

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

December 17, 2018

6:30 - Caucus

7:00 - Reg. Meet.

LANDS: Mr. Schottke

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| <u>Ordinance C-67-18</u> | Accept the Plat of Autumn Grove, Section 3. First reading. |
| <u>Ordinance C-68-18</u> | Approve a PUD-R Zoning Classification with Zoning Text for a 209.5 acre parcel located West of S.R. 104 and North of S.R. 665. First reading. |
| <u>Ordinance C-69-18</u> | Approve the Annexation of 209.5 acres located West of S.R. 104 and North of S.R. 665. First reading. |
| <u>Resolution CR-57-18</u> | Appealing the Decision of the Board of Zoning Appeals Granting Variances for Arrowleaf Apartments located at the end of Shirlene Drive. |
| <u>Resolution CR-62-18</u> | Approve the Development Plan for Arrowleaf Run Apartments located East of Shirlene Drive. |
| <u>Resolution CR-63-18</u> | Approve a Certificate of Appropriateness for Signage for Mill Street Market and Local Cantina Restaurant located at 3937 Broadway in the Historical Preservation Area. |
| <u>Resolution CR-64-18</u> | Approve the Development Plan for Stringtown Animal Hospital located at 1320 Stringtown Road. |
| <u>Resolution CR-65-18</u> | Approve the Development Plan for Auto Zone located at 2682 London-Groveport Road. |
| <u>Resolution CR-66-18</u> | Approve the Development Plan for Schoedinger Funeral Home located at 4242 Hoover Road. |

FINANCE: Mr. Davis

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|--------------------------|--|
| <u>Ordinance C-56-18</u> | Approve the Electric Vehicle Charging Station Grant Program and Appropriate \$25,000.00 from the General Fund for same. Second reading and public hearing. |
| <u>Ordinance C-70-18</u> | Providing for the Issuance and Sale of Notes in the Maximum Principal Amount of \$6,000,000.00 in anticipation of the Issuance of Bonds, for the purpose of paying the costs of Improving and Extending Columbus Street between certain termini by constructing certain roadway improvements, including widening, opening, improving, excavating, grading, draining, paving, extending or changing the line of roads, streets, sidewalks, alleys or curbs and gutters, and landscaping, any related public utility improvements, street lighting, traffic signalization, electrical lines and signage, and Acquiring necessary Real Estate and interests therefor, together with all necessary and related appurtenances thereto. First reading. |
| <u>Ordinance C-71-18</u> | Make Appropriations for Current Expenses and Other Expenditures for which the City of Grove City must provide during the twelve months ending December 31, 2019. |

EXECUTIVE SESSION

ON FILE: Minutes of: 12/3 & 10 Council Meetings; 12/4 Planning Commission

Date: 12/11/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-67-18
1st Reading: 12/17/18
Public Notice: 12/18/18
2nd Reading: 01/07/19
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-67-18

AN ORDINANCE TO ACCEPT THE PLAT OF AUTUMN GROVE, SECTION 3

WHEREAS, Autumn Grove, Section 3, a subdivision containing lots 76 to 114, both inclusive, and area designated as Reserve "E", 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 Autumn Grove, Section 3, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 1383, containing 16.592 acres of land, more or less. Said 16.592 acres being part of those tracts of land conveyed to Autumn Grove, 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.

Steven R. Robinette, 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: 12/11/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-68-19
1st Reading: 12/17/18
Public Notice: 12/18/18
2nd Reading: 01/22/19
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-68-18

AN ORDINANCE APPROVE A PUD-R WITH TEXT ZONING CLASSIFICATION FOR 209.5+ ACRES LOCATED WEST OF STATE ROUTE 104 AND NORTH OF STATE ROUTE 665 UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

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 zoning classification of certain premises, upon its annexation to the City, hereinafter described; and

WHEREAS, the Planning Commission approved the PUD-R Zoning Classification with Zoning Text request on December 04, 2018; and

WHEREAS, a copy of the annexation, together with a map and zoning classification request and the recommendation 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 shall be given a zoning classification of PUD-R with Text, upon its annexation to the City of Grove City, Ohio:

Situated in the State of Ohio, County of Franklin, City of Grove City and being part of Virginia Military Survey 6118 and 1105, being all of that land described in deed to Jess H. Hancock Limited, of record, 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.

Steven R. Robinette, 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-68-18

**DESCRIPTION OF AN ANNEXATION OF
209.2 ACRES TO THE CITY OF GROVE CITY
FROM JACKSON TOWNSHIP,**

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey 6118 and 1105, being all of that land described in deed to Jess H. Hancock Limited, of record in Instrument 199808050198533 and as described in deed to Lois L. Hancock Limited, of record in Instrument 199808050198537, (Parcel ID 160-001296, 160-000205, 160-000204, 160-000201) and all of that 1.613 acres described in deed to John H. Hancock, Trustee, of record in Instrument Number 201403120029967 (Parcel ID 160-000960), all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING, at the northeast corner of Reserve H of the subdivision Indian Trails Section 2, of record in Plat Book 52, Page 16, being at an angle point in the existing corporation line of the City of Grove City, Ordinance C-70-75, of record in Deed Book 165, Page 584;

Thence WEST, a distance of 442 feet, more or less, with the north line of said Reserve H and the south line of said Hancock tract of land and the existing corporation line, to a point at the southeast corner of Grant Run Estates Section 3, of record in Plat Book 103, Page 35;

Thence NORTHEASTERLY, a distance of 395 feet, more or less, with the east line of said Grant Run Estates Section 3 and the existing corporation line, to a point at the southeast corner of that 28.50 acre tract described in deed to Perry Christian Jr., being an angle point in the corporation line of City of Grove City, Ordinance C-08-16, of record in Instrument 201602110017609;

Thence NORTHEASTERLY, a distance of 218 feet, more or less, with perimeter of said Hancock tract of land and existing corporation line, to a point being an angle point in the corporation line of City of Grove City;

Thence EASTERLY, a distance of 1277 feet, with line common to said Hancock tract and said 28.50 acres and said existing corporation line, also being in part with a proposed corporation line, to a point;

Thence NORTHERLY, a distance of 1140 feet, more or less, with the line common to said Hancock tract of land and that 20.045 acres described in deed to Robert Sexten and a proposed corporation line, to a common corner of said Hancock tract and that 159.016 acre tract described in deed to The Southeast Conservation Club;

