

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

September 17, 2018

6:30 - Caucus

7:00 - Reg. Meet.

Presentations: Dr. Les Bostic

LANDS: Mr. Schottke

- Ordinance C-50-18 Accept the annexation of 1.387 ± acres located at 1230 Stringtown Road to the City of Grove City. First reading.
- Ordinance C-51-18 Accept the annexation of 68.55± acres located at 5273 Haughn Road to the City of Grove City. First reading.
- Ordinance C-52-18 Approve a Special Use Permit for an Automotive Dealer for Byers Pre-Owned Center located at 5887 North Meadows Drive. First reading.
- Resolution CR-47-18 Approve the Development Plan for Byers Pre-Owned Center located at 5887 North Meadows Drive.
- Resolution CR-48-18 Approve the Development Plan for Byers Chevrolet Truck Bays located at 5887 North Meadows Drive.
- Resolution CR-49-18 Approve the Development Plan for Homestead Senior Living located East of Hoover Road and South of Orders Road.
- Resolution CR-50-18 Approve the Preliminary Development Plan for Schoedinger Funeral Home located at 4242 Hoover Road.
-

SERVICE

- Resolution CR-51-18 A Resolution to support Issue #7, the South-Western City School District bond levy of 1.86 Mills on November 6, 2018.
-

FINANCE: Mr. Davis

- Ordinance C-48-18 Grant an Exceptional Circumstance for 4326 Broadway to Increase the Maximum Award under the Town Center Commercial Revitalization Grant Program. Second reading and public hearing.
- Ordinance C-49-18 Grant an Exceptional Circumstance for 3940 Broadway to Increase the Maximum Award under the Town Center Commercial Revitalization Grant Program. Second reading and public hearing.
- Resolution CR-52-18 Accepting the Amounts and Rates as determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying them to the County Auditor.
-

ON FILE: Minutes of: 9/04 Council Meeting; 9/04 Planning Commission Meeting

Date: 09/11/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-50-18
1st Reading: 09/17/18
Public Notice: 09/18/18
2nd Reading: 10/01/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE NO. C-50-18

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 1.387+ ACRES LOCATED AT 1230 STRINGTOWN ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 1.387+ acres, more or less, in Jackson Township was duly filed by Daniel Menninger, member of 1220 Stringtown, LLC; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on May 29, 2018; 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 13, 2018.

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 Daniel Menninger, member of 1220 Stringtown, LLC, 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 25, 2018 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on May 29, 2018, 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. 469, being all of Lots 6, 7 and 8 of "Miller's Stringtown Road Addition" a subdivision of record in Plat Book 24, Page 5. 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 4. 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.

Steven R. Robinette, President of Council



**AMERICAN
LAND
SURVEYORS**

Focused
on
Excellence

RECEIVED

APR 25 2018

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

January 26, 2018

PLAT & DESCRIPTION

ACCEPTABLE

CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By CR Date 4/25/18

*C-50-18
Exhibit A*

**DESCRIPTION OF 1.387 ACRES, MORE OR LESS
BEING LOTS 6, 7 AND 8 OF MILLER'S STRINGTOWN ROAD ADDITION
PLAT BOOK 24, PAGE 5, FRANKLIN COUNTY, OHIO
TO BE ANNEXED TO THE CITY OF GROVE CITY, OHIO
FROM JACKSON TOWNSHIP
NORTH OF STRINGTOWN ROAD (WIDTH VARIES)
WEST OF JACKSON PIKE (S.R. 104 ~ 75' R/W)
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO**

RECEIVED

APR 25 2018

Franklin County Planning Department
Franklin County, OH

ANX-09-18

Situated in the State of Ohio, County of Franklin, Jackson Township, Virginia Military Survey No. 469, being all of Lots 6, 7 and 8 of "Miller's Stringtown Road Addition", a subdivision of record in Plat Book 24, Page 5 and being 1.387 acres of land as described in deeds to 1220 Stringtown LLC, of record in Instrument No. 201705040060278, 201505110060903 and 201503190034669, all references herein being to the records located in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows;

BEGINNING at the northwesterly corner of said Lot 6, also being the northeasterly corner of Lot 5 as shown and delineated on said "Miller's Stringtown Road Addition" and a point in the existing corporation line of the City of Grove City;

