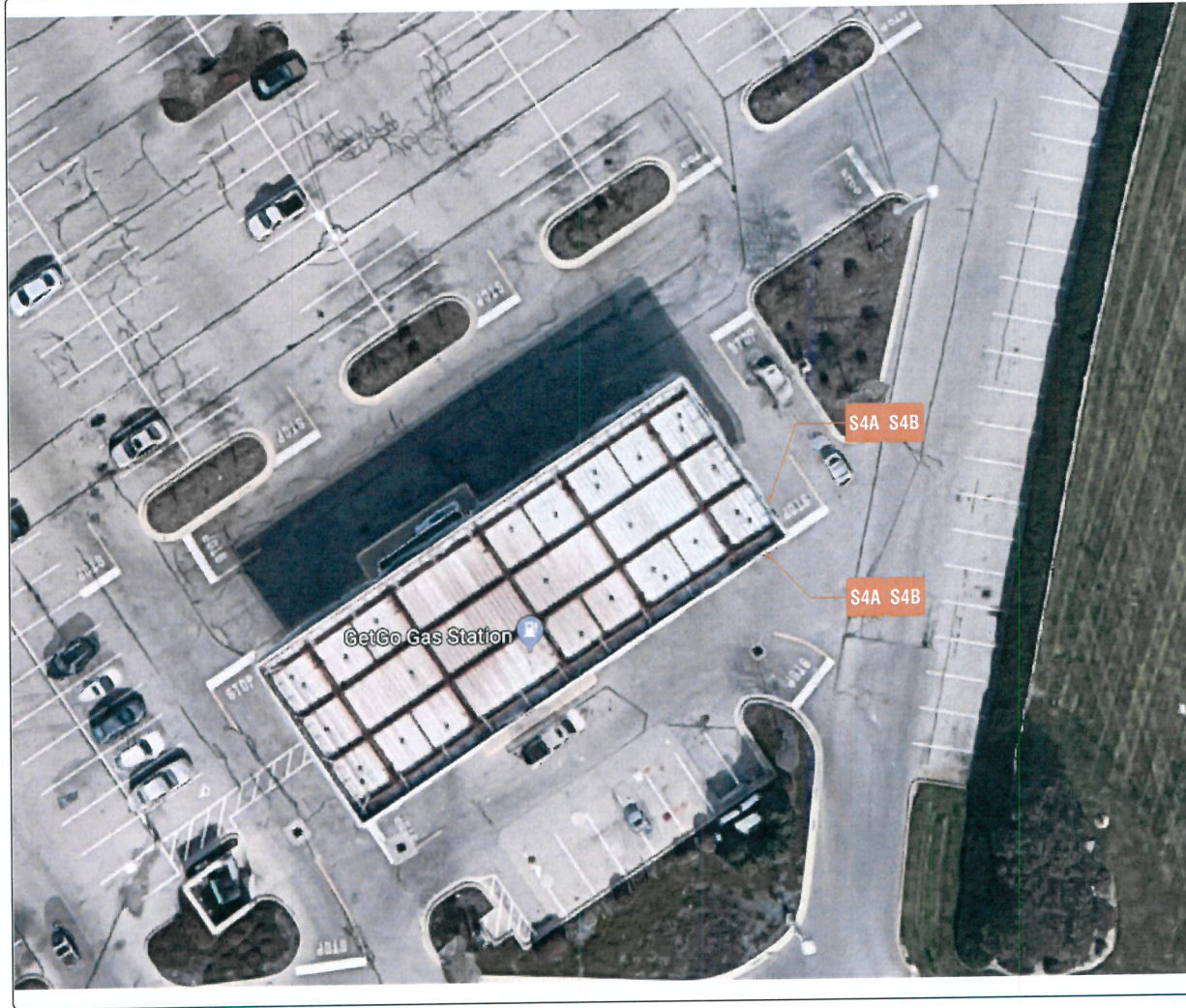


CUSTOMER INITIALS

Initials



SITE PLAN



SCHEDULE		
S4A	CANOPY PRICER WITH ADVANTAGEPAY	2 REQ'D
S4B	CANOPY PRICER WITH UNLEADED	2 REQ'D



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CLIENT
Giant Eagle

ADDRESS
9590 Sawmill Parkway
Powell, OH 43056

PHONE
83303

DATE
03-22-19

RENDERED
KO

FILE NAME
AD-GNE83303

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APPROVAL

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S-4A
S-4B

CANOPY PRICER PHOTO OVERLAY



PROPOSED

NOTE: NEW CABINETS ARE SUNSHIN DIGITS



EXISTING

SCOPE OF WORK

1. Remove existing unleaded cabinets
2. Install (4) New LED Pricer cabinets



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Altoona, PA 16601
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F: 814.949.8293
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PROJECT INFORMATION