Thence EASTERLY, a distance of 2377 feet, with the line common to said Hancock tract and said 159.016 acre tract and the proposed corporation line, to a point in the west right of way line of State Route 104;

Thence with the WESTERLY right of way line of State Route 104 and the proposed corporation line, the following courses:

SOUTHWESTERLY, a distance of 259 feet, more or less, to a point;

SOUTHWESTERLY, a distance of 124 feet, more or less, to a point;

Arc of a curve to the left, SOUTHERLY, a distance of 463 feet, more or less, to a point;

SOUTHERLY, a distance of 2560 feet, more or less, to a point in the north line a 7.362 acre tract described in deed to Paul G. Klein and Buddie J. Klein;

Thence WESTERLY, a distance of 1623 feet, more or less with the south line of said Hancock tracts of land and the proposed corporation line, to a point;

Thence WESTERLY, a distance of 1659 feet, with south line of said Hancock tract of land and proposed corporation line, to a southwest corner of said Hancock tract;

Thence Northerly, a distance of 1543 feet, with a west line of said Hancock tract and the east line of said Indian Trails Section 2 and a proposed corporation line, to the **POINT OF TRUE BEGINNING**, containing 209.2 acres, more or less.

The above description is based on deeds of record and available existing surveys, aforementioned description is not intended to be used for the transfer of real property. The acreages and distances shown are intended for zoning purposes only.

Area to be annexed shall be an Expedited II annexation, with 4820 feet contiguous with existing corporation line of Grove City, having a total perimeter of 9,060 feet, that contains 53.2% contiguity with existing corporation line of Grove City.

The above description is a general description of the location of the property to be annexed and is not to be considered a boundary survey.

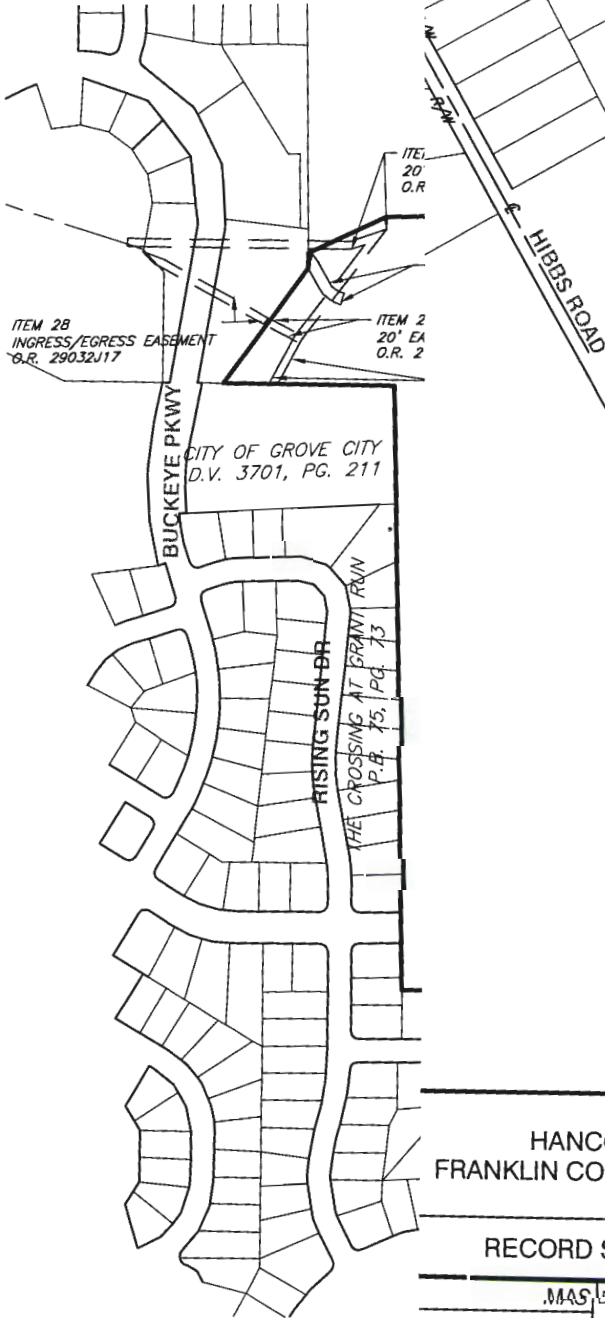
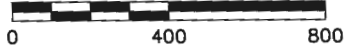
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.





NORTH

SCALE IN FEET



HANCOCK
FRANKLIN COUNTY, OHIO

RECORD SURVEY

MAS DRAWING NO.:

174-158

2 OF 2

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C-68-18
City of Grove City, Ohio
Project Narrative and Zoning Text

For:

Farmstead

December 4th, 2018

Applicant:

Grand Communities, LLC.
Contact: Jason M. Wisniewski
3940 Olympic Boulevard, Suite 100
Erlanger, Kentucky 41018
(859) 344-3136

Project Engineer:

Civil & Environmental Consultants, Inc.
Contact: Tim Volchko, P.E.
250 Old Worthington Bridge Road, Suite 250
Worthington, Ohio 43085
(614) 540-6633



Farmstead Planned Unit Development (PUD)

Final Development Plan Application Submittal

Application Index:

The following are included herein as part of the required items for the Development Plan Application:

- 1. Title Page**
- 2. Project Narrative**
- 3. Zoning Text**
- 4. Exhibits/Appendix**
 - a. Exhibit A Metes and Bounds Legal Description
 - b. Exhibit B Record Survey
 - c. Exhibit C Sub-Area Plan
 - d. Exhibit D Conceptual Signage Plan
 - e. Exhibit E Product Offering Examples
 - f. Exhibit F Model Home Layouts and Signage Elements
 - g. Exhibit G High Impact Matrix
 - h. Exhibit H Home Mix Guidelines

FARMSTEAD – PROJECT NARRATIVE

Farmstead is a residential master planned community located east of Hawthorne Parkway along Jackson Pike. The modern farmhouse-themed community consists of various single-family detached residential housing products, single-family attached residential, active and passive open spaces, and a proposed school (elementary).