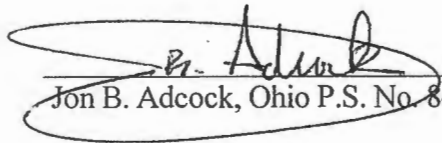
Thence in an easterly direction, along the northerly lines of Lots 6, 7 and 8, the southerly line of a 87.926 acre tract of land as described in a deed to Manheim Services Corporation, of record in Official Record 31643, Page I16 and the southerly corporation line of the City of Grove City (Ordinance #C-7-90, of record in Official Record 15011, Page G03), a distance of approximately 300 feet to a point at the northeasterly corner of said Lot 8, also being the northwesterly corner of Lot 9 of said "Miller's Stringtown Road Addition:"

Thence in a southerly direction, along the easterly line of said Lot 8 (westerly line of said Lot 9), a distance of approximately 205 feet to the northerly right-of-way line of Stringtown Road, also being the southeasterly corner of said Lot 8 (southwesterly corner of said Lot 9) and a point in the northerly corporation line of the City of Grove City (Ordinance #C-17-17);

Thence in a westerly direction, along said northerly right-of-way line, the southerly lines of said Lots 8, 7, and 6 and said northerly corporation line, a distance of approximately 300 feet to a point at the southwesterly corner of said Lot 6 (southeasterly corner of said Lot 5);

Thence in a northerly direction, along westerly line of said Lot 6 (easterly line of said Lot 5) and the easterly corporation line of the City of Grove City (Ordinance #C-46-07, of record in Instrument No. 200706130103158), a distance of approximately 205 feet to the **PLACE OF BEGINNING** and containing **1.387 acres** of land.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio Licensed Professional Surveyor No. 8461 and is for annexation purposes only and is not intended to be used for a fee conveyance.

 1/26/18
Jon B. Adcock, Ohio P.S. No. 8461 Date



RECEIVED

APR 25 2018

Franklin County Planning Department
Franklin County, OH

VICINITY MAP:



PROPOSED ANNEXATION OF 1.387 ACRES, MORE OR LESS
BEING LOTS 6, 7 AND 8 OF MILLER'S STRINGTOWN ROAD ADDITION
PLAT BOOK 24, PAGE 5, FRANKLIN COUNTY, OHIO
TO THE CITY OF GROVE CITY, OHIO FROM JACKSON TOWNSHIP
VIRGINIA MILITARY SURVEY 469
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

MANHEIM SERVICES CORPORATION
O.R. 31643, PG. 116
87.926 ACRES
040-0073339-00

O.R. 15011, PG. G03
ORD. C-7-90
CITY OF GROVE CITY

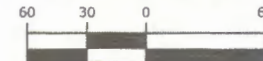
RECEIVED

APR 25 2018

Franklin County Planning Department
Franklin County, OH

ANY-09-10

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



RECEIVED

APR 25 2018

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE

CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By *[Signature]* Date 4/25/18



BY *[Signature]* 8461
REGISTERED SURVEYOR No.

LEGEND:



AREA TO BE ANNEXED



EXISTING CITY OF
GROVE CITY CORP. LINE



PROPOSED CORP. LINE

CONTIGUITY NOTE:

THE TOTAL PERIMETER OF THE
ANNEXATION IS 1010 FEET, OF WHICH 805
FEET IS CONTIGUOUS WITH THE CITY OF
GROVE CITY BY ORDINANCE NUMBERS
C-17-17, C-46-07 AND C-7-90,
RESULTING IN 80% PERIMETER CONTIGUITY.

**ALS AMERICAN
LAND
SURVEYORS**

1346 Hemlock Court N.E., Lancaster, Ohio 43130
Contact: Brett Adcock
740-654-0600
Fax: 740-654-0604
www.americanlandsurveyors.com

*Focused
on
Excellence*

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	17-004	
DATE:	JANUARY 26, 2018	
SCALE:	1"=60'	
SHEET NO.:	1/1	

C-50-18
EXHIBIT-B

Date: 09/11/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved:
Emergency: 30 Days: ☒
Current Expense:

No.: C-51-18
1st Reading: 09/17/18
Public Notice: 09/18/18
2nd Reading: 10/01/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE NO. C-51-18

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 68.55+ ACRES LOCATED AT 5273 HAUGHN ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 68.55+ acres, more or less, in Jackson Township was duly filed by Joseph D & Marcia L. Brown; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on May 29, 2018; 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 13, 2018.