CLIENT
Giant Eagle
ADDRESS
9590 Sawmill Parkway
Powell, OH 43056
PHONE
83303
DATE
03-22-19
RENDERED
KO
BILL NUMBER
AD-GNE83303
CATEGORY
APPROVAL

REVISION

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CUSTOMER INITIALS

Initials

S-4A

LED PRICER CABINET

QTY: 2



FRONT VIEW
Scale: 1 1/2" = 1'-0"

SIDE VIEW

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F: 814.949.8293
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PROJECT INFORMATION

CLIENT
Giant Eagle
ADDRESS
9590 Sawmill Parkway
Powell, OH 43056
PHONE
83303
DATE
03-22-19
REVISION
KO
FILE NAME
AD-GNE83303
CATEGORY
APPROVAL

REVISION

NO.	DESCRIPTION



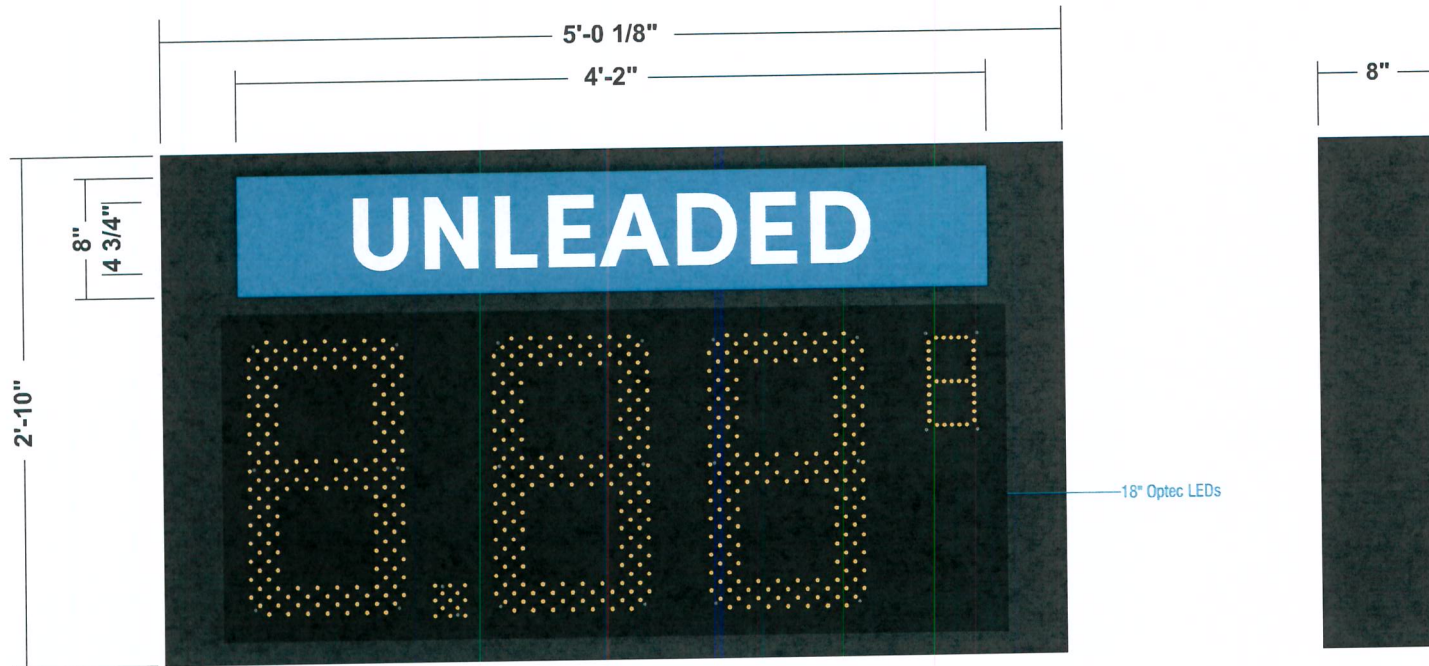
CUSTOMER INITIALS

Initials

S-4B

LED PRICER CABINET

QTY: 2



FRONT VIEW
Scale: 1 1/2" = 1'-0"

