

**GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA**

September 20, 2021

6:30 Caucus

7:00 p.m. Regular Meeting

Call to Order: President Houk

Roll Call: Clerk of Council

Approval of Minutes

Welcome & Reading of Agenda: Pres Houk

Presentation: Vicky Thompson, Buckeye Ranch

LANDS: Mr. Schottke

Ordinance C-44-21 Approve the Rezoning of 3847 Broadway from C-1 (service commercial) to PUD-R (Planned Unit Development-Residential) with Zoning Text. Second reading and public hearing.

Ordinance C-45-21 Approve the Rezoning of 4.4 acres located at 1185 Lamplighter Dr. from CF (Community Facility) to PUD-R (Planned Unit Development-Residential) with Zoning Text. Second reading and public hearing.

Ordinance C-49-21 Accept the Annexation of 1.34+ acres located at 3150 Demorest Rd. Second reading and public hearing.

Ordinance C-51-21 Accept the Annexation of 0.551 acres located at 2277 White Road. First reading.

Ordinance C-52-21 Accept the Annexation of 0.460 acres located at 2155 White Road. First reading.

Ordinance C-53-21 Accept the Plat of Pinnacle Quarry, Section 1. First reading.

Ordinance C-54-21 Approve a Special Use Permit for a Drive-thru for Pizza Cottage located at 4065 Marlane Drive. First reading.

Resolution CR-51-21 Waive certain provisions of Section 1101.07(b) of the Codified Ordinances for Broadway Professional Park located on Farmbank Way.

Resolution CR-52-21 Waive certain provisions of Section 1101.07(b) of the Codified Ordinances for Trilink Storage located on Haughn Road.

FINANCE: Mr. Holt

Ordinance C-50-21 Appropriate \$2,621.74 from the Beulah Park Tax Increment Equivalent Fund for the Current Expense of distributing funds according to the Beulah Park Development Agreement. Second reading and public hearing.

Ordinance C-55-21 Appropriate \$2,576,471.50 from the Capital Improvement Fund for the Current Expense of Mulberry Run Sanitary Sewer Extension Improvements. First reading.

Ordinance C-56-21 Appropriate \$5,590,349.00 from the Capital Improvement Fund for the Current Expense of Phase 1 Demorest Road Improvements. First reading.

Resolution CR-53-21 Accepting the Amounts and Rates as determined by the Budget Commission and Authorizing the necessary Tax Levies and Certifying them to the County Auditor.

Resolution CR-54-21 Appoint Tim Harris to the Audit Committee.

Call for New Business

Call for Dept. Reports & Closing Comments Adjourn: Pres.Houk

ON FILE: Minutes of: 09/07 - Council; 9/10 - Plan. Comm.

Date: 08/11/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: C-44-21
1st Reading: 08/16/21
Public Notice: 08/17/21
2nd Reading: 09/20/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-44-21

AN ORDINANCE FOR THE REZONING OF 3847 BROADWAY FROM C-1 TO PUD-R WITH ZONING TEXT

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on August 3, 2021; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from C-1 (service commercial to PUD-R (planned unit development – residential) with Zoning Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1388 *and being part of a 73+ acre tract conveyed to Emanuel White by deed, as recorded in Official Records, Deed Book 102, page 493, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-44-21
Exhibit A

The following REAL PROPERTY: Situated in the State of Ohio, County of Franklin and in the City of Grove City:

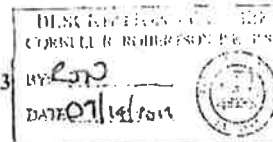
Being part of a 73-1/3 Acre Tract in Survey No. 1388, Virginia Military Lands conveyed to Emanuel White, of record in Deed Book 102, Page 493, and also being the same parcel as conveyed to Dwight E. and Johann M. Lambert of record in Deed Book 1871, page 189, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the center line of North Broadway, at the northeasterly corner of the said Dwight E. Lambert parcel, the southeasterly corner of the Walter J. and Virginia F. Trein Parcel, of record in Deed Book 1932, page 218, said place of beginning also being S. 31 degrees 52' W., a distance of 36.00 feet from the Southerly line of Burr Oak Drive, as shown on Paul E. White's First Addition to Grove City, Ohio, of record in Plat Book 23, Page 11,; thence S. 31 degrees 52' W. along the centerline of North Broadway, the easterly line of said Lambert Parcel, a distance of 60.50 ft. to a point, said point being the Southeasterly corner of the said Lambert Parcel, the Northeasterly corner of the Ruth C. Ziegenspeck Parcel, of record in Deed Book 1198, page 324,; thence N. 57 degrees 52' 30" W., along the Southerly line of the said Lambert Parcel, the Northerly line of the said Ruth C. Ziegenspeck Parcel and passing an iron pin on line at 30.00 ft., a distance of 195.00 ft. to an iron pin at the Southwesterly corner of the said Lambert Parcel and in the Easterly line of Lot No. 5 of the said Paul E. White's First Addition to Grove City, Ohio; thence N. 31 degrees 52' E., along the Westerly line of said Lambert Parcel, the Easterly line of said Lot No. 5, a distance of 60.00 feet to an iron pin at the Northwesterly corner of said Lambert Parcel, the Southeasterly of the Trein Parcel, said iron pin also being S. 31 degrees 52' W., a distance of 36.00 ft. from the Southerly line of Burr Oak Drive; thence N. 57 Degrees 43' 30" E. along the Northerly line of said Lambert Parcel, the Southerly line of said Trein Parcel and parallel to the Southerly line of Burr Oak Drive and passing an iron pin on line at 165.00 ft. a distance of 195.00 to the place of beginning, containing 0.270 Acres, more or less, subject to all easements and restrictions shown of record; also subject to 1/2 the right-of-way of North Broadway.

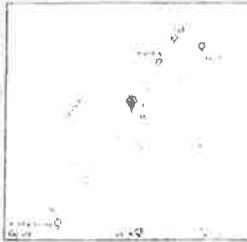
M. 088
ALOF
(640)
000638

Parcel Number: 040-000638-00

More Commonly Known As: 3847 Broadway, Grove City, OH 43123

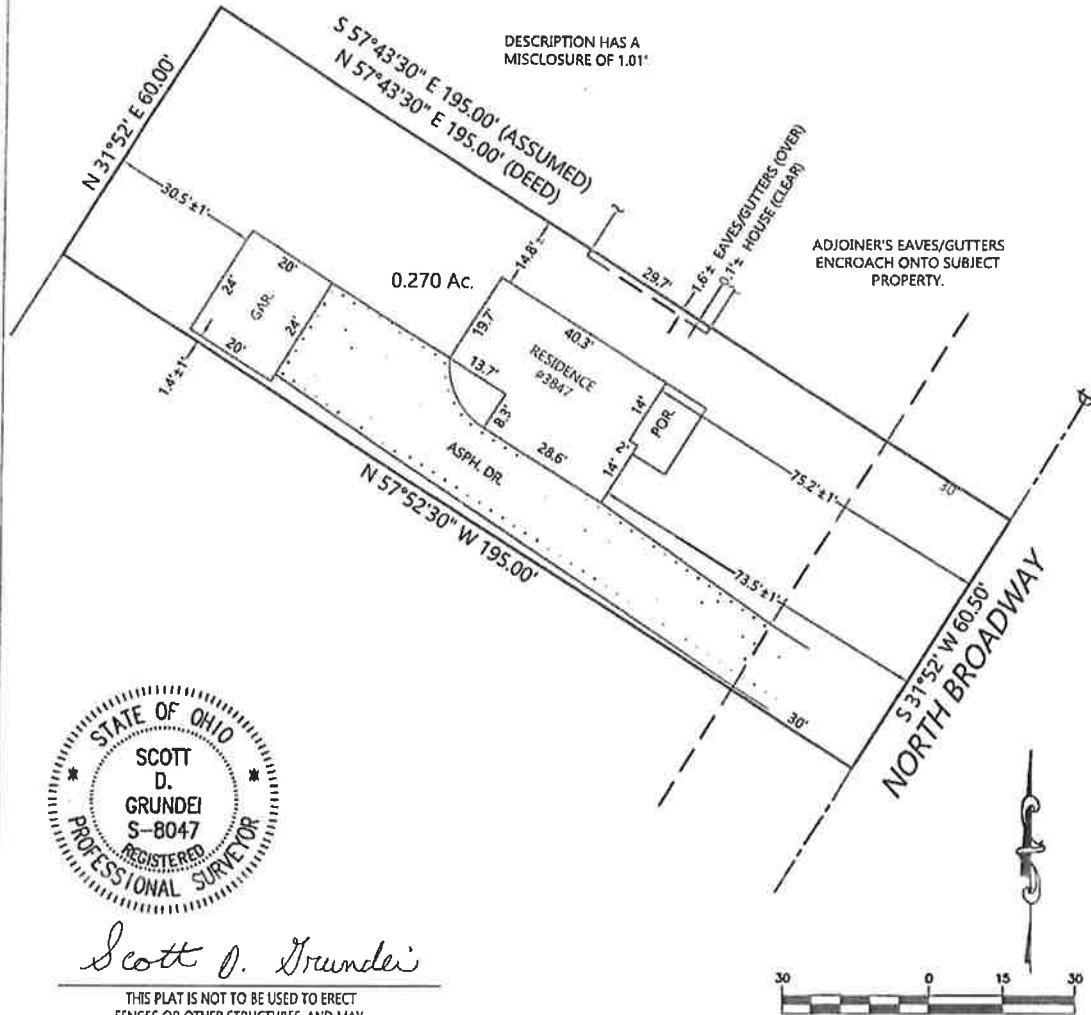


Superior Title and Escrow LLC.



PROPERTY ADDRESS: 3847 BROADWAY, GROVE CITY, OHIO 43123

SURVEY NUMBER: 2005.1420



Scott D. Grundei

THIS PLAT IS NOT TO BE USED TO ERECT
FENCES OR OTHER STRUCTURES, AND MAY
NOT SHOW ALL EASEMENTS AFFECTING THE
SUBJECT TRACT

LSG#: 20051420



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

POINTS OF INTEREST: ADJOINER'S EAVES/GUTTERS ENCR OACH ONTO SUBJECT PROPERTY.