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 D. and Marcia L. Brown, 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 25, 2018 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on May 29, 2018, 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. 1434 and containing 68.55+ acres, being all of the remainder of that Original 88.011 acre tract of land as conveyed to Joseph D. Brown and Marcia L. Brown of record in Instrument No. 201209140136739. 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 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.

Steven R. Robinette, President of Council

By FAA Date 2/26/18

C-51-18
Exhibit A

RECEIVED

FEB 26 2018

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

DESCRIPTION OF 68.55+/- ACRES LOCATED IN
JACKSON TOWNSHIP TO BE ANNEXED
TO THE CITY OF GROVE CITY

-1-

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey No. 1434 and containing 68.55+/- acres, said 68.55+/- acres being all of the remainder of that Original 88.011 acre tract of land as conveyed to Joseph D. Brown and Marcia L. Brown of record in Instrument No. 201209140136739 and all of Reserve "A" of the Haughn Heights Subdivision of record in Plat Book 37, Page 67, said Reserve "A" also being conveyed to Joseph D. Brown and Marcia L. Brown of record in Instrument No. 201209140136739, said 68.55+/- acres more particularly described as follows;

Beginning for Reference, at Franklin County Geodetic Survey monument 2018 found at the centerline intersection of Orders Road (R/W Varies) and Haughn Road (R/W Varies), said monument also being the northeasterly corner of that 0.896 acre tract of land as conveyed to the Franklin County Commissioners of record in Instrument No. 200408170192072 and the northwesterly corner of that 0.204 acre tract of land as conveyed to the City of Grove City of record in Instrument No. 201505140062886;

Thence S 02° 36' 56" W, with the easterly line of said 0.896 acre tract, with the westerly line of said 0.204 acre tract, with the westerly line of that 0.062 acre tract of land as conveyed to the City of Grove City of record in Instrument No. 201507060090398, the westerly line of that 0.096 acre tract of land as conveyed to the City of Grove City of record in Instrument No. 201508130112369 and with the centerline of said Haughn Road, 554.95+/- feet to a point at the southwesterly corner of said 0.096 acre tract, the northeasterly corner of the remainder of said Original 88.011 acre tract and a southeasterly corner of an existing City of Grove City Corporation Line (Case #36-15, Ord. No. C-69-15), the *True Point of Beginning*;

Thence with northerly lines of the remainder of said Original 88.011 acre tract, partially with the southerly line of said City of Grove City Corporation Line (Case #36-15, Ord. No. C-69-15), with the the southerly line of said 0.096 acre tract and southerly lines of that 4.422 acre tract of land as conveyed to Rebecca L. Absten & Michael J. Absten of record in Instrument No. 200406090133243, the following five (5) courses and distances:

S 87° 08' 42" E, 257.38+/- feet to a point;

N 87° 13' 25" E, 143.26+/- feet to a point;

N 66° 46' 19" E, 161.92+/- feet to a point;

N 70° 52' 49" E, 213.52+/- feet to a point;

N 81° 29' 35" E, 126.03+/- feet to the southeasterly corner of said 4.422 acre tract and the southwesterly corner of that tract of land as conveyed to Richard L. Greenway & Jaynce R. Greenway of record in Instrument No. 201303270050839;

Thence N 78° 52' 31" E, with the northerly line of the remainder of said Original 88.011 acre tract and the southerly line of said Greenway tract, 103.09+/- feet to point at the southeasterly corner of said Greenway tract and the southwesterly corner of Lot 1 of said Haughn Heights;

Thence N 79° 13' 05" E, with the northerly line of the remainder of said Original 88.011 acre tract and with the southerly line of said Lot 1, 119.51+/- feet to a point at the southeasterly corner of said Lot 1 and the southwesterly corner of said Reserve "A";

Thence with the westerly lines of said Reserve "A" and the easterly lines of said Lot 1, the following four (4) courses and distances:

N 02° 03' 57" E, 109.08+/- feet to a point of curvature;

with a curve to the left, having a central angle of 30° 00' 00" and a radius of 120.00 feet, an arc length of 62.83+/- feet and a chord bearing and distance of N 12° 55' 57" W, 62.12+/- feet to a point of reverse curvature;

with a curve to the right, having a central angle of 30° 14' 01" and a radius of 180.00 feet, an arc length of 94.98+/- feet and a chord bearing and distance of N 12° 48' 57" W, 93.88+/- feet to a point of reverse curvature;

**DESCRIPTION OF 68.55+/- ACRES LOCATED IN
JACKSON TOWNSHIP TO BE ANNEXED
TO THE CITY OF GROVE CITY**

-2-

with a curve to the left, having a central angle of $91^{\circ} 08' 49''$ and a radius of 20.00 feet, an arc length of 31.82+/- feet and a chord bearing and distance of $N 43^{\circ} 16' 21'' W$, 28.57+/- feet to a point of tangency, said point being in the southerly right-of-way line of Orders Road and also being in the southerly line of said City of Grove City Corporation Line (Case #36-15, Ord. No. C-69-15);

Thence $S 87^{\circ} 28' 00'' E$, with the northerly line of said Reserve "A", partially with the southerly line of said City of Grove City Corporation Line (Case #36-15, Ord. No. C-69-15) and along said southerly right-of-way line, 100.32+/- feet to a northeasterly corner of said Reserve "A" and northwesterly corner of Lot 2 of said Haughn Heights;

Thence with the easterly lines of said Reserve "A" and the westerly lines of said Lot 2, the following four (4) courses and distances:

with a curve to the left, having a central angle of $90^{\circ} 00' 00''$ and a radius of 20.00 feet, an arc length of 31.42+/- feet and a chord bearing and distance of $S 47^{\circ} 03' 57'' W$, 28.28+/- feet to a point of curvature;

with a curve to the left, having a central angle of $29^{\circ} 59' 54''$ and a radius of 120.00 feet, an arc length of 62.83+/- feet and a chord bearing and distance of $S 12^{\circ} 56' 00'' E$, 62.11+/- feet to a point of reverse curvature;

with a curve to the right, having a central angle of $30^{\circ} 00' 00''$ and a radius of 180.00 feet, an arc length of 94.25+/- feet and a chord bearing and distance of $S 12^{\circ} 55' 57'' E$, 93.17+/- feet to a point of tangency;

$S 02^{\circ} 03' 57'' W$, 95.40+/- feet to a southeasterly corner of said Reserve "A" and southwesterly corner of said Lot 2;

Thence with northerly lines of the remainder of said Original 88.011 acre tract and southerly lines of said Haughn Heights, the following two (2) courses and distances:

$N 79^{\circ} 13' 05'' E$, 196.97+/- feet to an angle point;

$N 84^{\circ} 28' 45'' E$, 470.25+/- feet to the northeasterly corner of the remainder of said Original 88.011 acre tract, the southeasterly corner of said Haughn Heights and in the westerly line of that tract of land as conveyed to First Baptist Church of Grove City of record in Instrument No. 200212270333608, said point also being in the westerly line of an existing City of Grove City Corporation Line (Case #46-74, Ord. No. C-16-75);

Thence $S 02^{\circ} 39' 14'' W$, with the easterly line of said Original 88.011 acre tract, the westerly line of said First Baptist Church tract and with the westerly line of said City of Grove City Corporation Line (Case #46-74, Ord. No. C-16-75), 1055.64+/- feet to the southeasterly corner of said Original 88.011 acre tract and the northeasterly corner of that 10.009 acre tract of land as conveyed to David D. Armbrust and Kelli L. Armbrust of record in Instrument No. 201407210093138;

Thence $N 87^{\circ} 31' 27'' W$, with the southerly line of said Original 88.011 acre tract, the northerly line of said 10.009 acre tract and the northerly line of that 5.002 acre tract of land as conveyed to Tad D. Kuhn and Karla J. Kuhn of record in Instrument No. 201206220089709, 1800.14 feet+/- to Franklin County Geodetic Survey monument 2017 found at the northwesterly corner of said 5.002 acre tract, the northeasterly corner of that 85.00 acre tract of land as conveyed to Rebecca J. Priwer of record in Instrument No. 200807310116550 and in the centerline of Haughn Road;