SIDE VIEW



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Altoona, PA 16601
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F: 814.949.8293
blaircompanies.com

PROJECT INFORMATION

CLIENT	Giant Eagle
ADDRESS	9590 Sawmill Parkway Powell, OH 43056
MANAGER	83303
DATE	03-22-19
REWORKED	KO
FILE NAME	AD-GNE83303
CATEGORY	
APPROVAL	

REVISION

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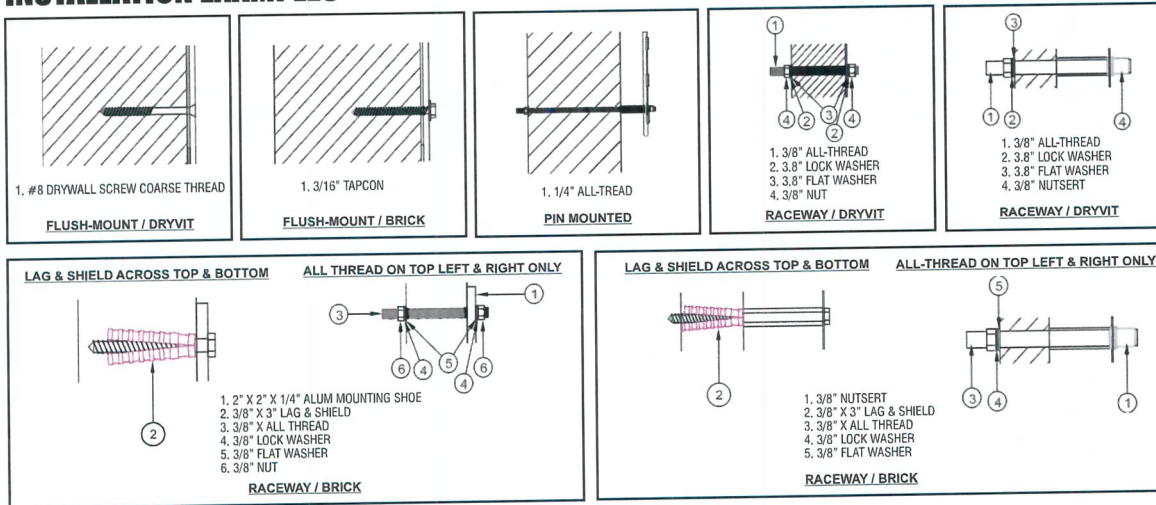


CUSTOMER INITIALS

Initials

INSTALLATION DETAIL

INSTALLATION EXAMPLES



MOUNTING NOTE:

To be used with either masonry mounting systems or toggle bolt system for hollow walls as required electrical primary pass thru the wall into J-box in the sign.

INSTALLER NOTE:

When sealing ALL penetrations use a polyurethane sealant that is ASTM-C920 compliant. An example and approved product would be Loctite PL Premium.

SAFETY CRITERIA

All employees are recommended to possess a valid API certification, follow the established guidelines set forth by API as well as follow any local, state, or federal laws.

- Perform a Pre-Task Job Safety Analysis
 - Understand how and where to obtain First-Aid and Medical treatment, including CPR.
 - Use the proper level of PPE per the assigned task.
 - Only use tools that are in safe working order before using them.
 - Always use tools for their intended purpose and never over their safe working limit.
 - Employees operating vehicles must conform to all DOT requirements as well as API regulations.
 - Use proper fall arrest equipment.
 - Understand the requirements for working at height on a job site.
 - Properly barricaded the work area from the public in accordance with Section 8 of the API guidelines.
 - Only competent and trained people using approved equipment in a manner in accordance with Section 10 of the API guidelines should perform lifting duties.
 - Follow all approved lock-out tag-out policies when de-energizing equipment.
- **Examples of Equipment Include:** Personal Protective Equipment, Barricade, Crane, Hoist, Bucket Truck, Scissor Lift, Ladder, Vinyl Applicators (Squeegee or Application Liquid), Welder/Torch and Hand Tools/Power Tools

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PROJECT INFORMATION

CLIENT
Giant Eagle

ADDRESS
9590 Sawmill Parkway
Powell, OH 43056

PROJECT NO.
83303

DATE
03-22-19

REVISIONS
KO

DRAWN BY
AD-GNE83303

CHECKED BY
APPROVAL

REVISION

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- c. 05.03.19; DR: Changed LED color to amber