CLIENT NUMBER: BROADWAY 3847

DATE: 05/14/20

BUYER: Shane E. Burris

SELLER: NA

SUBLOT / ORIGINAL LOT: 0.270 ACRE

SUBDIVISION: METES AND BOUNDS

PLAT:

PG:

COUNTY: FRANKLIN

CERTIFIED TO: SHANE E. BURRIS; SUPERIOR TITLE AND ESCROW LLC;
WESTCOR; AMERICAN EAGLE

THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO
ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE
SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO
CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED
FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES,
ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT
BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

Landmark Survey
is proud to support:

susan g.
komen
FOR THE
cure.

LAND

690 Lakeview Plaza Blvd
Suite A
Worthington, OH 43085
Phone: 614.485.9000
www.landmarksurvey.com

C-44-21

Burris Garage

3847 Broadway

Parcel Number 040-000638

Planned Unit Development—Residential (PUD-R)

ZONING TEXT & DEVELOPMENT STANDARDS

- I. **Project Introduction.** The project consists of a 0.27 acre lot located at 3847 Broadway, Grove city, Ohio 43123 (parcel number 040-000638). The lot shall be zoned PUD-R and will be developed in conformance with the Zoning Text and Development Standards delineated in this document.
- II. **Compatibility with Downtown Grove City Town Center.** The standards within this text are drafted so that the project is appropriate and fits within the character of other downtown Grove City developments.
- III. **Severability.** All provisions of this Zoning Text are severable. If a court determines that any part of the Zoning Text as written is invalid, the remaining provisions are not affected by that decision.
- IV. **Applicability.** The standards and provisions outlined with the Zoning Text shall apply to the 0.27 acre lot unless otherwise approved by Grove City Council. Other provision of the Grove City Zoning Code including the standard drawings and other policies shall apply only to the extent the Zoning Text does not address such matters.
- V. **Conflict.** When there appears to be a conflict between the Zoning Text and the Zoning Code, the more restrictive requirement or standard shall apply.
- VI. **General Requirements.**
 - a. **Permitted Uses.** The property shall be permitted to contain one (1) single family residential structure which may have either a single-family residential or commercial use (retail, personal services, professional office, bar/tavern, , administrative office, business office, offices for technicians or repair shops where repairs are conducted off premise, restaurant, salon) and one (1) detached garage with second story permitted for storage only as generally shown in the attached Exhibit A.
 - b. **Setbacks.**
 - i. **Front Yard Setback.** The Front yard setback shall continue as it sits currently which is approximately 70 feet from Centerline of Broadway and 50 feet from the back of curb. The front porch may encroach into this setback by 8 feet. The garage shall be setback a minimum of 12 feet from the primary structure.
 - ii. **Rear Yard Setback.** The rear yard setback shall be a minimum of 10 feet.
 - iii. **Side Yard Setback.** The side yard setback shall be a minimum of 3 feet.
 - c. **Driveway/Service Walks.**

- i. Driveways shall be constructed of blacktop, concrete, or stone.
- ii. Service walks shall be made of brick, concrete, or stone that is compatible with the driveway.
- iii. Service walks shall connect the driveway to the front door of the primary residence and the garage entry door to the driveway.

d. Garage Building.

- i. **Architecture.** The architecture shall be the style of building that is generally depicted in Exhibit A.
 - ii. **Materials.** Materials and colors shall be those outlined in this text or comparable alternatives.
 - 1. **Siding.** Siding will be in Hardie Board Plank Lap siding, brick, wood, stone, vinyl or other materials approved by City Council.
 - 2. **Trim.** All trim shall be vinyl, PVC, composite, or wood.
 - 3. **Garage Doors.** Garage Doors shall be steel, aluminum, wood, wood composite, fiberglass, vinyl, glass, or a combination thereof.
 - 4. **Colors.** All colors for all materials shall be white, grey, black, brown, or other colors on the HPA Color Palette.
 - iii. **Height.** The maximum building height for the garage shall be 30 feet, measured from the grade of the front elevation of the building to the maximum height of the building. There is a maximum wall height of 9 feet.
 - iv. **Roof.** Roof pitches will fall within the range of 8/12 to 11/12. The roof material will be dimensional architectural asphalt shingles in a color to coordinate with the structure.
 - v. **Size.** A two-car garage shall be permitted with a second story space above the two-car garage. The maximum permitted garage size shall be 1,440 square feet with a maximum of 720 square feet permitted per floor.
 - vi. **Detached Structures.** Additional detached accessory structures shall not be permitted.
- e. Lighting.** Exterior building lighting on the garage shall be decorative coach style lights in character with fixtures generally found in the Town Center area and already existing on the home property.
- f. Landscaping.**
- i. Landscaping shall be required per section 1136.09(a)(1) or current standards for new residential developments.
 - ii. Landscaping beds shall be kept at the base of the home and porch on all sides visible from the main road. Landscape beds shall include flowers, ornamental grasses, shrubs, and/or groundcover.

- g. Fencing.** Any fencing on the lot shall be decorative in nature with no chain link permitted. Permitted fencing material shall include wood, vinyl, and metal. The maximum permitted fence height shall be that which is allowed in Grove City Code Section 1137.05.

Materials

Siding- 7.25", 6" exposure, Hardie Board Plank Lap Siding painted in Sherwin Williams color Westchester Gray

Trim- Sherwin Williams Bright White

Roof- Pinnacle Pristine in color Pewter

Date: 08/11/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-45-21
1st Reading: 08/16/21
Public Notice: 08/17/21
2nd Reading: 09/20/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-45-21

AN ORDINANCE FOR THE REZONING OF 41.4 ACRES LOCATED AT 1185 LAMPLIGHTER DR. FROM CF & PUD-R TO PUD-R WITH ZONING TEXT

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on August 3, 2021; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from CF (community facility) and PUD-R (planned unit development – residential) to PUD-R with Zoning Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 469 and being the remaining acerage of an original 34.114 acre tract conveyed to Richard L. Morbitzer, Trustee et al., by deed, as recorded in Official Records, Deed Book Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

SITUATED IN THE STATE OF OHIO, FRANKLIN COUNTY, CITY OF GROVE CITY, BEING PART OF VIRGINIA MILITARY SURVEY NO. 469, AND BEING THE REMAINING ACREAGE OF AN ORIGINAL 34.114 ACRE TRACT CONVEYED TO RICHARD L. MORBITZER, TRUSTEE OF THE AMENDED AND FIRST COMPLETE RESTATEMENT OF THE TRUST AGREEMENT OF RICHARD L. MORBITZER, AND ELIZABETH T. MORBITZER, TRUSTEE OF THE AMENDED AND FIRST COMPLETE RESTATEMENT OF THE TRUST AGREEMENT OF ELIZABETH T. MORBITZER, RECORDED IN INSTRUMENT NUMBER 200601040001335, PARCEL IV, OF THE FRANKLIN COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT FRANKLIN COUNTY GEODETIC SURVEY MONUMENT 0025, AN ALUMINUM CAP IN PVC ENCASED CONCRETE MONUMENT SET OVER FOUND STONE, AT AN ANGLE POINT IN THE CENTERLINE OF WHITE ROAD, 0.40 MILES WEST OF JACKSON PIKE, ON A PROPERTY LINE NORTH, ACCESS THROUGH A FRANKLIN COUNTY MONUMENT BOX, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 5.830 ACRE TRACT CONVEYED TO GAIL L. COSTA IN INSTRUMENT NUMBER 200603270056438;

THENCE, NORTH 13°08'39" EAST, A DISTANCE OF 1,150.24 FEET IN THE WEST LINE OF SAID 5.830 ACRE TRACT TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "SANDS DECKER" FOUND IN THE INTERSECTION OF WEST LINE OF SAID 5.830 ACRE TRACT AND THE NORTH RIGHT OF WAY LINE OF LAMPLIGHTER DRIVE AS DELINEATED ON THE PLAT OF EXTENSION OF LAMPLIGHTER DRIVE IN PLAT BOOK 121, PAGE 93, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE, IN THE NORTH RIGHT OF WAY OF SAID LAMPLIGHTER DRIVE AND THE NORTH RIGHT OF WAY OF LAMPLIGHTER DRIVE DELINEATED ON THE PLAT OF DEDICATION LAMPLIGHTER DRIVE IN PLAT BOOK 115, PAGES 94-95 THE FOLLOWING FIVE COURSES:

1. NORTH 76°32'11" WEST, A DISTANCE OF 35.77 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "SANDS DECKER" FOUND;
2. WITH A CURVE TO THE LEFT, A RADIUS OF 54.00 FEET, AN ARC LENGTH OF 95.97 FEET, A CENTRAL ANGLE OF 101°49'43", A CHORD BEARING OF NORTH 71°11'46" WEST, AND A CHORD LENGTH OF 83.83 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "SANDS DECKER" FOUND;
3. WITH A CURVE TO THE RIGHT, A RADIUS OF 26.00 FEET, AN ARC LENGTH OF 20.68 FEET, A CENTRAL ANGLE OF 45°34'27", A CHORD BEARING OF SOUTH 80°40'36" WEST AND A CHORD DISTANCE OF 20.14 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "SANDS DECKER" FOUND;
4. NORTH 76°32'11" WEST, A DISTANCE OF 174.32 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "SANDS DECKER" FOUND;
5. NORTH 76°32'11" WEST, A DISTANCE OF 115.63 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "SANDS DECKER" FOUND IN THE INTERSECTION OF THE NORTH RIGHT OF WAY OF SAID LAMPLIGHTER DRIVE AND THE SOUTHEAST CORNER OF LOT 1 DELINEATED ON CREATIVE HOUSING ON LAMPLIGHTER DRIVE IN PLAT BOOK 113, PAGE 99;

THENCE, NORTH 13°27'36" EAST, A DISTANCE OF 335.24 FEET IN THE EAST LINE OF SAID LOT 1 TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "EMH&T" FOUND IN THE NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTH LINE OF A 22.055 ACRE TRACT CONVEYED TO PARKWAY CENTRE EAST RETAIL LLC IN INSTRUMENT NUMBER 201308150139492;

THENCE IN THE SOUTH LINE OF SAID 22.055 ACRE TRACT THE FOLLOWING THREE COURSES:

1. SOUTH 87°14'55" EAST, A DISTANCE OF 48.25 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "ADVANCED 7661" FOUND;
2. NORTH 86°48'58" EAST, A DISTANCE OF 104.09 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "ADVANCED 7661" FOUND;
3. NORTH 70°02'09" EAST, A DISTANCE OF 305.12 FEET TO A 3/4" DIAMETER IRON PIPE WITH A CAP THAT READS "ADVANCED 7661" FOUND IN THE INTERSECTION OF SAID 22.055 ACRE TRACT AND A 20.609 ACRE TRACT CONVEYED TO OHIOHEALTH CORPORATION IN INSTRUMENT NUMBER 201706140080789;

THENCE, SOUTH 74°47'29" EAST, A DISTANCE OF 22.98 FEET IN THE SOUTH LINE OF SAID 20.609 ACRE TRACT TO AN IRON PIN SET IN THE INTERSECTION OF SAID 20.609 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 5.830 ACRE TRACT;

THENCE, SOUTH 13°08'39" WEST, A DISTANCE OF 541.43 FEET IN THE WEST LINE OF SAID 5.830 ACRE TRACT TO THE **TRUE POINT OF BEGINNING**, CONTAINING 4.139 ACRES, MORE OR LESS, SUBJECT TO LEGAL HIGHWAYS AND OTHER EASEMENTS OF RECORDS.