Thence $N 87^{\circ} 25' 34'' W$, with the southerly line of said Original 88.011 acre tract and the northerly line of said 85.00 acre tract, 1786.67+/- feet to the southwesterly corner of said Original 88.011 acre tract, the northwesterly corner of said 85.00 acre tract and in the easterly line of that tract of land as conveyed to the City of Grove City, Ohio of record in Official Record 28297, Page A07, said corner also being in the easterly line of an existing City of Grove City Corporation Line (Case #54-95, Ord. No. C-17-916);

**DESCRIPTION OF 68.55+/- ACRES LOCATED IN
JACKSON TOWNSHIP TO BE ANNEXED
TO THE CITY OF GROVE CITY**

-3-

Thence N 03° 31' 02" E, with the westerly line of said Original 88.011 acre tract, the easterly line of said City of Grove City, Ohio tract and the easterly line of said City of Grove City Corporation Line (Case #54-95, Ord. No. C-17-96), 1213.00+/- feet to the southwesterly corner of that 2.250 acre tract of land as conveyed to the City of Grove City, Ohio of record in Instrument No. 201410310144844, said corner being in the southerly right-of-way line of said Orders Road and being a southwesterly corner of an existing City of Grove City Corporation Line (Case #36-15, Ord. No. C-69-15);

Thence with the southerly line of said 2.250 acre tract and said existing City of Grove City Corporation Line (Case #36-15, Ord. No. C-69-15), the northerly line of the remainder of said Original 88.011 acre tract and along said southerly right-of-way line, the following three (3) courses and distances:

S 87° 38' 11" E, 0.77+/- feet to an angle point;

S 87° 05' 27" E, 445.23+/- feet to an angle point;

S 86° 58' 52" E, 514.18+/- feet to a northwesterly corner of that Original 15.974 acre tract of land as conveyed to Franklin County Finance Authority of record in Instrument No. 201512100173299, said corner also being a northwesterly corner of an existing City of Grove City Corporation Line (Case #15-15, Ord. No. C-77-15);

Thence S 02° 36' 56" W, with the westerly line of said Original 15.974 acre tract and said City of Grove City Corporation Line (Case #15-15, Ord. No. C-77-15), 889.53+/- feet to a point;

Thence S 82° 23' 04" E, with a southerly line of said Original 15.974 acre tract, the southerly line of a 0.290 acre tract of land as conveyed to the City of Grove City of record in Instrument No. 201511190163841 and with the southerly line of said City of Grove City Corporation Line (Case #15-15, Ord. No. C-77-15), 810.50+/- feet to the southeasterly corner of said 0.290 acre tract and in the centerline of Haughn Road;

Thence N 02° 36' 56" E, with the easterly line of said 0.290 acre tract, partially with the easterly line of said 0.896 acre tract, partially with the easterly line of said City of Grove City Corporation Line (Case #15-15, Ord. No. C-77-15), partially with the easterly line of said existing City of Grove City Corporation Line (Case #36-15, Ord. No. C-69-15) with the centerline of said Haughn Road, 449.63+/- feet to the *True Point of Beginning*. Containing 68.55+/- acres, more or less. A drawing of the above description is attached hereto and made a part thereof.

The total length of the annexation perimeter is about 11,429.9 feet, of which about 5,408.3 feet are contiguous with existing City of Grove City Corporation Lines, being about 47.3% contiguous. This annexation does not create any islands of township property.

This description was written for annexation purposes only and was not intended to be used in the transfer of lands.

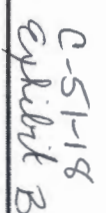
All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



ADVANCED CIVIL DESIGN, INC.

[Signature]
Douglas R. Hock, P.S. 7661

2/26/18
Date:



Date: 09/17/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-52-18
1st Reading: 09/17/18
Public Notice: 9/18/8
2nd Reading: 10/01/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-52-18

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR AN AUTOMOTIVE DEALER FOR BYERS PRE-OWNED CENTER LOCATED AT 5887 NORTH MEADOWS DRIVE

WHEREAS, Byers Pre-owned Center, applicant, has submitted a request for a Special Use Permit for an Automotive Dealership located at 5887 North Meadows Drive; and

WHEREAS, on September 04, 2018, 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 site shall be maintained in an organized manner, with all vehicles parked in marked parking spaces in the appropriate designated area.