Farmstead's primary access is from Jackson Pike, and the Development Plan proposes an efficient, curvilinear internal roadway system that connects to the existing stub streets of Hawthorne Parkway and Windcliff Drive. Hawthorne Parkway will be extended in phases from Jackson Pike to its current terminus at the western boundary; thus, meeting the objectives of Grove City's Thoroughfare Plan, and providing a landscaped gateway for the community.

In addition, Farmstead encourages walkability through an extensive sidewalk and path network that connects existing adjacent open spaces including Indian Trails Park along the western boundary. The paths will vary in size and materials so that they can be constructed and themed with respect to the existing conditions in which they are located. Farmstead includes numerous active and passive open spaces throughout the community, and includes a central amenity center. All residents of Farmstead will have access to the amenity center – owned and maintained by a mandatory Homeowners Association – which may include a clubhouse/cabana, pool(s), playground/tot lot, and parking area.

A number of natural features inform and influence the community design, including the wooded floodplain areas in the north and west portions of the site, wetlands, and existing hedgerows/tree lines. The final development plan preserves, to the greatest extent possible, these natural features so that they increase home values and enhance the lifestyle and character of the community.



FARMSTEAD – ZONING TEXT

The Farmstead Planned Unit Development (PUD) consists of five (5) parcels totaling approximately two hundred six (206) acres located along the west side of Jackson Pike and east of Hawthorne Parkway, and is further depicted on the Final Development Plan.

Unless otherwise specified in the submitted drawings or in this written text, the development standards of Part Eleven – Planning and Zoning Code of the Codified Ordinances of the City of Grove City (Local legislation current through 12-4-17) shall apply. Basic development standards are compiled regarding the proposed density, site issues, traffic, circulation, landscape, and architectural standards. These component standards ensure consistency and quality throughout the property's development.

For the purposes of the Farmstead PUD, the plan is divided into nine (9) "sub-areas" which are identified on the Sub-Area Plan (Exhibit C). Sub-Areas A through G allow various single-family detached residential, Sub-Area H allows single-family attached residential, and Sub-Area I is reserved for future development of a school. The General Development Standards are as follows:

I. GENERAL PROVISIONS

- A. The provisions outlined within these development standards shall apply to the 206.21 acres of land as described in Exhibit A and shown in Exhibit B unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply to the extent that this Zoning Text and Development Standards do not address such matters.
- B. For the purposes of this Zoning and Development Standards Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered when followed by the words "or intended, arranged or designed to be used or occupied". In case of any difference of meaning or implicated between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.
- C. All provisions of this Zoning and Development Standards Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid, the remaining provisions and application of those provisions to other persons or circumstances are not affected by that decision.
- D. Deviations from the standards, requirements, and uses set forth herein as well as the Zoning Code may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between the uses within or proximity of the property.

II. DENSITY

- A. A maximum of five-hundred thirty-five (535) residential dwelling units are allowed, with an approximate gross density of two-and-six-tenths (2.60) dwelling units per acre.
- B. Sub-Areas A through G shall contain single-family homes with a maximum of 415 dwelling units permitted.
- C. Sub-Area H shall contain multi-family dwellings with a maximum of 120 dwelling units permitted. In the case single-family detached homes are constructed in lieu of multi-family homes, those homes shall conform to the requirements of single-family detached homes for Sub-Area H.

III. SCHOOL (SUB-AREA I)

A. Approximately eleven (11) acres of land – identified as Sub-Area I on the Sub-Area Plan (Exhibit C) – is reserved for a school (elementary) to be developed by others.

B. In the event the school is not developed, an additional twenty-five (25) residential dwelling units will be allowed within Sub-Area I. Residential development in Sub-Area I is subject to the same development standards as Sub-Area G. Sub-Area I shall be approved as part of its own final development plan.

IV. STREETS AND CIRCULATION

A. Interior street patterns, exterior road connections/intersections, and proposed street cross-sections shall be generally consistent with depictions on the Final Development Plan. The intent of the roadway network is to mimic the character of existing area roadways, primarily Hawthorne Parkway and other roadways off Hawthorne Parkway in the Indian Trails subdivision. In addition, the following standards shall apply:

- 1) Streets on the site shall be constructed and laid out based on the Final Development Plan
- 2) Streets proposed at twenty-eight feet (28') in width shall only permit parking on one (1) side, and streets that are narrower shall have no on-street parking.
- 3) Hawthorne Parkway shall be twenty-six feet (26') in width with an eighty foot (80') right-of-way with roll curbing and gutter.

V. OPEN SPACE

A. Open space shall be generally consistent with depictions on the Landscaping Plan included in the Final Development Plan. However, open space calculations on final engineering/plats may vary from calculations provided herein without approval from the City Planning Commission and/or City Council, provided that it meet the requirements of Section 1101.9(b) of the Grove City Code. Open space depicted on Final Development Plan shall serve the entire PUD, and each sub-area is not required to provide additional open spaces to meet the overall PUD open space requirements. In addition, the following standards shall apply:

- 1) All open spaces, including stormwater detention/retention ponds, shall be owned and maintained by the Homeowners Association unless otherwise agreed to with the City in the Development Agreement. Open spaces will be deeded to the Homeowners Association, and transfers will occur in phases after the open spaces are developed.
- 2) Entry features, fencing, walls, signage, columns/piers, fountains, and related landscaping and lighting are permitted within open spaces, only to the extent that the areas are still usable for residents as either active or passive open space.
- 3) Open space for Sub-Area H shall be approved as part of the final development plan for the sub-area and may deviate from the requirements of Section 1101.09(b) of Grove City Code provided that open space is integrated into the site and the larger Farmstead development.

VI. RECREATIONAL FACILITIES

A. An amenity center for the benefit and use of residents of Farmstead is located within "Reserve C" as depicted on the approved Final Development Plan.

B. The amenity center area may include, but is not limited to recreational facilities such as clubhouse/cabana, pool(s), fitness center, common gathering areas, dog park, athletic courts or fields, playground equipment/tot lot, parking areas, trails, etc. Such services are considered accessory to the residential development and may include some business sales (vending, snack bar, physical exercise classes, and therapy) as a minor use.