IRON PIN SET IS A 5/8" DIAMETER X 30" LONG REBARS WITH CAPS THAT READ "CW DESIGN GROUP, LLC".

THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THE NORTH RIGHT OF WAY LINE OF LAMPLIGHTER DRIVE WITH THE MONUMENTED BEARING OF NORTH 76°32'11" WEST IS THE BASIS OF BEARINGS.

THE DESCRIBED TRACT IS ALL OF THE RESIDUE OF AUDITOR'S TAX PARCEL NUMBER 040-012669-00 AND IS BASED ON INSTRUMENT #S 200601040001335, 201012300178570, 201308150139492, 201606280082044, 201706140080789, AND 201907300094293, PLAT BOOK 113, PAGE 99, PLAT BOOK 115, PAGES 94-95, AND PLAT BOOK 121, PAGE 93.

THIS DESCRIPTION WAS MADE IN ACCORDANCE WITH FIELD SURVEY CONDUCTED BY CW DESIGN GROUP, LLC IN NOVEMBER 2020.

Received By:
Grove City Development
Date: 07/13/2021

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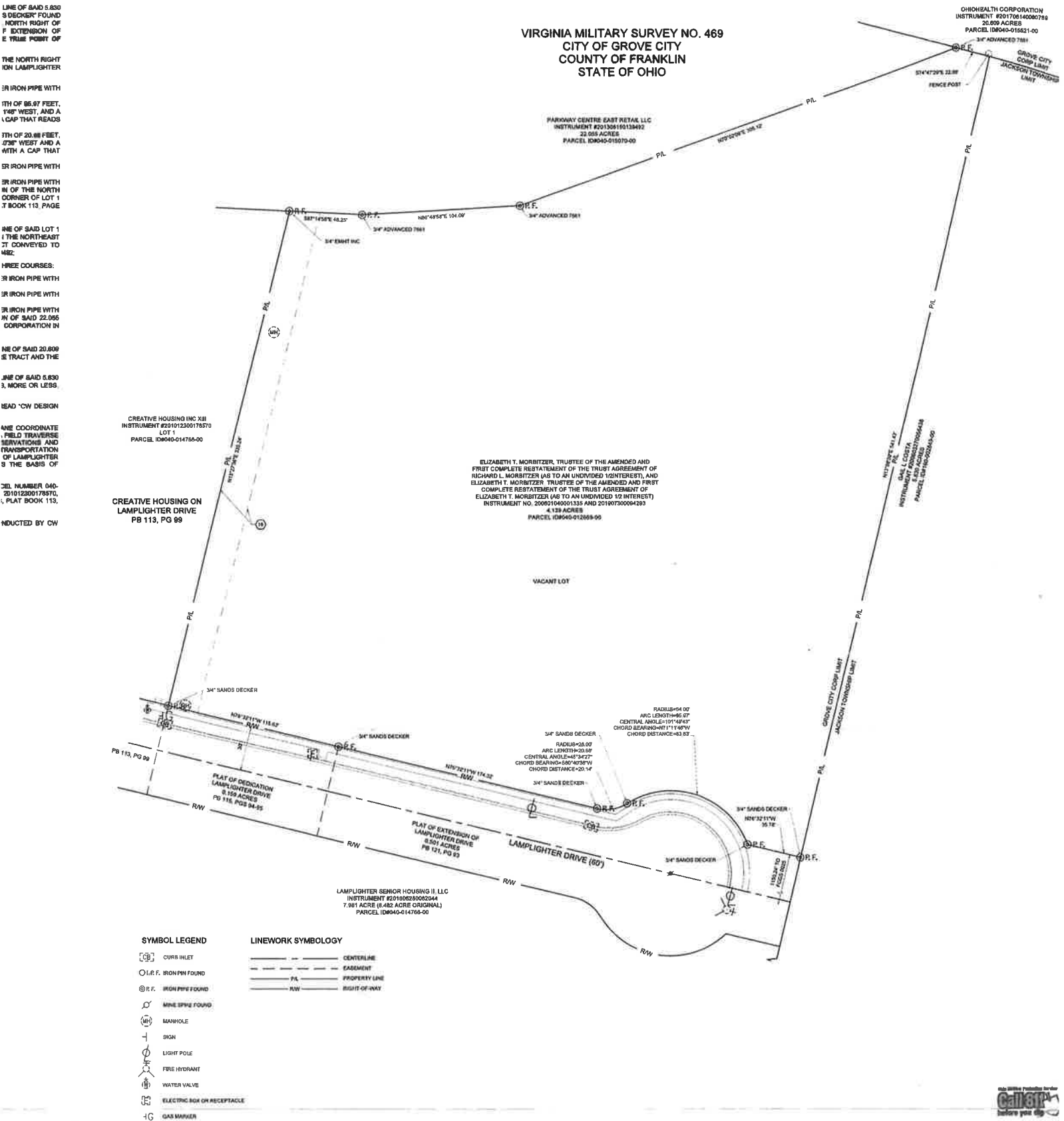
LEAD "CW" DESIGN

ANE COORDINATE
FIELD TRAVERSE
SERVATIONS AND
TRANSPORTATION
OF LAMPLIGHTER
S THE BASIS OF

CEL NUMBER 040-
201012300178570,
1, PLAT BOOK 113,

DUCTED BY CW

VIRGINIA MILITARY SURVEY NO. 469
CITY OF GROVE CITY
COUNTY OF FRANKLIN
STATE OF OHIO



SYMBOL LEGEND

- CURB INLET
- IRON PIPE FOUND
- IRON PIPE FOUND
- IRON PIPE FOUND
- MANHOLE
- IRON
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC BOX OR RECEPTACLE
- GAS MARKER

LINEWORK SYMBOLLOGY

- CENTERLINE
- EASEMENT
- PROPERTY LINE
- RIGHT-OF-WAY

C-45-21

Rezoning Application – Zoning Text
for

SEASONS GROVE PUD-R

1185 Lamplighter Drive
Grove City, Ohio 43082

*Applicant Representative/
Architect:*

Moody Nolan
300 Spruce Street, Suite 300
Columbus, OH 43215
Phone: (614) 280-1394
Contact: Jay Boone

Applicant:

Columbus Metropolitan Housing Authority
880 East 11th Avenue
Columbus, OH 43211
Phone: (614) 421-6102
Contact: Mike Wagner

Submittal for Approval: Grove City Planning Commission, July 30, 2021

SECTION I. – GENERAL PROVISIONS

A. Applicability	ZT-3
B. Severability	ZT-3
C. Conflicts	ZT-3

SECTION II. – DEVELOPMENT OVERVIEW

A. Intent	ZT-3
B. General Character	ZT-3
C. Features and Amenities	ZT-3

SECTION III. – DEVELOPMENT STANDARDS

A. Permitted Uses	ZT-4
B. Age Restriction	ZT-4
C. Lot Requirements	ZT-5
D. Building Requirements	ZT-5
E. Density	ZT-5
F. Open Space	ZT-5
G. Street Access, Improvements and Circulation	ZT-5
H. Pedestrian Access and Circulation	ZT-6
I. Parking	ZT-6
J. Utilities	ZT-6
K. Storm Water Management	ZT-6
L. Entry Feature	ZT-7
M. Landscaping	ZT-7
N. Architectural Standards	ZT-9

I. GENERAL PROVISIONS

- A. **Applicability:** This Zoning Text (the “Text”) establishes the standards and provisions for development of Seasons Grove (the “Development”) upon 4.14+/- acres of real property located at 1185 Lamplighter Drive, Franklin County Parcel ID# 040-012669 (the “Property”). Other provisions of the Codified Ordinances of the city of Grove City, Ohio (the “Code”), including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters. Any use not permitted herein shall be considered prohibited, unless approved by City Council as part of the development plan. Any deviations from the standards outlined in the text may be granted by City Council through the development plan.
- B. **Severability:** All provisions of this text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be affected by that decision.
- C. **Conflicts:** Where there is or appears to be a conflict between the approved Text and Development Plan, the more restrictive requirements shall apply. Where there is or appears to be a conflict between the Text and the Code, the Zoning Text shall control.

II. DEVELOPMENT OVERVIEW

- A. **Intent:** The Development will provide the senior residential market with opportunities to reside in a well-planned community located near essential neighborhood services. The development will be restricted in accordance with the “Housing for Older Persons Exemption” (codified at 42 U.S.C. § 3607) (the “HOPA Exemption”) of The Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601–3619) (the “Act”). The Act and the HOPA Exemption provide in part that, in order for a residential development to meet the requirements to be age-restricted, at least 80 percent of the units in the development must have at least one occupant who is 55 years of age or older. The applicant is making the commitment to subject this community to the requirements of this law.
- B. **General Character:** The Development architecture will be traditional in character. The use of brick and stone combined with vertical and horizontal siding will reflect the rural residential vernacular of the area. The building form will be designed to provide scale and massing that responds to the surrounding context. The four seasons will provide the inspiration for selection of materials and colors of separate portions of the building.

The multi-family structure will be set in a landscaped site with preserved trees and vegetation along the perimeter of the site. The site and building orientation take advantage of the gently sloping site and wooded backdrop. An entry drive will pass over and through a naturally planted “creek”. A walking path will be an amenity that connects pedestrians from the public street, to and through the Development, focusing on a pond and wooded backdrop.