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)A1e is hereby issued to Byers Pre-owned Center, located at 5887 North Meadows Drive, contingent upon the stipulation set by Planning Commission.

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

Steven R. Robinette, 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: 09/12/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-47-18
1st Reading: 09/17/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-47-18

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BYERS PRE-OWNED CENTER LOCATED AT 5887 NORTH MEADOWS DRIVE

WHEREAS, on September 4, 2018, the Planning Commission recommended approval of the Development Plan for Byers Pre-owned Center, with the following stipulations:

1. A Deviation shall be granted from the required parking lot setbacks and landscaping along I-71 and North Meadows Drive;
2. A Deviation shall be granted from the required parking lot setback along the south property line;
3. Six (6) additional trees shall be planted on the site to meet the requirements of Section 1136.06(b);
4. Permanent shrubs shall be planted around the monument sign per Section 1136.09(a)(4);
5. The applicant shall work with the Urban Forester to provide additional or substitute plantings around the building's perimeter that provide additional color and interest;
6. Each vehicle on the site shall be parked in a designated parking space to ensure the site is maintained in a neat and orderly manner;
7. All site lighting fixtures shall match the fixtures at the existing Byers Chevrolet dealership located adjacent and to the south;
8. All semi-transporters shall unload their vehicles on the Byers private property.

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

SECTION 1. This Council hereby approves the Development Plan for Byers Pre-owned Center located at 5887 North Meadows Drive contingent upon the stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Passed:
Effective:

Attest:

I Certify that this resolution
is correct as to form.

Date: 09/12/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-48-18
1st Reading: 09/17/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-48-18

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BYERS CHEVROLET TRUCK BAYS LOCATED AT 5887 NORTH MEADOWS DRIVE

WHEREAS, on September 4, 2018, the Planning Commission recommended approval of the Development Plan for Byers Chevrolet Truck Bays, with the following stipulations:

1. The site shall be maintained in an orderly manner with all vehicles parked in designated parking spaces;
2. The applicant shall work with the Development Department to determine appropriate plantings to screen the service area and improve the aesthetics from North Meadows Drive;
3. The applicant shall work with the Urban Forester to locate two (2) additional 2" caliper trees on the site;
4. Exterior lighting fixtures shall match the existing lighting on the site.

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

SECTION 1. This Council hereby approves the Development Plan for Byers Chevrolet Truck Bays located at 5887 North Meadows Drive contingent upon the stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Passed:
Effective:

Attest:

I Certify that this resolution
is correct as to form.

Date: 09/12/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-49-18
1st Reading: 09/17/18
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-49-18

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR HOMESTEAD SENIOR LIVING LOCATED EAST OF HOOVER ROAD AND SOUTH OF ORDERS ROAD

WHEREAS, on September 4, 2018, the Planning Commission recommended approval of the Development Plan for Homestead Senior Living, with the following stipulations:

1. A Deviation shall be granted from Section 1136.09(a)(1) to permit a reduction of trees per unit as shown on the final development plan and as approved for preservation by the Urban Forester;
2. Irrigation shall be provided for 100% of all entry features;
3. The applicant shall work with the Development Department to provide additional architectural features to further break-up the mass of the building and ensure that the structure is in character with area developments;
4. The dumpster enclosure shall be finished in brick matching that utilized on the primary building, with stained 100% opaque wood gates;
5. The exterior site lighting fixtures shall be decorative in nature and approved by the Development Department;
6. The applicant shall work with the Development Department on a design for the monument sign;
7. The two parcels, 040-009225 and 040-009224, making up the site shall be combined prior to construction.

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

SECTION 1. This Council hereby approves the Development Plan for Homestead Senior Living located East of Hoover Road and South of Orders Rd., contingent upon the stipulations set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Passed:
Effective:

Attest:

I Certify that this resolution
is correct as to form.

Date: 09/12/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-50-18
1st Reading: 09/17/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-50-18

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR SCHOEDINGER FUNERAL HOME LOCATED AT 4242 HOOVER ROAD

WHEREAS, on September 4, 2018, the Planning Commission recommended approval of the preliminary development plan for Schoedinger Funeral Home, as submitted.