CUSTOMER INITIALS

Initials



Lighting Management Services, Inc

3549 Johnny Appleseed Ct. • Columbus, OH 43231

Phone (614) 899-9640 • Fax (614) 899-9649

www.litechlighting.com

Oh License # 45899

(5/7/2019)

City of Powell

Planning and Zoning Commission

Amending an approved final development plan application

Getgo 9590 Sawmill Parkway is wanting to add a gas price sign, which they already have one now which would make it 2 gas price signs on 2 elevations. They are wanting to display the cost of gas to customers on one and display on the other display they are wanting show their rewards customers their savings on gasoline.

Sincerely,

Keith Cobb, CSLT

Litech Lighting Management Services, Inc

3549 Johnny Appleseed Ct.

Columbus, OH 43231

Office: (614) 899-9640 Ext. 308

Cell: (614) 774-9887

Email: KeithC@LitechLighting.com

www.litechlighting.com



Doc ID: 010546040005 Type: OFF
Kind: DEED
Recorded: 12/11/2014 at 03:50:32 PM
Fee Amt: \$52.00 Page 1 of 5
Workflow# 0000086750-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2014-00031707
BK 1323 PG 455-459

Delaware County
The Grantor Has Complied With
Section 319.202 Of The R.C.
DATE 12/11/14 Transfer Tax Paid 0
TRANSFERRED OR TRANSFER NOT NECESSARY
Delaware County Auditor By JSQ

MS CONSULTANTS INC
2221 SCHROCK RD
COLUMBUS, OH 43229

ODOT RE 202
Rev. 09/2012

W
State

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: Market at Liberty Crossing, LLC, an Ohio Limited Liability Company, the Grantor(s) herein, in consideration of the sum of \$ 22,000.00, to be paid by the State of Ohio, Department of Transportation, does hereby grant, bargain, sell, convey and release, with general warranty covenants, to the State of Ohio and its successors and assigns for the use and benefit of the Department of Transportation, the Grantee herein, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 36A-WD

DEL-750-1.23

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Delaware County Current Tax Parcel No. 319-315-01-005-008

Prior Instrument Reference: OR 795, Page 2171, Delaware County Recorder's Office.

And the said Grantor(s), for itself and its successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that it is the true and lawful owner(s) of said premises, and lawfully seized of the same in fee simple, and has good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid, and that the same are free and clear from all liens and encumbrances whatsoever, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the same against all claims of all persons whomsoever.

The property conveyed herein to Grantee is being acquired for one of the statutory purposes the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property conveyed herein if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase; provided however that such right of repurchase is subject to the authority of the Director of Transportation to convey unneeded property pursuant to Section 5501.34 (F) of the Revised Code. The price to be paid upon such repurchase shall be the property's fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. The within right of repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

IN WITNESS WHEREOF Market at Liberty Crossing, LLC, an Ohio Limited Liability
Company has caused its name to be subscribed by Todd Wyett, its duly authorized agent on the
2nd day of October, 2014.

MARKET AT LIBERTY CROSSING, LLC, AN
OHIO LIMITED LIABILITY COMPANY

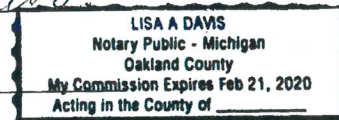
By: TODD WYETT

STATE OF MICHIGAN, COUNTY OF OAKLAND SS:

BE IT REMEMBERED, that on the 2nd day of October,
before me the subscriber, a Notary Public in and for said state and county, personally came the
above named Todd Wyett, who acknowledged being the Manager and
duly authorized agent of Market at Liberty Crossing, LLC, an Ohio Limited Liability Company,
and who acknowledged the foregoing instrument to be the voluntary act and deed of said entity.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official
seal on the day and year last aforesaid.

Lisa A Davis
NOTARY PUBLIC
My Commission expires: _____



This document was prepared by or for the State of Ohio, Department of Transportation, on forms
approved by the Attorney General of Ohio.