- C. **Features and Amenities:** The Development will feature a single, secure building with limited access points. Amenities and common areas inside the building will provide senior residents with clinic space, fitness areas, a kitchenette, coffee bar, community room and laundry room. Residents will have access to a patio, walking loop and landscaped areas. Residents will be near

neighborhood services with the potential for direct pedestrian access to neighboring medical and health services. Sales/leasing, management and maintenance services will be provided on-site.

II. DEVELOPMENT STANDARDS

A. Permitted Uses:

1. Multiple family dwelling, subject to the age restriction requirements which are detailed in Section II(B).
2. Accessory uses: in association with services and amenities to residents and limited to use by residents, occupants and their guests.
3. Parking, in association with permitted uses.

B. Age Restriction:

1. Individual dwellings in the Development shall be age restricted in accordance with the Act and the HOPA Exemption so that a minimum of 80% of the homes shall be required to have at least one occupant that is age 55 or older. Should the Act and/or the HOPA Exemption be amended at any time following the effective date of this Text so that it becomes illegal to market and operate this Development in accordance with the immediately preceding sentence, then this Property shall be permitted to be developed and operated in accordance with the amended law. Prior to being issued a temporary or permanent certificate of occupancy for the Development, the applicant/developer shall deliver written and legally binding documentation to the City to provide confirmation that the project legally complies with the Act and the HOPA Exemption. The issuance of a zoning compliance permit, building permit, or any other permit required to be issued by the City for the Development shall not constitute a representation or warranty by the City or any of its administrative or elected officials that the Development does, in fact, comply with the requirements of the Act and/or the HOPA Exemption. Compliance with the Act and the HOPA Exemption shall be the sole responsibility of the property owner(s) and the applicant/developer of the property. Failure to comply with the Act and/or the HOPA Exemption shall constitute a zoning violation that is enforceable by the City.
2. The Owner shall be responsible for undertaking all actions which are necessary in order for the community to comply with the requirements of the Act and HOPA Exemption as contemplated in this Section. Such obligations shall include, but shall not be limited to, (i) the publishing of and adherence to policies and procedures that demonstrate the intent to operate as "55 or older" housing; and (ii) compliance with the Department of Housing and Urban Development's (HUD's) regulatory requirements for age verification of residents. No later than thirty (30) days after filing reports and any other required information with HUD or other regulatory authorities as required by the Act, the HOPA Exemption, and applicable federal administrative regulations, the applicant/developer shall file copies of the same with the City for its records.

C. Lot Requirements:

1. Setbacks
 - a. Front Yard: Thirty (30) feet, minimum building and vehicular pavement setback.
 - b. Rear Yard: Twenty (20) feet minimum building and vehicular pavement setback, and Eight (8) feet minimum pedestrian pavement setback.
 - c. Side Yard: Twenty (20) feet minimum building setback, and Eight (8) feet minimum vehicular and pedestrian pavement setback.
2. Lot Coverage: Seventy-five (75) percent, maximum for buildings and vehicular pavement.

D. Building Requirements:

1. Building Height: Fifty (50) feet, maximum at roof peak, measured from ground floor elevation.
2. Floor Area:

1-BR Units	Six hundred seventy-five (675) square feet, minimum.
2+-BR Units	Eight hundred fifty (850) square feet minimum, plus one hundred twenty-five (125) square feet for each additional bedroom over two (2).
3. Configuration: One (1) building shall be permitted to contain all permitted units.

E. Density: A maximum of seventy-six (76) residential dwelling units shall be permitted on the Property.

F. Open Space

1. Open space land dedication shall comply with Section 1101.09(b)(2)(C) of the Code. However, the “average multi-family household size” for this senior multi-family residential development shall be one and one-half (1.5) occupants per household and used in place Section 1101.09(b)(2)(C)(2).
2. Should the development be unable to meet the open space land dedication required by the Code, a monetary payment in lieu of open space area shall be made to the City in accordance with Section 1101.09(b)(4).

G. Street Access, Improvements and Circulation

1. Right-of-Way Dedication: Lamplighter Drive right-of-way shall be expanded from the existing condition. Five (5) feet of additional right-of-way, outside of the existing right-of-way, shall be dedicated along the Lamplighter Drive frontage. Additional right-of-way is not required around the existing cul-de-sac bulb.

2. Vehicular Access: Two (2) curb cuts shall be provided along Lamplighter Drive to provide vehicular access into and out of the Development. These access points shall both permit full vehicular turning movements.
3. Drive Aisle Width: All two-way drive aisles in the Development shall be twenty-two (22) feet in width and all one-way drive aisles shall be sixteen (16) feet in width, or as required by the local fire code.

H. Pedestrian Access and Circulation:

1. A sidewalk shall be provided from Lamplighter Drive to the main entrance of the building to facilitate pedestrian access into and out of the Development.
2. A sidewalk shall be provided around the perimeter of the building and throughout the site to create a walking loop.
3. All sidewalks within the Development shall be a minimum of five (5) feet in width.
4. A pedestrian connection is permitted and may be made to the OhioHealth Medical Campus.

I. Parking:

1. A minimum of seventy-two (72) off-street parking spaces shall be provided.
2. Standard parking space size shall be a minimum of nine (9) feet in width and eighteen (18) feet in depth. Accessible parking space size shall meet ADA standards.

J. Utilities:

1. All utilities shall be designed and constructed to meet the City of Grove City, Ohio standards.
2. All utilities shall be placed in appropriate locations on the Property that will best preserve any existing trees in good or fair condition.

K. Storm Water Management

1. A comprehensive storm water management system shall be developed, following the Ohio EPA and City of Grove City, Ohio Stormwater Design Manual.
2. Storm water management facilities may be located in any reserve areas or easements. Final design and details will be provided in the Final Development Plan and any deviations to the Stormwater Design Manual identified for consideration with the development plan.
3. The Property owner shall maintain all on-site storm water management areas.

L. Entry Feature:

1. One (1) entry feature shall be provided at the prominent access point. The feature shall be a minimum of five-hundred (500) square feet in area and consist of landscaping and/or hardscape material as well as signage.
2. One (1) identification sign is permitted and shall be incorporated into the entry feature design.
3. Identification signage shall be setback from public rights-of-way a minimum of fifteen (15) feet and shall be setback from vehicular use area pavements a minimum of three (3) feet.
4. The identification sign shall be a monument type sign and shall be finished in predominantly masonry materials that complement the masonry materials used on the primary elevations of the primary building.
5. Identification signs shall not exceed twenty (20) square feet in area message area and shall be limited to a single-sided sign.
6. Identification signs shall not be internally illuminated, but may be externally illuminated by concealed or screened ground mounted lighting.

M. Landscaping:

1. Off-Street Parking and Vehicular Use Area Screening:
 - a. Lamplighter Drive: Off-street parking and vehicular use areas along Lamplighter Drive shall be screened from the public street view with a continuous three (3) feet height evergreen hedge.
 - b. Side Yard (West Lot Line): The side yard shall be landscaped along all off-street parking and vehicular use areas to include a continuous evergreen screen, three (3) feet height minimum, and deciduous tree plantings at a rate of one (1) tree per fifty-five (55) linear feet of vehicular use area. Evergreen shrubs shall be a minimum thirty-six (36) inches in height at installation.
 - c. Side Yard (East Lot Line): Landscaping in this area shall not be required. However, efforts shall be made to retain the existing vegetation and trees.
 - d. Rear Yard (North Lot Line): Landscaping in this area shall not be required. However, efforts shall be made to retain the existing vegetation and trees, noting the Stream Corridor Protection Zone.
2. Interior Vehicular Use Areas
 - a. Within the vehicular use areas, each peninsula, island, aisle end island or planting area is to contain at least one (1), two (2) inch caliper tree. Tree plantings and light fixtures locations shall be coordinated to minimize conflicts.

- b. Grass or other ground cover shall be provided on all portions of the interior planting area not occupied by other landscape material.
 - c. The minimum distance from a tree to a vehicular use area shall be four (4) feet measured from the face of the tree.
- 3. Screening of Service Structures
 - a. All trash receptacles shall be enclosed on three (3) sides by a masonry enclosure.
 - b. Service structures shall be screened per Code (Section 1136.08)
- 4. Site Trees
 - a. One (1) site tree shall be provided for every three (3) dwelling units.
 - b. Trees may be small, medium or large species, and may be single or multi-stemmed trees. Single-stem trees shall be a minimum two (2) inches in caliper at install. Multi-stem trees shall be a minimum six (6) feet in height at install.
 - c. Trees shall be located around the primary structure on all sides.
- 5. Foundation Plantings
 - a. Foundation plantings shall be required for all facades of the building not otherwise occupied by entrances, sidewalks, patios, porches, parking or loading areas or other similar areas.
 - b. Foundation plantings shall be provided at a rate of at least one (1) shrub per ten (10) linear feet of façade, and other living materials, rather than bark, mulch, gravel or other non-living material. Shrubs planted as foundation plantings shall be a minimum twenty-four (24) inches in height at installation.
 - c. Foundation plantings shall be located within a planting bed extending at least forty-two (42) inches from the foundation.
- 6. Retention Area Planting
 - a. Retention basins shall be landscaped and shall meet the landscape design requirements for Type 2 basins as outlined in the Stormwater Design Manual.
 - b. In addition to options outlined in the Stormwater Design Manual, jute matting is permitted as an option for basic shoreline protection.
- 7. Grass and Groundcover
 - a. All areas of the Development not covered by landscaping shall be planted per Code (Section 1136.11).

- b. Sod shall be installed in all disturbed areas along public roadways (Lamplighter Drive).

N. Architectural Standards

1. Exterior Materials

- a. Cladding Materials: Shall be limited to brick, thin brick, stone, manufactured stone, wood, engineered wood, fiber-cementitious, stucco, composite, polymer, cellular PVC and vinyl (min. 0.044" thickness).
- b. Trim Materials: Shall be limited to any permitted primary cladding material and EIFS, pre-finished metal, urethane foam and cellular PVC.
- c. Roofing Materials: Shall be limited to architectural grade asphalt shingles (25-year minimum warranty). Metal, wood, slate, concrete, or tile is permitted as accents.

2. Exterior Colors

- a. Cladding Colors: Shall be limited to muted colors, natural earth tones, neutrals and/or whites. High-chroma colors are not permitted.
- b. Trim Colors: Shall be limited muted colors, natural earth tones, neutrals and/or whites, complementary or contrasting to the primary color. High-chroma colors are not permitted.
- c. Roofing Colors: Shall be limited natural earth tones and/or neutral colors, including black, complementary or contrasting to the primary color. High-chroma colors are not permitted. Roof penetrations shall be painted to match the color of the roof material.