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

SECTION 1. This Council hereby accepts the Preliminary Development Plan for Schoedinger Funeral Home, located at 4242 Hoover Road, as submitted.

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

Steven R. Robinette, 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: 09/12/18
Introduced By: Mr. Berry
Committee: Service
Sponsor: Mr. Davis/Mayor Stage
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-51-18
1st Reading: 09/17/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-51-18

A RESOLUTION TO SUPPORT ISSUE #7, THE SOUTH-WESTERN CITY SCHOOL DISTRICT BOND LEVY OF 1.86 MILLS ON NOVEMBER 6, 2018

WHEREAS, The South-Western City School District is the fifth largest public school district in the State of Ohio, serving more than 22,000 students and their families in 34 facilities across 119-square-miles in southwestern Franklin County.

WHEREAS, on July 9, 2018, the South-Western City School District Board of Education voted to place a "no new millage" bond issue on the November 6, 2018 ballot.

WHEREAS, the District will have retiring bond debt to offset the 1.86-mills generated by this issue, which allows the project to be completed at no additional cost to taxpayers.

WHEREAS, this bond issue will be Segment 2 in the District's overall Ohio Facilities Construction Commission project, which focuses on rebuilding the four oldest middle schools (Brookpark, Finland, Norton, and Pleasant View) and renovating East Franklin Elementary School and Jackson Middle School, as well as completing some much needed roofing and asphalt projects.

WHEREAS, the State will be paying approximately half of the core construction costs of the project as did with Segment 1, which replaced or renovated the District's elementary schools and built a new Franklin Heights High School.

WHEREAS, this "no new millage" bond issue would allow the District to continue to collect the same millage currently being collected for the purpose of capital improvements. While the ballot language must be written to authorize the issuance of bonds to cover the cost of the new project, the result to the community is "no new millage" due to the retirement of future bond debt.

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

SECTION 1. We, the Council and Mayor of the City of Grove City do sincerely urge the residents of the South-Western City School District to support our youth and the future of our community by voting "YES" for this bond levy, Issue #7, on November 6, 2018.

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

Steven R. Robinette, President of Council

Date: 08/28/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Rauch
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-48-18
1st Reading: 09/04/18
Public Notice: 09/05/18
2nd Reading: 09/17/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-48-18

AN ORDINANCE TO GRANT AN EXCEPTIONAL CIRCUMSTANCE FOR 4326 BROADWAY TO INCREASE THE MAXIMUM AWARD UNDER THE TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM

WHEREAS, on May 21, 2018, Council approved Ord. C-31-18, replacing Exhibit A of the Town Center Commercial Revitalization Grant Program; and

WHEREAS, the requirements for the Program provides, in part, that an exceptional circumstance may be granted by City Council to address the "percentage of matching funds" and to increase the maximum award amount for a specific Project"; and

WHEREAS, an exceptional circumstance under the Program may be established where the project merits "special consideration"; and

WHEREAS, "special consideration" may be found when a minimum of three of the following criteria are satisfied: (1) proposed improvement will substantially enhance the vitality and appearance of Town Center and Broadway Corridor; (2) proposed improvement will result in creation of jobs; (3) proposed improvement will result in the leveraging of additional economic investment and/or activity; (4) proposed improvement will result in the utilization of sustainable building and site design concepts; (5) proposed improvement will result in the attainment of a needed service or goal as set forth in the Town Center Plan, (6) proposed improvement will result in the attainment of a needed service or goal as set forth in the GroveCity2050 Community Plan; (7) proposed improvement will result in the maintenance and enhancement of exterior structures and their interior facilities; and (8) proposed improvement will result in the update of building and facilities to meet current code requirements to better serve and protect the health, life and safety of their occupants; (9) proposed improvement will result in substantially improved accessibility and compliance with current ADA standards; and

WHEREAS, a current business owner in the Broadway Corridor wishes to undertake and complete renovation and modernization of the property located at 4236 Broadway, currently known as Bill's on Broadway; and

WHEREAS, upon the completion of this project, it will result in the maintenance and enhancement of exterior structures as well as an update of the building to protect the health, life and safety of their occupants; and

WHEREAS, the current business owner of the property located at 4326 Broadway has made application and is seeking a finding of an exceptional circumstance to obtain a grant in excess of maximum award.