VII. ENTRANCE FEATURES

- A. The entry monument at the intersection of Jackson Pike and Hawthorne Parkway shall be landscaped per Section 1136.09(a)(1).
- B. The entry feature at the site's western entrance on Hawthorne Parkway shall utilize similar materials and landscaping as the Crossing at Grant Run entry features at the corner of Buckeye and Hawthorne Parkways and be substantially similar to the sub-entry features, as depicted in Exhibit D.
- C. All entry features shall be landscaped and irrigated.

VIII. LANDSCAPING, BUFFERING, AND SCREENING

Landscaping, buffering, and screening shall be in general conformance with the Landscaping Plan. In addition, the following standards shall apply:

- A. Any portion of a lot not occupied by a building, driveway, parking area, etc. shall be landscaped with lawn as a minimum.
- B. Single-family lots shall contain at least three (3) trees and five (5) shrubs as per Section 1136.09(a)(1). In order to ensure good horticulture practices and healthy tree development, the relocation of said trees to open spaces in lieu of the homesite may be allowed in Sub-Area C. The location of the relocated trees shall be depicted on the plans.
- C. Landscaping per unit for Sub-Area H shall be approved as part of the final development plan for that sub-area.
- D. Any open space along a prominent corridor, particularly properties along Jackson Pike and Hawthorne Parkway shall be grassed with sod.
- E. **High Impact Areas:**
 - 1) High impact areas are the area of exposure that is adjacent to an intersection or open space.
 - 2) High Impact Areas will include additional landscaping and architectural elements as noted in the High Impact Areas and Matrix (Exhibit G).
- F. **Tree Protection and Replacement:**
 - 1) Developer(s)/ Builder(s) shall make reasonable and good faith efforts to preserve existing healthy trees on-site during construction.

- 2) Existing trees that are six inch (6") dbh and larger in good condition to be preserved may be credited toward screen requirements with approval of the Development Department. Ash Trees regardless of condition shall be removed as directed by the City's Urban Forester.

G. Street Trees:

- 1) Street trees shall be located along all streets within the Farmstead development and be spaced at a maximum of fifty feet for large class trees, forty feet for medium class trees and thirty feet for small class trees. In the case that trees die, street trees shall be replaced by the property owner for that parcel, if located outside of the right of way.
- 2) Street trees shall vary in species to prevent a monoculture so long as they are in accordance with the City's planting list. Invasive plant species – as listed by the Ohio Department of Natural Resources (ODNR) shall be prohibited and the use of native plants will be encouraged. The amount and type of trees shall be approved by the City's Urban Forester.
- 3) At time of installation, all street trees shall have a clear canopy height of at least five feet (5') above the ground for traffic safety purposes.
- 4) The minimum distance between the tree and the back of the street curb shall be two and one-half feet. In the areas where a sidewalk exists or is proposed, the minimum distance between the tree trunk and both the edge of the street and the sidewalk shall be two feet.
- 5) The minimum trunk caliper measured at six inches above the rootball for all street trees shall be no less than two (2) inches.

- H. Within the right-of-way of local streets and within any provided sidewalk and landscape easement the developer may install massings of ornamental shrubs, grasses, perennials, or rain gardens, provided that they do not obstruct sight-distance at intersections, encroach upon pedestrian facilities, or obstruct pedestrian visibility, and subject to approval by the City's Urban Forester.

I. Landscape Materials:

- 1) All landscape/plant materials shall conform to the standards of the American National Standards Institute (ANSI) Z.60 and shall have passed any inspection required under state regulations.
- 2) Invasive plant species – as listed by the ODNR – are prohibited within this PUD. The use of native species is encouraged.
- 3) The minimum size requirements for plant material installed within the PUD are as follows:
 - (i) Deciduous trees: two-and-one-half inch (2-½") caliper.
 - (ii) Evergreen trees: six feet (6') height.

- (iii) Ornamental trees two-inch (2") caliper.
- (iv) Evergreen and deciduous shrubs used for screening purposes: thirty-six inch (36") height at the time of installation and spread.
- (v) All other evergreen and deciduous shrubs: either eighteen inch (18") or twenty-four inch (24") depending on their placement per Section 1136.09(a)(1).

J. Screening:

- 1) Mounding shall be provided along Jackson Pike, in general conformance with the Final Development Plan. In addition, the following standards shall apply:
 - (i) Mounding shall range in height from a minimum of four feet (4') to eight feet (8').
 - (ii) Mounding slopes may range from 3:1 to 10:1.
 - (iii) The surface of any mound shall be planted in turf grass at a minimum. Planting on the mound per code requires a double staggered row of evergreen trees at a minimum six foot (6') height and maximum twenty foot (20') spacing, one (1) minimum two inch (2") caliper small class tree, and two (2) minimum eighteen inch (18") height deciduous shrubs per forty feet (40') of property line area to be planted.
 - (iv) Mounding shall vary in height and slope to create a rolling, natural appearance.
 - (v) Mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.
- b) Enhanced landscaping shall be provided in reserves in areas wherever the rear of a lot is visible from Hawthorne Parkway.
- c) All fencing must be decorative in nature with no wood privacy ("stockade") fencing utilized on the site. In addition, all fences and/or enclosures must be approved in writing by the Homeowners Association prior to installation.
- d) Chainlink fences are not permitted in this PUD.

IX. GRAPHICS AND SIGNAGE

A. All graphics and signage shall be approved with the final development plan. Project signage including temporary signage, model home signage, and marketing signage as depicted on the Conceptual Signage Plan (Exhibit D) is permitted within this PUD. Any signs not specifically included in this text and/or exhibits shall be subject to Development Department approval. A final signage package is required for review and approval by City Council at the time of Final Development Plan approval.

B. The design and materials for street signs and roadway regulatory signs shall be per City standards

and/or otherwise subject to approval by the Service Department.

X. SIDEWALKS AND PATHWAYS

A. All sidewalks and pathways – as depicted on the Final Development Plan – shall be installed by the Developer(s) and/or Builder(s), unless otherwise agreed to with the City. In addition, the following standards shall apply:

- 1) Each street shall have a path and/or a sidewalk on each side. Sidewalks may be replaced with a path.
- 2) Sidewalks and paths shall be a minimum of five feet (5') in width.
- 3) The final locations for the sidewalks and pathways along Hawthorne Parkway, Jackson Pike, through the reserves, and other pathways as shown on the Final Development Plan shall be generally consistent with the final development plan and will be determined on the construction plans in order to balance aesthetic placement with construction feasibility, topographic features and/or existing vegetation.