3. Configuration of Materials (Primary Structures)

- a. Primary building elevations fronting Lamplighter Drive shall present a minimum of forty (40) percent masonry cladding (brick, thin brick, stone, manufactured stone and/or stucco). All other building elevations shall present a minimum of twenty (20) percent masonry cladding on each.
- b. Similar materials, design elements and detailing shall be consistent on all elevations. Architectural features and treatments shall not be restricted to a single façade.
- c. Blank facades (without fenestration) are not permitted.
- d. Changes in cladding material shall occur at logical locations, typically at interior corners where one building mass meets another. Masonry transitions at exterior corners are permitted with a minimum 12" material return and trim detail.
- e. Exterior facades shall be limited to three (3) permitted cladding materials, excluding trim.

4. Architectural Elements

a. Roof Types and Details

- i. Pitched roof types are required and shall present as the primary roof structure type.
- ii. Flat roofs are permitted as secondary roof structure types and in no case shall present as the primary roof structure type. Flat roofs but must integrate strong cornice lines.
- iii. Pitched roof structures shall have a minimum slope of 5:12 rise over run. Secondary pitched roof structures, including architectural elements such as gables, dormers and porch pediments shall be permitted to have a minimum slope of 4:12 rise over run.
- iv. Shed-type roof structures are permitted when integrated into the primary roof structure or as accents. Shed-type roof structures shall have a minimum slope of 1:12 rise over run.
- v. Roof penetrations, including, without limitations, vent stacks, shall not be located on the front roof slope and shall be painted to match the color of roof.

b. Dormers

- i. Dormers shall have gabled, hipped, arched, or shed roofs.
- ii. Dormer windows shall either match the standard window size of the building or smaller.
- iii. Dormers may be no larger than necessary to hold their windows and framing.

c. Windows

- i. Windows shall be constructed either of wood, aluminum, fiberglass, composite materials or vinyl. Painted aluminum clad and vinyl clad windows are permitted.
- ii. Windows shall be single hung, double hung, operable casement, awning or transoms oriented horizontally with vertically proportioned panes of glass.
- iii. All double-hung windows shall have the appearance of divided light.
- iv. Window grids are to be proportionally similar on all windows with vertical orientation.
- v. Window surrounds and/or trim appropriate to the architectural character of the building is required.

d. Gutters and Downspouts

- i. Traditional half-round gutters and/or ogee gutters with downspouts shall be used and shall be made of aluminum materials that match or compliment the color of the trim.

- ii. Gutter and downspouts shall be placed so they are least visible from nearby streets.
- e. Mechanicals
 - i. Rooftop mechanical shall be fully screened from view per Section 1137.16.
 - ii. Ground mounted mechanicals shall be fully screened from view per Section 1136.08.
 - iii. Through wall HVAC units are prohibited.

Date: 09/02/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-49-21
1st Reading: 09/07/21
Public Notice: 09/08/21
2nd Reading: 09/20/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-49-21

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 1.34+ ACRES LOCATED AT 3150 DEMOREST ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 1.34+ acres, more or less, in Jackson Township was duly filed by the Ohio Conference Association of Seventh Day Adventists; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on April 20, 2021; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on June 23, 2021.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The proposed annexation, as applied for in the petition of the Ohio Conference Association of Seventh Day Adventists, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on April 20, 2021 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on May 25, 2021, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 1388. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

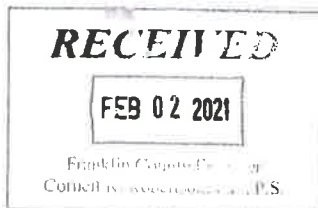
SECTION 2. The zoning on this annexation shall be SD-1, Educational, and shall be placed in Ward 1. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:



C-49-21
Exhibit A

PLANNING DEPARTMENT
CORRELATION SECTION
FRANKLIN COUNTY ENGINEER

ANX-12-21
PROPOSED ANNEXATION
1.34± ACRES

By *[Signature]* Date 02/02/21

FROM: TOWNSHIP OF JACKSON

TO: CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District survey number 1388, being part of the remainder of that tract conveyed to The Ohio Conference Association of Seventh Day Adventists by deed of record in Deed Book 2279, Page 187, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at the intersection of the easterly right-of-way line of Demorest Road (50') with the line common to said The Ohio Conference Association of The Seventh Day Adventists tract and that 34.658 acre tract conveyed to Townsend Construction Company by deed of record in Instrument Number 201912230172808, being in the City of Grove City corporation line as established by Ordinance Number C-114-05, of record in Instrument Number 200604270078831, and in the City of Grove City Corporation Line as established by Ordinance Number C-3-66, of record in Miscellaneous Volume 140, Page 132;

Thence easterly, with the southerly line of said 34.658 acre tract, said City of Grove City corporation line (C-3-66), a distance of approximately 251 feet to the northwesterly corner of that 1.506 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 202009220142571, being in the proposed City of Grove City Corporation Line as established by Ordinance Number C-57-20;

Thence southerly, with the easterly line of the remainder of said The Ohio Conference Association of The Seventh Day Adventists tract, the westerly line of said 1.506 acre tract and said City of Grove City corporation line (C-57-20), a distance of approximately 233 feet to the southwest corner of said 1.506 acre tract, being in the northerly line of that tract conveyed to William C. Thomas by deed of record in Official Record 33777H02;

Thence westerly, with the southerly line of said The Ohio Conference Association of The Seventh Day Adventists tract, the northerly line of said William C. Thomas tract, a distance of approximately 251 feet to a point in the easterly right-of-way line of said Demorest Road, being in said City of Grove City corporation line (C-114-05);

Thence northerly, with the easterly right-of-way line of said Demorest Road, said existing City of Grove City corporation line (Ordinance Number C-114-05), across said The Ohio Conference Association of Seventh Day Adventists tract, a distance of approximately 233 feet to the POINT OF BEGINNING, and containing 1.34 acres, more or less.

The total perimeter of the annexation area is 967.97 feet, of which 483.84 feet is contiguous with the City of Grove City by Ordinance Number C-114-05 and Ordinance Number C-3-66, giving 50.0% perimeter contiguity.

This description is for annexation purposes only and is not to be used for transfer.



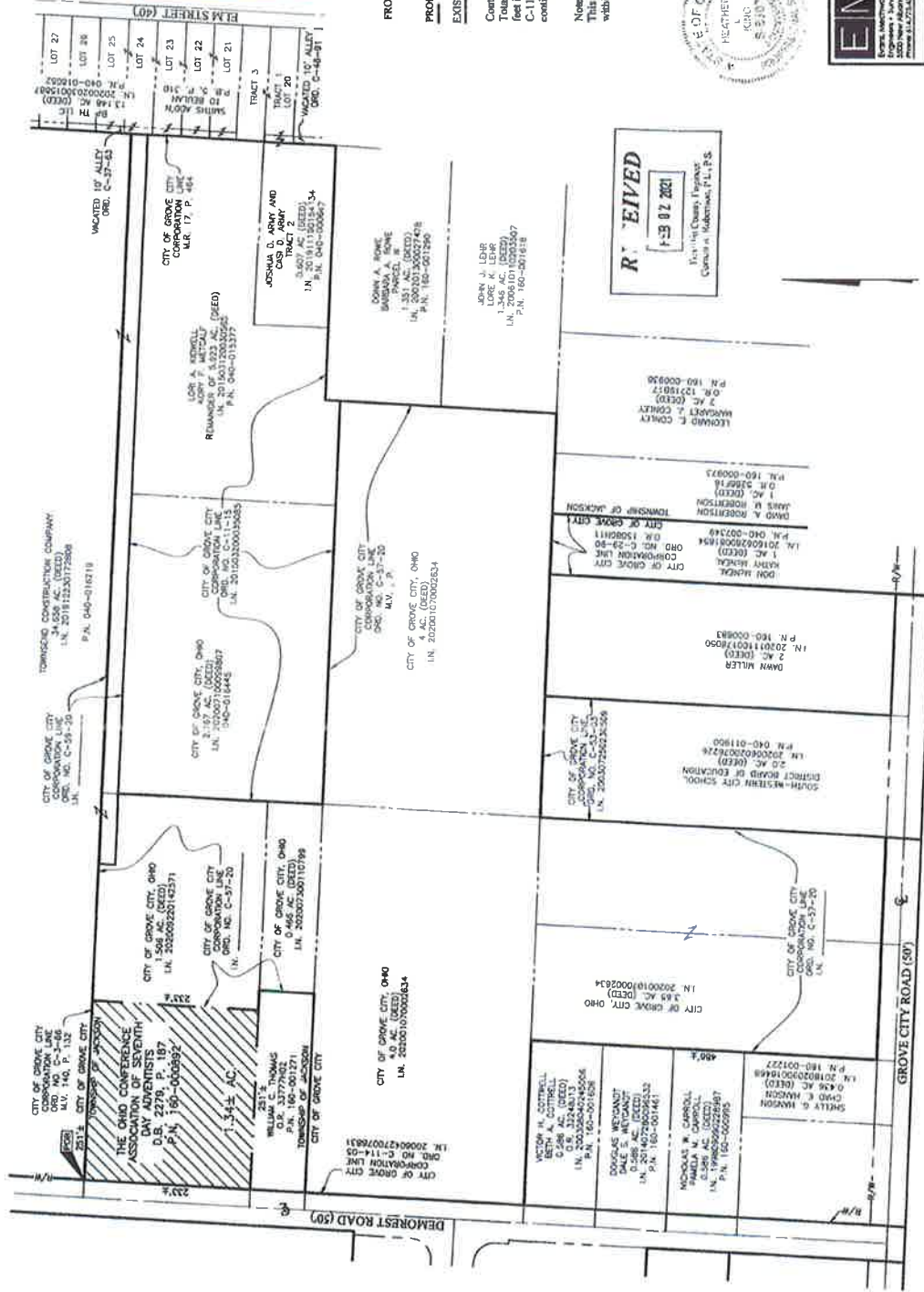
EVANS, MECHWART, HAMBLETON & TILTON, INC.