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

SECTION 1. This Council finds that special considerations have been satisfied and hereby grants an exceptional circumstance to the current business owner at 4326 Broadway, making it eligible

for an award of up to \$5,000 in excess of the maximum currently permitted under the Town Center Commercial Revitalization Grant Program (\$5,000.00), to be used toward program eligible projects under the Town Center Commercial Revitalization Grant Program.

SECTION 2. This ordinance shall go into effect at the earliest opportunity provided by law.

Steven R. Robinette, 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: 08/28/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Rauch
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-49-18
1st Reading: 09/04/18
Public Notice: 09/05/18
2nd Reading: 09/17/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-49-18

AN ORDINANCE TO GRANT AN EXCEPTIONAL CIRCUMSTANCE FOR 3940 BROADWAY TO INCREASE THE MAXIMUM AWARD UNDER THE TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM

WHEREAS, on May 21, 2018, Council approved Ord. C-31-18, replacing Exhibit A of the Town Center Commercial Revitalization Grant Program; and

WHEREAS, the requirements for the Program provides, in part, that an exceptional circumstance may be granted by City Council to address the "percentage of matching funds" and to increase the maximum award amount for a specific Project"; and

WHEREAS, an exceptional circumstance under the Program may be established where the project merits "special consideration"; and

WHEREAS, "special consideration" may be found when a minimum of three of the following criteria are satisfied: (1) proposed improvement will substantially enhance the vitality and appearance of Town Center and Broadway Corridor; (2) proposed improvement will result in creation of jobs; (3) proposed improvement will result in the leveraging of additional economic investment and/or activity; (4) proposed improvement will result in the utilization of sustainable building and site design concepts; (5) proposed improvement will result in the attainment of a needed service or goal as set forth in the Town Center Plan, (6) proposed improvement will result in the attainment of a needed service or goal as set forth in the GroveCity2050 Community Plan; (7) proposed improvement will result in the maintenance and enhancement of exterior structures and their interior facilities; and (8) proposed improvement will result in the update of building and facilities to meet current code requirements to better serve and protect the health, life and safety of their occupants; (9) proposed improvement will result in substantially improved accessibility and compliance with current ADA standards; and

WHEREAS, a current business owner in the Town Center wishes to undertake and complete renovation and modernization of the property located at 3940 Broadway, currently known as Zassy's Tap Room; and

WHEREAS, upon the completion of this project, it will result in the creation of additional jobs and establishment of a new destination for the Town Center; and

WHEREAS, the current business owner of the property located at 3940 Broadway has made application and is seeking a finding of an exceptional circumstance to obtain a grant in excess of maximum award.

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

SECTION 1. This Council finds that special considerations have been satisfied and hereby grants an exceptional circumstance to the current business owner at 3940 Broadway, making it eligible for an award of \$30,000.00 payable in two installments of \$5,000 and \$25,000, respectively, in excess of the maximum currently permitted under the Town Center Commercial Revitalization Grant Program (\$10,000.00), to be used toward program eligible projects under the Town Center Commercial Revitalization Grant Program. No grants will be approved for this property for 2019 and 2020.

SECTION 2. This ordinance shall go into effect at the earliest opportunity provided by law.

Steven R. Robinette, 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: 09/12/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Turner
Sponsored: Mr. Davis
Emergency: 30 Days
Current Expense:

No.: CR-52-18
1st Reading: 09/17/18
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-52-18

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 nineteenth day of September, 2017, at the office of Council (Council Chambers) with the following members present:

Ted A. Berry
Jeffrey M. Davis
Christine Houk
Steven R. Robinette
Roby Schottke

Mr. Davis 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, 2019; 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 2018 (collection year 2019) 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		\$998,809.26	1.00	
General Fund Charter	\$299,642.78			0.30
Bond Retirement				
Bond Retirement Charter	\$997,809.26			1.00
Police Pension		\$1,198,571.11	1.20	
Police Operating				
Fire Pension				
Fire Operating				
Police/Fire Pension				
Capital Improvement Charter				
TOTAL	\$1,298,452.04	\$2,197,380.37	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.

Steven R. Robinette, 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