XI. LIGHTING

A. Unless otherwise specified by the City's Codes, or agreed to with the City, the following lighting standards shall apply:

- 1) **Roadway Lighting:**
 - a) All lighting fixtures, posts, bases, arms, and accessories shall be in character and consistent with other area lighting fixtures along Buckeye Parkway that are decorative in nature.
 - b) Street light poles, arms, and bases shall be approved by the Development Department.
 - c) The developer(s)/builder(s) shall provide pedestrian lighting along the shared-use path along Hawthorne Parkway to the approval of the Development Department. Constant foot-candle light levels and shall not be required and light locations may be staggered on opposite sides of the road.
 - d) Street lighting shall be provided throughout the site as shown on the final development plan.
- 2) **Landscape Lighting:**
 - a) Landscape lighting is permitted so long as it emanates from a concealed source.
 - b) All landscape lights shall be arranged to direct light away from exterior streets and/or adjacent properties.
 - c) Except for temporary holiday or celebratory purposes, colored lights are not permitted to illuminate building exteriors.

XII. MAIL DELIVERY

A. Mail delivery is intended to occur in two (2) manners; to individual mailboxes/residences throughout the single-family detached areas (Sub-Areas A-G) and to cluster box units (CBUs) for the single-family attached (Sub-Area H) of Farmstead. However, the ultimate decision for how mail delivery occurs resides with the United States Postal Service (USPS). Current USPS trends require mail delivery to CBUs rather than individual lots, regardless of residential uses (i.e. attached vs. detached). Unless otherwise specified by the City's Codes, or agreed to with the City, the following mail delivery standards shall apply:

- 1) CBUs shall be located on side of the street upon which on-street parking is permitted.
- 2) CBUs shall be located inside of the public right-of-way unless required by the USPS.
- 3) All mailboxes or CBUs shall utilize decorative materials in character with other site fixtures or structures in the developments.
- 4) Landscaping shall be installed around CBUs as permitted by the USPS.

XIII. HOMEOWNERS ASSOCIATION (HOA)

A private, mandatory Master Homeowners Association (Master HOA) shall be established. Under the Master HOA, separate Homeowners Associations (HOA) shall be established for the single-family detached areas (Sub-Areas A through G) and single-family attached area (Sub-Area H), which shall own and maintain all private open spaces within the respective sub-area.

XIV. MODEL HOMES

A. Conceptual layouts, landscaping, and signage for model homes in Farmstead are included herein as Exhibit F (Model Home Layouts and Signage Elements). In addition to the exhibits provided herein, the following standards shall apply:

- 1) Individual homes may be used as model homes by the Developer(s)/Builder(s) for the purpose of marketing and sales.
- 2) Manufactured and/or modular buildings are permitted for use as a sales office during the development of the project and the construction of residential units therein.

XV. UTILITIES

A. All utility lines internal to the development shall be placed underground, including water service, electricity, telephone, gas, and their connections or feeder lines. Meters, transformers, etc. may be placed above ground, but shall be discreetly located at the rear of lots, and screened from the street view.

XVI. REGULATED STREAMS AND/OR WETLANDS

A. All streams and wetlands shall be permitted and mitigated for in accordance with the rules and regulations of the United States Army Corps of Engineers (USACE), the Ohio Environmental Protection Agency (OEPA), and the Grove City Stormwater Design Manual.

FARMSTEAD – SINGLE-FAMILY DETACHED DEVELOPMENT STANDARDS

The following development standards are in addition to the General Development Standards, and apply to the single-family detached residential areas as depicted on the Final Development Plan and Sub-Areas A through G as depicted on the Sub-Area Plan (Exhibit C). The Single-Family Detached Development Standards are as follows:

I. PERMITTED USES

A. Permitted uses in single-family detached sub-areas include the following:

- 1) Single-family detached residential.
- 2) Open space (both active and passive) consistent with the General Standards of this PUD.
- 3) Recreation facilities consistent with the General Standards of this PUD.
- 4) Stormwater management facilities.
- 5) Utilities and easements necessary to serve the proposed development and adjacent properties.

II. DENSITY AND BULK STANDARDS

A. There shall be a maximum of four hundred fifteen (415) single-family detached dwelling units in Sub-Areas A through G as depicted on the Sub-Area Plan (Exhibit C). Minimum development standards for each sub-area are as follows:

Sub-Area	Minimum Lot Width	Minimum Front Setback	Minimum Side Setback (Interior lot)	Minimum Side Setback (Corner lot – setback from right-of-way not along front of lot)	Minimum Rear Setback	Minimum Livable Floor Area
Sub-Area A	60'	25'	5'	12.5'	20'	1,400 sq. ft. (ranch)
						1,800 sq. ft. (two-story)
Sub-Area B	80'	30'	5'	15'	20'	1,800 sq. ft. (ranch)
						2,100 sq. ft. (two-story)
Sub-Area C	50'	20'	5'	10'	20'	1,400 sq. ft. (ranch)
						1,800 sq. ft. (two-story)
Sub-Area D	60'	25'	5'	12.5'	20'	1,400 sq. ft. (ranch)
						1,800 sq. ft. (two-story)
Sub-Area E	80'	30'	5'	15'	20'	1,400 sq. ft. (ranch)
						1,800 sq. ft. (two-story)
Sub-Area F	70'	25'	5'	12.5'	20'	1,400 sq. ft. (ranch)
						1,800 sq. ft. (two-story)
Sub-Area G	60'	25'	5'	12.5'	20'	1,400 sq. ft. (ranch)
						1,800 sq. ft. (two-story)

- 1) Lot width are measured at the front setback line.
- 2) Building separation shall be a minimum of ten feet (10').
- 3) The maximum building height is thirty-five feet (35') from finished grade at the front of the home to the mid-point of the gable.
- 4) Minimum floor areas exclude any non-livable areas (garage, basement and/or walk-out floor area).