[Signature]
Heather L. King
Professional Surveyor No. 8307

1/25/21
Date

PROPOSED ANNEXATION OF 1.34± ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388 TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO



RECEIVED
APR 20 2021
Franklin County Planning Department
Franklin County, OH
ANX-12-21

AREA TO BE ANNEXED
FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY
PROPOSED CITY OF GROVE CITY CORPORATION LINE
EXISTING CITY OF GROVE CITY CORPORATION LINE

Continuity Note:
Total perimeter of annexation area is 967.97 feet, of which 483.84 feet is contiguous with the City of Grove City by Ordinance Number C-114-05 and Ordinance Number C-3-66, giving 50.0% perimeter continuity.

Note:
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.

RECEIVED
APR 20 2021
City of Grove City
Clerk of Courts, Franklin County, OH



By: *[Signature]*
Notary Public, Franklin County, OH
Notary Number: 0001
Date: 1/26/21

EMHT Engineering & Mapping, Inc. 10000 N. High Street, Suite 100 Columbus, OH 43240 Phone: 614.771.1400 Email: info@emht.com	
Date: December 30, 2020 Scale: 1" = 100' Job No: 2019-1065 Sheet: 1 of 1	REVISIONS NO. DATE DESCRIPTION



Date: 09/14/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-51-21
1st Reading: 09/20/21
Public Notice: 09/21/21
2nd Reading: 10/04/21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE NO. C-51-21

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.551+ ACRES LOCATED AT 2277 WHITE ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 0.551+ acres, more or less, in Jackson Township was duly filed by Ann C. Geiger; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on June 29, 2021; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on July 22, 2021.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The proposed annexation, as applied for in the petition of Ann C. Geiger, the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on June 08, 2021, and which said petition was approved for annexation to the City of Grove City by the County Commissioners on June 22, 2021, be and the same is hereby accepted.

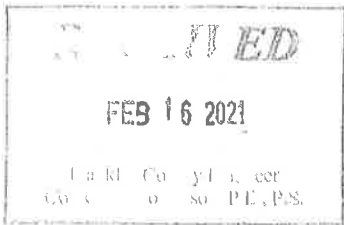
Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 6840. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be SF-1, Single Family Residential, and shall be placed in Ward 2. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

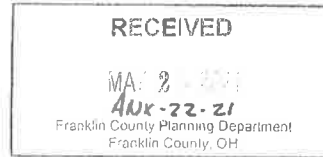
Christine Houk, President of Council



C-51-21

Exhibit A

ADDITIONAL
CO N
FR
By Ann/ly D 2/16/2021



Description of a 0.551± acre tract for annexation purposes

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 6840, and being all of a 0.551± acre tract of land as conveyed to Ann C Geiger by Instr.201706010072981 and being more particularly described for annexation purposes as follows:

BEGINNING for the same at the northeast corner of Lot 10 of Briarwood Hills Subdivision No. 4 (P.B. 42, Pg.129), being the southeast corner of said Geiger at the westerly right-of-way of Hunting Creek Drive;

thence N 83°59' W a distance of 110.06 feet along the northerly line of said Lot 10 and the southerly line of said Geiger to the southeast corner of land conveyed to Steven A Francis and Sandra L Francis (Instr.200407130162577), being the southwest corner of said Geiger;

thence N 04°11'15" E a distance of 219.99 feet along the easterly line of said Francis and westerly line of Geiger to the southerly line of a 0.056 acre tract as conveyed to the City of Grove City (Instr.201403050026586), being the northwest corner of Geiger at the southerly right-of-way of White Road and the City of Grove City corporation line as established by Ordinance Number C-18-14;

thence S 83°59'12" E a distance of 81.01 feet along said right-of-way and corporation line;

thence leaving said corporation line with a curve to the right, having a radius of 30.00 feet, an arc length of 46.16 feet, a chord length of 41.73 feet, bearing S 39°53'36" E, along the westerly right-of-way of said Hunting Creek Drive;

thence S 04°11'15" W continuing with said right-of-way a distance of 190.94 feet to the POINT OF BEGINNING, containing approximately 0.551± acres of land, more or less.

The total length of the annexation perimeter is 648.16± feet, of which 81.01± feet is contiguous with existing City of Grove City Corporation lines, resulting in 12.5% perimeter contiguity.

All documents referenced herein are Franklin County Recorder's records.

The above description was prepared by Matthew L Campbell, P.S. 8546 of Campbell and Associates, Inc. in January of 2021 using the best available county records. The above description is not valid for transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.

Property Address: 2277 White Road, Grove City, Ohio 43123
Franklin County Parcel No.: 160-001733-00



Exhibit "B"

PROPOSED ANNEXATION OF 0.551± AC. IN VMS 6840 FROM JACKSON TOWNSHIP
TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

EXISTING CITY OF GROVE
CITY CORPORATION LINE

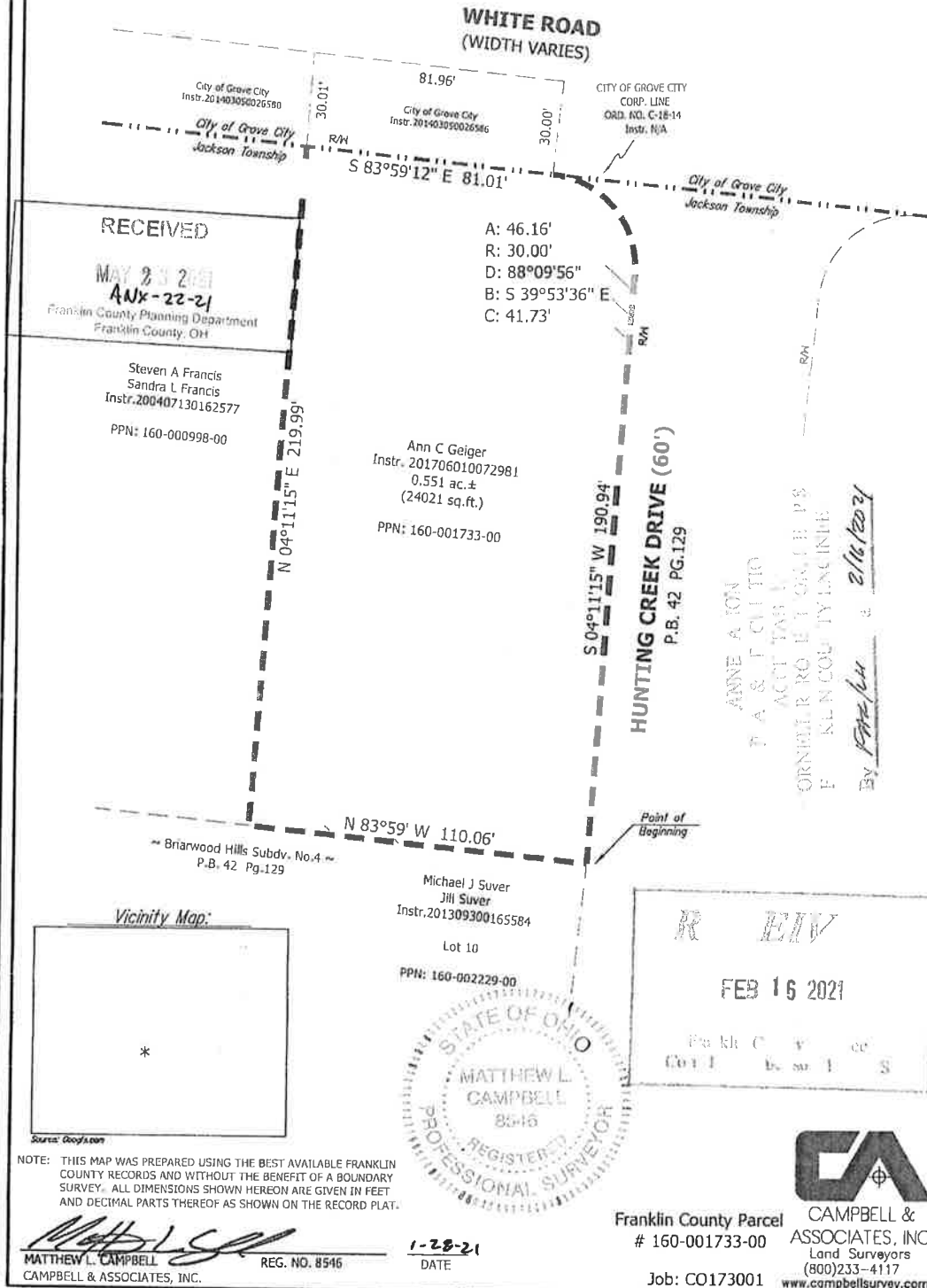
PROPOSED CITY OF GROVE
CITY CORPORATION LINE

AREA PROPOSED
FOR ANNEXATION

TOTAL PERIMETER OF ANNEXATION IS 648.16'± OF WHICH 81.01'± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 12.5% PERIMETER CONTIGUITY.



SCALE: 1"=40'



Date: 09/14/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-52-21
1st Reading: 09/20/21
Public Notice: 09/21/21
2nd Reading: 10/04/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-52-21

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.460+ ACRES LOCATED AT 2155 WHITE ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 0.460+ acres, more or less, in Jackson Township was duly filed by Joseph A. & Emily Jane McClung; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on June 29, 2021; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on July 22, 2021.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The proposed annexation, as applied for in the petition of Joseph A. & Emily Jane McClung, the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on June 08, 2021, and which said petition was approved for annexation to the City of Grove City by the County Commissioners on June 29, 2021, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 6840. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be SF-1, Single Family Residential, and shall be placed in Ward 2. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:

REC IV

JAN 13 2021

C-52-21
Exhibit "A"

RECEIVED

MAY 28 2021

Franklin County Planning Department
Franklin County, OH

ANX-21-21

2/13/21

Description of a 0.460± acre tract for annexation purposes

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 6840, and being all of Lot 8 of Briarwood Hills No.4 (P.B. 42, Pg.129) as conveyed to Emily Jane McClung and Joseph A McClung by Instr.202011170182620 and being more particularly described for annexation purposes as follows:

BEGINNING for the same at the northeast corner of said Lot 8, being on the southerly right-of-way of White Road and an existing southerly City of Grove City corporation line as established by Ordinance Number C-15-11;

thence southerly, leaving said right-of-way and corporation line, along the easterly line of Lot 8 and westerly line of Lot 7, a distance of 191± feet to the southeasterly corner of Lot 8 and the northerly line of Lot 23;

thence westerly along the southerly line of Lot 8 and the northerly line of Lot 23, a distance of 105± feet to the southwesterly corner of Lot 8;

thence northerly along the westerly line of Lot 8 and the easterly line of Lot 9, a distance of 191± feet to the northwesterly corner of Lot 8 on said southerly right-of-way of White Road and existing City of Grove City corporation line;

thence easterly along the northerly line of Lot 8, also said right-of-way and corporation line, a distance of 105± feet to the POINT OF BEGINNING, containing approximately 0.460± acres of land, more or less.