EXHIBIT A

Page 1 of 2

Rev. 06/09

RX 250 WD

Ver. Date 08/02/13

PID 87407

**PARCEL 36A-WD
DEL-750-1.23
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in Farm Lot 11, Quarter Township 3, Township 3, Range 19 of the United States Military District, located within City of Powell, County of Delaware, and the State of Ohio and being part of Lot 3641 of Market at Big Bear as shown in Plat Cabinet 2 slide 431 and as described in a deed to Market at Liberty Crossings, LLC in Deed Volume 795 page 2171 (All records are on file at the Recorder's Office, Delaware County, Ohio) and said parcel being more fully described as follows:

Commencing at a 1" solid iron rod set in a monument box located on the centerline of survey of State Route 750 P.I. Sta. 189+60.39 as shown in DEL-750-1.23 Right of Way plans prepared by ms consultants, inc. for the Ohio Department of Transportation, being on the easterly line of Farm Lot 12 and the westerly line of Farm Lot 11;

Thence South 87° 16' 37" East, following the centerline of State Route 750, for a distance of 773.34 feet to a point;

Thence North 02° 43' 23" East, leaving said centerline and crossing the northerly right of way of State Route 750 perpendicular to the previous course, for a distance of 50.00 feet to the northerly right of way of State Route 750, being at the southwesterly corner of said Lot 3641 and the southeasterly corner of Lot 3638 of said Market at Big Bear and as described in a deed to Chase 4066, Inc. in Deed Volume 1153 page 2688, and also being the **True Place of Beginning** of the parcel herein described;

Thence following a line common of said Lot 3641 and the easterly line of said Lot 3638 along the arc of a curve to the left, having a radius of 20.00 feet, a delta of 90° 00' 00", a chord bearing of North 47° 43' 23" East, a chord distance of 28.28 feet, for an arc length of 31.42 feet to a common corner of said Lots 3638 and 3641;

EXHIBIT A

Page 2 of 2

Rev. 06/09

RX 250 WD

Thence North 02° 43' 23" East, continuing along a line common of said Lot 3641 and the easterly line of said Lot 3638, for a distance of 19.55 feet to an iron pin set;

Thence South 87° 16' 37" East, passing through said Lot 3641, for a distance of 50.00 feet to an iron pin set on a line common with said Lot 3641 and the westerly line of Lot 3637 of said Market at Big Bear and as described in a deed to Merco V LLC in Deed Volume 1044 page 1023;

Thence South 02° 43' 23" West, following a line common with Lot 3641 and the westerly line of said Lot 3637, for a distance of 19.55 to a common corner of said Lots 3641 and 3637;

Thence continuing with a line common with said Lot 3641 and the westerly line of said Lot 3637 along the arc of a curve to the left, having a radius of 20.00 feet, a delta of 90° 00' 00", a chord bearing of South 42° 16' 37" East, a chord distance of 28.28 feet, for an arc length of 31.42 feet to a common corner of said Lots 3641 and 3637 and being on the northerly right of way of State Route 750;

Thence North 87° 16' 37" West, following the northerly right of way of State Route 750 and the southerly line of said Lot 3641, for a distance of 90.00 feet to the **True Place of Beginning**, and containing within said bounds 2,149 square feet or 0.0493 acres of land, more or less, of which the Present Road Occupied is 0 acres, which leaves a net take of 2,149 square feet or 0.0493 acres of land contained within Delaware County Auditor Parcel Number 31931501005001.

All iron pin set are 5/8" x 30" rebar with a yellow ms consultants identifying cap.

The bearings for this description are based upon a field traverse originating on Delaware County Survey Control Monuments "97-141" and "97-017" as established by the Delaware County Engineer's Office in 1997, and are based upon the Ohio State Plane Coordinate System, North Zone, 1983 (1986).

The above description was prepared under the direction and supervision of James P. Villacres, Registered Professional Surveyor No. 7912.

DESCRIPTION APPROVED
FOR TRANSFER
Chris Bauserman
Delaware County Engineer

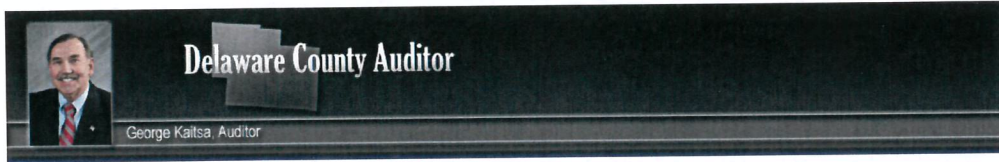
12-11-14

[Signature]
9/26/13

DESCRIPTION FOR CLOSING ONLY
☐ RPC Approval Required
☐ Municipal Approval Required
Delaware County Engineer