III. ARCHITECTURAL STANDARDS

A. Farmstead is themed as a modern farmhouse community, and representative architecture planned for each sub-area as depicted on the Product Offering Examples (Exhibit E). The following architectural standards shall apply to Sub-Areas A through G:

- 1) **Color Palettes:**
 - a) A mixed color palette shall be utilized on home exteriors per the approved home models and color chart found in Exhibit E. A mixed palette on a single building should be carefully selected so that all colors are harmonious.
- 2) **Exterior Materials:**
 - a) Permitted materials include the following:
 - (i) Brick and/or brick veneer.
 - (ii) Stone, cultured stone, and/or stone veneer.
 - (iii) Fiber cement board.
 - (iv) Stucco.
 - (v) Dryvit (EIFS).
 - (vi) Wood lap siding, composite lap siding, and cedar shake (painted or stained).
 - (vii) Vinyl siding with a minimum thickness of 0.044".
- 3) **Home Mix:**
 - a) To prevent monotony there shall be no duplication of the same plan within one (1) homesite on the same side of the street or directly across the street. There shall not be a duplication of the same elevation diagonally across the street. Home mix guidelines can be found in the Home Mix Guidelines (Exhibit H). Houses with the same or similar

footprint may be allowed within this distance provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of front porches, etc.

- b) Additional plans and/or elevations submitted after Final Development Plan approval by City Council shall be approved by the Development Director to allow for alterations based on changes and selections over time, so long as they are consistent with the quality, character and proportions of the building elevations approved with the Final Development Plan, subject to the standards of this Zoning Text.

4) **High Impact Sites:**

- a) High Impact areas will have elevations that are upgraded to include some additional features such as, but not limited to, additional landscaping, additional windows and/or shutters, window detailing along the side elevation, upgraded window walls, extended masonry, etc.
- b) High impact sites are sites as follows:
 - (i) Homesites that are adjacent to an internal trail or pathway
 - (ii) Homesites that front along Hawthorne Parkway
 - (iii) Homesites that are adjacent to a T-intersection.
 - (iv) Homesites that are located on a corner lot.

5) **Exposed Foundations:**

- a) There shall be no exposed, unfinished wall or porch foundations. All exposed foundation concrete or block must be finished with one of the following: brick, veneer brick, stone, cultured stone designed by the manufacturer for at-grade or below-grade installation.

6) **Roofs:**

- a) The main roof pitch for single-story residences shall be a minimum 5:12. The main roof pitch for 2-story residences shall be a minimum of 6:12.
- b) Extruded aluminum gutters with downspouts are allowed.
- c) Roofs shall be finished with dimensional asphalt shingles, cedar shake shingles, or slate or a combination thereof.
- d) Roof overhangs shall be a minimum of eight inches (8") on the front and rear.

7) **Windows and Doors:**

- a) Vinyl windows and vinyl-coated or aluminum clad wood window and door frames are permitted.

8) **Mechanical Equipment:**

- a) Utility meters and air conditioning equipment shall be located in the side or rear yards, and all such improvements should be located in a manner as to minimize offensive noises, odors, and/or appearances to adjoining properties.
- b) All plumbing vents and roof ventilators shall be installed to minimize their appearance from the front. All plumbing vents or other roof appurtenances must be painted to match the roof color.

9) **Garages, Driveways, and Parking:**

- a) A minimum two-car attached garage (400 square feet) is required for all dwelling units.
- b) Front-entry and side-entry garages are permitted in all sub-areas, with the exception of Sub-Area E. Carriage-style garages are considered side-entry.
- c) All garages located in Subarea E shall be side entry (side-loaded).
- d) No more than three (3) garage bays may face the street on front-entry garages; however, in no instance shall a three-car garage have door openings facing a public street exceed 45% of the width of the house façade, including the garage.
- e) Driveways shall be a maximum of eighteen feet (18') at the right-of-way, and shall be setback a minimum of one foot (1') from all side property/lot lines.
- f) Driveways shall be constructed of concrete or decorative pavers.
- g) All homes shall have a sidewalk connecting the driveway or street to the front door of the home.

10) **Accessory Uses:**

- a) Above-ground swimming pools are prohibited. In-ground swimming pools and hot tubs/spas are permitted so long as they conform to all City Codes.
- b) All trash, garbage or other rubbish shall be kept in each owner's garage, except on the days which the trash, garbage or other rubbish is collected, per Code Section 725.07.

FARMSTEAD – SINGLE-FAMILY ATTACHED DEVELOPMENT STANDARDS

The following development standards are in addition to the General Development Standards, and apply to the single-family attached residential areas as depicted on the Final Development Plan and Sub-Area H as depicted on the Sub-Area Plan (Exhibit C). The Single-Family Attached Development Standards are as noted below. All other standards for Sub-Area H shall be approved as part of a final development plan, specific to Sub-Area H.

PERMITTED USES

Permitted uses in single-family attached sub-areas include the following:

- 1) Single-family attached or detached residential.
- 2) Condominiums.
- 3) Multi-family.
- 4) Open space (both active and passive) consistent with the General Standards of this PUD.
- 5) Recreation facilities consistent with the General Standards of this PUD.
- 6) Normal support facilities including, but not limited to, clubhouse, maintenance buildings, garages, mailbox structures, trash enclosures, and a car cleaning area/facility.
- 7) Stormwater management facilities.
- 8) Utilities and easements necessary to serve the proposed development and adjacent properties.

TRAIL REQUIREMENTS

An eight (8) foot asphalt trail connecting Jackson Pike and Hawthorne Parkway shall be incorporated into Sub-Area H, consistent with the trail network throughout the other sub-areas within the Farmstead Development.

DENSITY AND BULK STANDARDS

There shall be a maximum of one hundred twenty (120) single-family attached and/or condominium dwelling units in Sub-Area H as depicted on the Sub-Area Plan (Exhibit C). Minimum lot standards for Sub-area H are as follows:

Sub-Area	Minimum Lot Width	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Building Height	Minimum Floor Area
Sub-Area H	30'	20'	0' *Min 15' building separation.	20'	35' (finished grade to mid-point of gable)	700 sq. ft. (1-Bed)
						1,000 sq. ft. (2-Bed)
						1,300 sq. ft. (3-Bed)

- 1) Minimum lot width minimum is measured at the front setback line.
- 2) The minimum building and parking setback from the sub-area boundary shall be thirty (30) feet.