The total length of the annexation perimeter is 592± feet, of which 105± feet is contiguous with existing City of Grove City Corporation lines, resulting in 17.7% perimeter contiguity.

All documents referenced herein are Franklin County Recorder's records.

The above description was prepared by Matthew L Campbell, P.S. 8546 of Campbell and Associates, Inc. in December of 2020 using the best available county records. The above description is not valid for transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.

Property Address: 2155 White Road, Grove City, Ohio 43123
Franklin County Parcel No.: 160-002227-00

Matthew L Campbell
P.S. 8546
Campbell and Associates, Inc.
21

C-52-21

Exhibit "B"

ANNEXATION PLAT

PROPOSED ANNEXATION OF 0.460± AC. LOT 8 OF BRIARWOOD HILLS NO.4
(P.B. 42, PG.129) IN VMS 6840 FROM JACKSON TOWNSHIP TO
THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

LEGEND

- EXISTING CITY OF GROVE CITY CORPORATION LINE
- PROPOSED CITY OF GROVE CITY CORPORATION LINE
- AREA PROPOSED FOR ANNEXATION

ADDRESS OF SUBJECT PROPERTY:

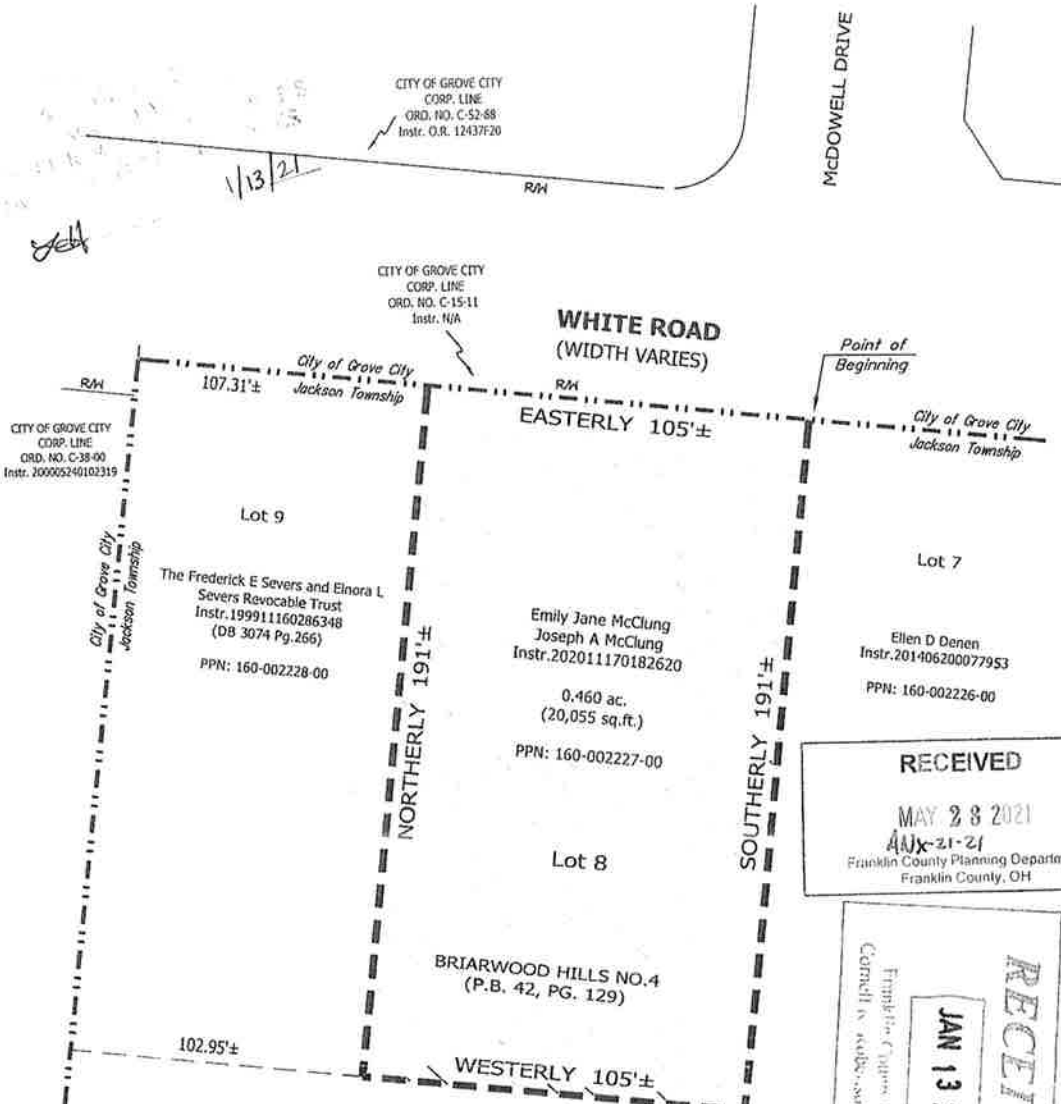
2155 WHITE ROAD, GROVE CITY, OHIO 43123

THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 592'± OF WHICH 105'± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 17.7% PERIMETER CONTIGUITY.

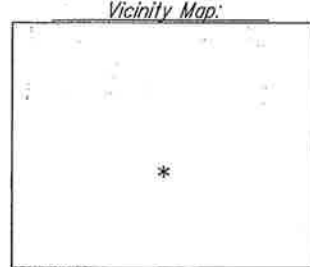


0 40'
SCALE: 1"=40'



RECEIVED
MAY 28 2021
ANX-21-21
Franklin County Planning Department
Franklin County, OH

RECEIVED
JAN 13 2021
Franklin County Planning Department
Council is hereby notified of this P.S.



Source: Google.com

NOTE: THIS MAP WAS PREPARED USING THE BEST AVAILABLE FRANKLIN COUNTY RECORDS AND WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AS SHOWN ON THE RECORD PLAT.

MATTHEW L. CAMPBELL
CAMPBELL & ASSOCIATES, INC.
REG. NO. 8546

1-5-21
DATE



Franklin County Parcel # 160-002227-00

CAMPBELL & ASSOCIATES, INC.
Land Surveyors
(800)233-4117
www.campbellsurvey.com

Job: CO172091

Date: 09/14/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-53-21
1st Reading: 09/20/21
Public Notice: 09/21/21
2nd Reading: 10/04/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-53-21

AN ORDINANCE TO ACCEPT THE PLAT OF PINNACLE QUARRY, SECTION 1

WHEREAS, Pinnacle Quarry, Section 1, a subdivision containing lots 93 – 115, 122 – 141, 154 - 175 inclusive, and areas designated as Reserve “F, H, I, J and K” inclusive, has been submitted to Council for their consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The Plat of Pinnacle Quarry, Section 1, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 469, containing 21.406 acres of land, more or less. Said 21.406 acres being all out of those tracts of land conveyed to M/I Homes of Central Ohio, LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

SECTION 2. Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

SECTION 3. This ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 09/14/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-54-21
1st Reading: 09/20/21
Public Notice: 9/21/21
2nd Reading: 10/04/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-54-21

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE-THRU WINDOW FOR PIZZA COTTAGE LOCATED AT 4065 MARLANE DRIVE

WHEREAS, Lancaster Wings, Inc., applicant, has submitted a request for a Special Use Permit for a Drive-Thru Window for Pizza Cottage located at 4065 Marlane Drive; and

WHEREAS, on September 10, 2021, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulation:

1. The applicant will work with the Urban Forester to select appropriate plantings for the landscape median.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. A Special Use Permit, under Section 1135.09b(12)Aj is hereby issued to Pizza Cottage located at 4065 Marlane Dr., contingent upon the stipulation set by Planning Commission.

SECTION 2. This ordinance shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 09-14-21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Mr. Rauch
Sponsor : Mr. Schottke
Emergency: 30 Days:
Current Expense:

No. : CR-51-21
1st Reading: 09/20/21
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-51-21

A RESOLUTION TO WAIVE CERTAIN PROVISIONS OF SECTION 1101.07(b) OF THE CODIFIED ORDINANCES FOR BROADWAY PROFESSIONAL PARK LOCATED ON FARMBANK WAY

WHEREAS, on April 6, 2020, Council approved Resolution CR-09-20, a Development Plan for Broadway Professional Park located on Farmbank Way; and

WHEREAS, in October, 2020 the Grading Plan was submitted to the City for review within the 12 month timeline of the Development Plan approval; and

WHEREAS, the Grading Plan review is nearing completion, however due to limited availability of materials due to COVID-19 and overall market demand, certain necessary materials will not be available until 2022 making it impossible to obtain a Building Permit before the 10/06/21 deadline; and

WHEREAS, in accordance with Section 1101.07(b) certain deadlines with respect to the approved Development Plan and the commencement of construction within 18 months of that approval must be met to retain a valid Development Plan; and

WHEREAS, a request to extend the construction deadline for a period of one (1) year has been received in the Clerk's Office from the applicant, due to said delays in the project.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The provisions set in Section 1101.07(b) requiring a Building Permit to be issued within 18 months from the approval of the Development Plan shall be extended by one (1) year giving a deadline of October 06, 2022.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

Kelly, Tami

From: Paul Bloomfield <PBloomfield@krgre.com>
Sent: Monday, September 13, 2021 9:18 AM
To: Kelly, Tami
Subject: RE: development plan extension

We would like to extend this for a couple of reasons. The biggest reason is that Covid-19 has disrupted the supply chain creating various material shortages. These shortages have already caused numerous delays. The steel package for this building alone is out 8 months, historically this has been a 3-4 month lead time. Additionally, in order to keep the most competitive rental rates the current materials cost need to be closer to historic values. We feel this will peak in the winter of 2021 and then will start to normalize. We would like to extend for at least one year.

Please let me know if you have any questions or comments and thank you for your help with this matter.