10-18-13





Property Report for 319-315-01-005-008

Property Information

Parcel Number:	31931501005008
Owner(s)	MARKET AT LIBERTY CROSSING LLC
Address	3952 POWELL RD
Tax Dist	24 POWELL
School	2104 OLENTANGY
Use Code:	426
Acres:	22.858

Description

LOT 5131 MARKET AT BIG BEAR LOT 3641 DIVISION 1 TIF AREA

Property Address

3952 POWELL RD POWELL

Current Value Land	Impr	Total
4793900	13763200	18557100
Current Tax Due	Paid	Balance
517666.72	258833.36	258833.36

Assessment Information

Board of Revision:	N	Homestead/Disability:	N
Owner Occ Credit:	N	Divided Property:	N
New Construction:	N	Foreclosure:	N
Other Assessments:	Y	Front Ft.:	N

Improvements Description	Area
632-Superstructure	3088

Improvements	
Description	Area
632-Superstructure	300
632-Superstructure	5500
632-Superstructure	1540
-	375
-	144

Land						
Land Type	Acres	Square Ft.	Actual Frontage	Eff. Frontage	No. Units	Value
A0-Row	0.03	0	0	0	0	0
A1-Primary Site	22.828	0	0	0	0	4793880

CAUV Land					
Land Type	Acres	Soil Type	Acres	Adj. Rate	Value

Transfer History					
Date	Amount	To	Type	Conveyance	
4/30/2010	0	MARKET AT LIBERTY CROSSING LLC	Annexation	0	
2/19/2009	0	MARKET AT LIBERTY CROSSING LLC	Plat	0	

Value History				
Year	Land	Improvement	Total	Reason
2017	4793900	13763200	18557100	Reappraisal, Update or Annual Equalization
2015	4793900	13206100	18000000	New Construction - Full Value
2014	4800200	12839500	17639700	Annual Maintenance on Splits & Combines
2013	4810500	12439500	17250000	New Construction - Partial Value
2012	4810500	12188300	16998800	New Construction - Partial Value
2011	4810500	11689500	16500000	New Construction - Full Value
2010	4810500	12116500	16927000	Annexation
2009	4789200	12116500	16905700	Annual Maintenance on Splits & Combines

Tax Detail Information						
Full Rate:	107.66	Effective Rate	79.445013			
Annual Tax: \$517666.72						
	Prior		1st Half		2nd Half	
	Chg	Adj	Chg	Adj	Chg	Adj
Orig Tax	\$0.00	\$0.00	\$349625.31	\$0.00	\$349625.31	\$0.00
Reduction			\$91628.03	\$0.00	\$91628.03	\$0.00
Subtotal	\$0.00		\$257997.28		\$257997.28	
10% Rollback			\$0.00	\$0.00	\$0.00	\$0.00
Own Occ Cred			\$0.00	\$0.00	\$0.00	\$0.00
Homestead			\$0.00	\$0.00	\$0.00	\$0.00
CR			\$0.00	\$0.00	\$0.00	\$0.00
NET	\$0.00		\$257997.28		\$257997.28	
Penalty/Int	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00
RE Chg	\$0.00		\$0.00		\$257997.28	
RE Paid	\$0.00		\$257997.28		\$0.00	
SPA Chg	\$0.00		\$0.00		\$836.08	
SPA Paid	\$0.00		\$836.08		\$0.00	
Total Owed	\$0.00		\$258833.36		\$258833.36	
Total Paid	\$0.00		\$258833.36		\$0.00	
Balance Due	\$0.00		\$0.00		\$258833.36	
Eff. Rate	Amount	Type				
57.519994	\$373,591.78	OLENTANGY LSD				
2.330793	\$15,138.48	DELAWARE AREA CAREER CENTER				

0.643437	\$4,179.12 DELAWARE COUNTY HEALTH DEPT.
0.876426	\$5,692.38 PRESERVATION PARK DISTRICT
0.962341	\$6,250.40 DELAWARE CO. DISTRICT LIBRARY
2.82	\$18,315.88 POWELL CORP
6.499351	\$42,213.22 LIBERTY TWP
6.219885	\$40,398.09 DELAWARE COUNTY
0.963715	\$6,259.32 DELAWARE-MORROW MENTAL HEALTH
0.609071	\$3,955.91 DELAWARE COUNTY 9-1-1 DISTRICT