ARCHITECTURAL STANDARDS

Farmstead is themed as a modern farmhouse community, and representative architecture planned for each single-family sub-area is depicted on the Product Offering Examples (Exhibit E). All structures within Subarea H shall exhibit the same level of architectural interest and character as required in single-family subareas A-G to create a cohesive and desirable development.

Date: 12/11/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-69-18
1st Reading: 12/17/18
Public Notice: 12/18/18
2nd Reading: 01/22/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-69-18

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 209.5+ ACRES LOCATED WEST OF STATE ROUTE 665, IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 209.5+ acres, more or less, in Jackson Township was duly filed by Jess H. Hancock Limited, Lois L. Hancock Limited; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on September 25, 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 October 17, 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 Jess H. Hancock Limited, Lois L. Hancock Limited, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on August 23, 2018 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on September 25, 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's. 6155 and 1105. 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 PUD-R, Planned Unit Development - Residential, with Zoning Text, and shall be placed in Ward 3. 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

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

C-69-18

DESCRIPTION OF AN ANNEXATION OF
209.5 ACRES TO THE CITY OF GROVE CITY
FROM JACKSON TOWNSHIP,

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE

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

By CR Date 8/2/18

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey 6115 and 1105, being all of that 58.692 acres described in deed to Jess H. Hancock Limited and Lois L. Hancock Limited, of record in Instrument Number 201808200111855 (Parcel ID 160-003097-00), being all of that land described in deed to Jess H. Hancock Limited, of record in Instrument 199808050198533 and as described in deed to Lois L. Hancock Limited, of record in Instrument 199808050198537, (Parcel ID 160-000205, 160-000204, 160-000201) and all of that 1.613 acres described in deed to John H. Hancock, Trustee, of record in Instrument Number 201403120029967 (Parcel ID 160-000960), all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING, at the northeast corner of Reserve H of the subdivision Indian Trails Section 2, of record in Plat Book 52, Page 16, being at an angle point in the existing corporation line of the City of Grove City, Ordinance C-70-75, of record in Deed Book 165, Page 584;

Thence **WESTERLY**, a distance of 442 feet, more or less, with the north line of said Reserve H and the south line of said Hancock tract of land and the existing corporation line, to a point at the southeast corner of Reserve F of Grant Run Estates Section 3, of record in Plat Book 103, Page 35, and an angle point of said existing corporation line;

Thence **NORTHEASTERLY**, a distance of 371 feet, more or less, with the east line of a Reserve F as described in deed to City of Grove City, west line of said 59.76 acres and the existing corporation line, to a point at an angle point of said existing corporation line;

Thence **NORTHEASTERLY**, a distance of 25 feet, more or less, with the east line of Reserve F described in deed to City of Grove City, west line of said 59.76 acres and the existing corporation line, to a point at the southwest corner of that 28.50 acre tract described in deed to Timothy J. Christian, and an angle point in the corporation line of City of Grove City, Ordinance C-08-16, of record in Instrument 201602110017609;

Thence **NORTHEASTERLY**, a distance of 218 feet, more or less, with the perimeter of said 59.76 acre tract of land and said existing corporation line, to a point being at an angle point in the corporation line of City of Grove City;

Thence **EASTERLY**, a distance of 1276 feet, more or less, passing the angle point of said existing corporation line at a distance of 579 feet, more or less, with a line common to said 59.76 acre tract and said 28.50 acres and in part with said existing corporation line, and in part with a proposed corporation line, to a point at a common corner to said 59.76 acres and that 5.001 acres described in deed to Robert Sexten and Beverly Sexten, of record in Deed Volume 3576, Page 629, also being in the west line of said 58.692 acres;

Thence **NORTHERLY**, a distance of 1140 feet, more or less, with the line common to said 58.692 acre tract of land and said 5.001 acres and a proposed corporation line, to a common corner of said 58.692 acre tract and that 159.016 acre tract described in deed to The Southeast Conservation Club, of record in Deed Volume 3339, Page 215;

Thence **EASTERLY**, a distance of 2374 feet, more or less, with the line common to said 58.692 acre tract and said 159.016 acre tract and the proposed corporation line, to a point in the right of way line of State Route 104;

Thence **SOUTHWESTERLY**, a distance of 29 feet, more or less, with the west right of way line of State Route 104 and the proposed corporation line, to a point;

Thence **SOUTHEASTERLY**, a distance of 64 feet, more or less, through said right of way of Jackson Pike (State Route 104), part with the north line of said 58.692 acres and with the proposed corporation line, to a common corner of said 58.692 acres and that 5.944 acres described in deed to Lois L. Hancock Limited and Jess H. Hancock Limited, of record in Instrument 201808200111855;

Thence with the right of way line of State Route 104, east line of said 58.692 acres, west line of said 5.944 acres and the proposed corporation line, the following courses:

SOUTHWESTERLY, a distance of 250 feet, more or less, to a point of curvature;

With the arc of a curve to the left having a radius of 1163.66 feet, an arc length of 377 feet, more or less, and **SOUTHWESTERLY**, a chord distance of 375 feet, more or less, to a point in the north line of that tract of land described in deed to Appalachia Ohio Alliance, of record in Instrument 201803270039767, 201803210037566, 201803210037568, 201803210037570, and 201803210037572;

Thence **WESTERLY**, a distance of 63 feet, more or less, with the common line of said 58.692 acres and said Appalachia Ohio Alliance Tract, to a point in the centerline of Jackson Pike (State Route 104), also being at the common corner of said 58.692 acres and said Appalachia Ohio Alliance Tract;

Thence **SOUTHERLY**, a distance of 2562 feet, more or less, with the centerline of said Jackson Pike and with the line common to said 58.692 acres, said 42.61 acres, said 46.837 acres, said 1.613 acres and said Appalachia Ohio Alliance Tract, to a point in the common corner to said 1.63 acres and a 7.362 acre tract described in deed to Paul G. Klein and Buddie J. Klein, of record in Official Record 00758 J10;

Thence **WESTERLY**, a distance of 1623 feet, more or less with the line common to said 1.63 acre tract of land, said 46.837 acre tract of land and said 7.362 acre tract of land and the proposed corporation line, to a point at the angle point of said existing corporation line (Ord. No. C-70-75);

Thence **WESTERLY**, a distance of 1659 feet, with the south line of said 46.837 acre tract of land, said 59.76 acre tract of land, the north line of that Indian Trails Section 7, and the existing corporation line, to a southwest corner of said 59.76 acre tract, also being at an angle point of said existing corporation line and corner of Indian Trails Section 6, of record in Plat Book 74, Page 25;

Thence **NORTHERLY**, a distance of 1543 feet, with a west line of said 59.76 acre tract and the east line of The Crossing at Grant Run, of record in Plat Book 75, Page 73, and said Indian Trails Section 2 and an existing corporation line, to the **POINT OF TRUE BEGINNING**, containing 209.5 acres, more or less.