Thanks,



Paul Bloomfield, SIOR, CCIM
Executive Vice President / Partner
P 614-228-2471 D 614-255-4375



IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

From: Kelly, Tami <tkelly@grovecityohio.gov>
Sent: Friday, September 10, 2021 4:34 PM
To: Paul Bloomfield <PBloomfield@krgre.com>
Subject: development plan extension

You don't often get email from tkelly@grovecityohio.gov. [Learn why this is important](#)

Hi Mr. Bloomfield,

It is my understanding that you would like Council to consider an extension for the Broadway Professional Park Development Plan.

Ms. Shields forwarded your e-mail, but it does not explain the reason for the extension or the amount of time you would like this extended for.

If you would be so kind as to send me that additional information, I will submit this request to Council on your behalf.

Thank you very much.

Tami K. Kelly, mmc
Clerk of Council
City of Grove City, Ohio

Date: 09-14-21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Mr. Rauch
Sponsor : Mr. Schottke
Emergency: 30 Days:
Current Expense:

No. : CR-52-21
1st Reading: 09/20/21
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-52-21

A RESOLUTION TO WAIVE CERTAIN PROVISIONS OF SECTION 1101.07(b) OF THE CODIFIED ORDINANCES FOR TRILINK STORAGE LOCATED ON HAUGHN ROAD

WHEREAS, on October 21, 2019, Council approved Resolution CR-48-19, a Development Plan for Trilink Storage located on Haughn Road; and

WHEREAS, in accordance with Section 1101.07(b) grading plans were submitted to the City in December, 2019; and

WHEREAS, during the review process, the applicant was impacted by staffing changes within the City that resulted in delays; and

WHEREAS, although the Developer and City have worked consistently to reach an approved grading plan, the ability to obtain a Building Permit within the 18 month requirement could not be met; and

WHEREAS, it is recommended that this development plan be reinstated and certain provisions of Section 1101.07(b) with respect to obtaining a Building Permit and the commencement of construction within 18 months of the approval of the Development Plan be waived; and

WHEREAS, a request to extend the construction deadline for a period of sixty days has been received in the Clerk's Office from the applicant, due to said delays in the project.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Said Development Plan is hereby reinstated and Section 1101.07(b) with respect to obtaining a Building Permit and the commencement of construction within 18 months of the approval of the Development Plan, shall be waived and extended by sixty (60) days giving a deadline of November 6, 2021.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

Kelly, Tami

From: Scott Emerick <scott@trilink.com>
Sent: Monday, September 13, 2021 7:16 AM
To: Kelly, Tami
Subject: Re: Development Plan extension

Hello Tami,

I would like to ask for a 2 month extension. I honestly plan to start construction next week, but it is probably best to ask for 2 months just in case.

Thanks,

Scott Emerick

On Fri, Sep 10, 2021 at 4:43 PM Kelly, Tami <tkelly@grovecityohio.gov> wrote:

Hi Mr. Emerick,

It has come to my attention that you would like to ask Council to consider an extension for the Trilink Development Plan.

Ms. Shields forwarded your e-mail, but it does not state the amount of time you would like to extend your plan.

If you would be so kind as to send me that additional information, I will submit this request to Council on your behalf.

Thank you very much.

Tami K. Kelly, mmc

Clerk of Council

City of Grove City, Ohio

4035 Broadway

Date: 09/02/21
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Turner
Approved: Mr. Holt
Emergency: 30 Days: X
Current Expense:

No.: C-50-21
1st Reading: 09/07/21
Public Notice: 09/08/21
2nd Reading: 09/20/21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-50-21

AN ORDINANCE TO APPROPRIATE \$2,621.74 FROM THE BEULAH PARK TAX INCREMENT EQUIVALENT FUND FOR THE CURRENT EXPENSE OF DISTRIBUTING FUNDS ACCORDING TO THE BEULAH PARK DEVELOPMENT AGREEMENT

WHEREAS, the City has created the Beulah Park Tax Increment Equivalent Fund for the deposit of community development charges and service payments; and

WHEREAS, community development charges have been received and must be distributed according to the development agreement; and

WHEREAS, this appropriation will allow for the proper distribution of funds.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. There is hereby appropriated \$2,621.74 from the unappropriated monies of the Beulah Park Tax Increment Equivalent Fund to account number 206000.551300 for the current expense of real estate refunds.

SECTION 2. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Christine Houk, President of Council

Passed:

Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

I Certify that there is money in the treasury, or is in the process of collection, to pay the within ordinance.

Michael A. Turner, Director of Finance

Date: 09-14-21
Introduced By: Mr. Holt
Committee: Lands
Originated By: Mr. Turner
Sponsor : Mr. Holt
Emergency: 30 Days:
Current Expense:

No.: C-55-21
1st Reading: 09/20/21
Public Notice: 09-22-21
2nd Reading: 10-04-21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-55-21

AN ORDINANCE TO APPROPRIATE \$2,576,471.50 FROM THE CAPITAL IMPROVEMENT FUND FOR THE CURRENT EXPENSE OF MULBERRY RUN SANITARY SEWER EXTENSION IMPROVEMENTS

WHEREAS, the City has identified the need to extend the Mulberry Run Sanitary Sewer System, which will allow for the elimination of the Westgrove Sanitary Pump Station, and

WHEREAS, the project will consist of the installation of approximately 4,100 linear feet of 21-inch sanitary sewer to be installed in coordination with Phase I Demorest Road improvements, and

WHEREAS, the total project cost is estimated to be \$2,876,471.50; and

WHEREAS, the City has been awarded a loan from the Ohio Environmental Protection Agency through the Water Pollution Control Loan Fund program in an amount of \$2,576,471.50 with a 30 year term and a 0.57% interest rate; and

WHEREAS, the City's project cost portion of \$300,000.00 has been appropriated; and

WHEREAS, an additional appropriation of funds is necessary for the City to proceed with Mulberry Run Sanitary Sewer Extension improvements.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. There is hereby appropriated \$2,576,471.50 from the unappropriated monies of the Capital Improvement Fund to account number 305000.603207 for the current expense of Mulberry Run Sanitary Sewer Extension improvements.

SECTION 2. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 09-14-21
Introduced By: Mr. Holt
Committee: Lands
Originated By: Mr. Turner
Sponsor : Mr. Holt
Emergency: 30 Days:
Current Expense:

No. : C-56-21
1st Reading: 09/20/21
Public Notice: 09-22-21
2nd Reading: 10-04-21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-56-21

AN ORDINANCE TO APPROPRIATE \$5,590,349.00 FROM THE CAPITAL IMPROVEMENT FUND FOR THE CURRENT EXPENSE OF PHASE I DEMOREST ROAD IMPROVEMENTS

WHEREAS, the Demorest Road Corridor is in need of improvements to support safe vehicular, pedestrian and bicycle traffic in conjunction with development along the project corridor, including the Brookpark Middle School site; and

WHEREAS, this improvement will include full pavement reconstruction of existing roadway, additional center turn lane, multi-use trail and sidewalk with ADA compliant curb ramps, and replacement of existing storm sewer with a curb and gutter system, and

WHEREAS, total project cost is estimated to be \$6,145,349.00; and

WHEREAS, the City, has been awarded an Ohio Public Works Commission grant in the amount of \$4,095,349.00; and

WHEREAS, the City has applied for a loan from the Franklin County Infrastructure Bank in an amount of \$1,015,000.00 with a 10 year term and a 1.0% interest rate; and

WHEREAS, the City has obtained a \$180,000.00 private developer commitment for a contribution towards the project; and

WHEREAS, the City entered into an agreement with South-Western City School District for financial support of \$300,000.00 towards the planned improvements which provide access and safety improvements to the Brookpark Middle School site, and

WHEREAS, the City's project cost portion of \$555,000.00 has been appropriated; and

WHEREAS, an additional appropriation of funds is necessary for the City to proceed with Demorest Road improvements.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. There is hereby appropriated \$5,590,349.00 from the unappropriated monies of the Capital Improvement Fund to account number 305000.603207 for the current expense of Demorest Road improvements.

SECTION 2. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Christine A. Houk, President of Council

Date: 09/14/20
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Turner
Sponsor : Mr. Holt
Emergency: 30 Days:
Current Expense:

No.: CR-53-21
1st Reading: 09/20/21
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-53-21

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

The Council of the City of Grove City, Franklin County, Ohio, met in regular session on the twentieth day of September, 2021 at the office of Council with the following members present:

Ted A. Berry
Randy Holt
Christine Houk
Roby Schottke
Aaron Schlabach

Mr. Holt moved the adoption of the following Resolution:

WHEREAS, this Council in accordance with the provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2022; and

WHEREAS, the Budget Commission of Franklin County, Ohio, has certified its action thereon to this Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part within the ten mill tax limitation.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted.

SECTION 2. There be and is hereby levied on the tax duplicate of said City the rate of each tax necessary to be levied within and without the ten mill limitation for tax year 2021 (collection year 2022) as follows:

SCHEDULE A

FUND	Amount to be Derived from Levies Outside 10 Mill Limitation	Amount Approved by Budget Commission Inside 10 Mill Limitation	County Auditor's Estimate of Full Tax Rate to Be Levied	
			Inside 10 Mill Limit	Outside 10 Mill Limit
General Fund		\$1,234,250.23	1.00	
General Fund Charter	\$ 370,275.07			0.30
Bond Retirement				
Bond Retirement Charter	\$1,234,250.23			1.00
Police Pension		\$1,481,100.28	1.20	
Police Operating				
Fire Pension				
Fire Operating				
Police/Fire Pension				
Capital Improvement Charter				
TOTAL	\$1,604,525.30	\$2,715,350.15	2.20	1.30

SECTION 3. The Clerk of Council be and is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

SECTION 4. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 09/14/21
Introduced By: Mr. Holt
Committee: Finance
Sponsored By: Mr. Holt
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-54-21
1st Reading: 09/20/21
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-54-21

A RESOLUTION APPOINTING TIM HARRIS TO THE AUDIT COMMITTEE

WHEREAS, at the suggestion of the State Auditor, the Council established an audit Committee by Resolution CR-54-02; and

WHEREAS, under the provisions of this Resolution, City Council is to appoint two (2) members to said committee; and

WHEREAS, Mr. Harris' term will expire on 9/30/21 and it is necessary to appoint him to fill the upcoming vacancy.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. Mr. Tim Harris is hereby appointed to the Audit Committee, ending 9/30/24.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.

Stephen J. Smith, Director of Law