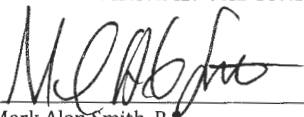
The above description is based on deeds of record and available existing surveys, aforementioned description is not intended to be used for the transfer of real property. The acreages and distances shown are intended for zoning purposes only.

Area to be annexed shall be an Expedited II annexation, with 4837 feet contiguity with existing corporation line of Grove City, having a total perimeter of 14014 feet, that contains 34.5% contiguity with existing corporation line of Grove City.

The above description is a general description of the location of the property to be annexed and is not to be considered a boundary survey.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



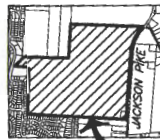

Mark Alan Smith, P.S.
Registered Surveyor No. 8232

8/21/2018
Date



SCALE IN FEET

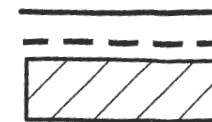
0 500 1000



SITE

PROPOSED ANNEXATION OF 209.5± ACRES TO THE CITY OF GROVE CITY FROM JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JACKSON, VIRGINIA MILITARY SURVEY 6115 AND 1105



EXISTING CORPORATION LINE
PROPOSED CORPORATION LINE

AREA TO BE ANNEXED FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

4,837 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EX. CORPORATION LINE OF THE CITY OF GROVE CITY.

A TOTAL OF 14,014 LINEAL FEET OF ANNEXED PERIMETER.

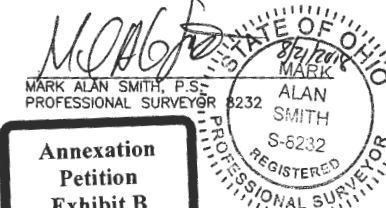
34.5% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EX. CITY OF GROVE CITY CORPORATION LINE.

PROPERTY TO BE ANNEXED

LOIS L. HANCOCK LIMITED & JESS H. HANCOCK LIMITED
IN. 199808050198533 - 199808050198537
P.I.D. 160-000205-00
P.I.D. 160-000204-00
P.I.D. 160-000201-00

JOHN H. HANCOCK, TRUSTEE
IN. 201403120029967
P.I.D. 160-000960-00

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733.37.



Annexation
Petition
Exhibit B

C&E
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

DRAWN BY: MAS CHECKED BY: RWM
DATE: AUGUST 2018 DWG SCALE: 1"=500'

PROPOSED ANNEXATION OF 209.5 +/- ACRES
HANCOCK PROPERTY
FRANKLIN COUNTY, OHIO

ANNEXATION PLAT

APPROVED BY: RWM DRAWING NO.:
PROJECT NO: 174-158

1 OF 1

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

RECEIVED

ANEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By: *CR* Date: 8/6/18

Date: 10/29/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Clerk
Sponsor: Ms. Houk
Emergency: 30 Days
Current Expense: _____

No.: CR-57-18
1st Reading: 11/05/18
Public Notice: Postpone to
2nd Reading: _____
Passed: _____ Rejected: 12/17
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-57-18

A RESOLUTION APPEALING THE DECISION OF THE BOARD OF ZONING APPEALS GRANTING VARIANCES FOR ARROWLEAF APARTMENTS LOCATED AT THE END OF SHIRLENE DRIVE

WHEREAS, on September 24, 2019 the Board of Zoning Appeals granted six (6) variances for Arrowleaf Apartments located on a vacant lot at the end of Shirlene Drive; and

WHEREAS, in accordance with 1133.07 of the Codified Ordinances of the City of Grove City, Ohio, any aggrieved person or any elected official of the City may appeal a decision of the Board of Zoning Appeals to Council; and

WHEREAS, an appeal has been filed with the Clerk of Council against said variances.

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

SECTION 1. This Council hereby reverses the decision of the Board of Zoning Appeals and the variance granted from *Section 1135.10 (g)(2) to exceed the maximum of 8 units per structure with a 28-unit building with the following stipulations: 1) The variance would become null and void if construction is not started within one year; 2) the variance applies only to the 1-28-unit building. No other buildings can be constructed;* is hereby repealed.

SECTION 2. This Council hereby reverses the decision of the Board of Zoning Appeals and the variance granted from *Table 1135.10-I (Dwelling Type) to exceed the maximum number of 3-8 units per building with the following stipulations: 1) The variance would become null and void if construction is not started within one year; 2) the variance applies only to the 1- 28-unit building. No other buildings can be constructed;* is hereby repealed.

SECTION 3. This Council hereby reverses the decision of the Board of Zoning Appeals and the variance granted from *Section 1135.10 (g)(4) for not providing a minimum of 50% of the total units in a single floor (ranch) type design with the following stipulations: 1) The variance would become null and void if construction is not started within one year; 2) the variance applies only to the 1- 28-unit building. No other buildings can be constructed;* is hereby repealed.

SECTION 4. This Council hereby reverses the decision of the Board of Zoning Appeals and the variance granted from *Section 1135.10 (g)(5) for not providing 2 parking spaces per unit when 56 would be required in lieu of 70* is hereby repealed.

SECTION 5. This Council hereby reverses the decision of the Board of Zoning Appeals and the variance granted from *Table 1135.10 I for not providing the required off street parking spaces of 2.5 per unit for a total of 70 and allowing a total of 56 spaces* hereby repealed.

SECTION 6. This Council hereby reverses the decision of the Board of Zoning Appeals and the variance granted from *Table 1135.10-I (Building Height)* to exceed the maximum building height of 35' by constructing a building 39' to roof peak and 33' to midpoint of sloped roof with the following stipulations: 1) The variance would become null and void if construction is not started within one year; 2) the variance applies only to the 1- 28-unit building. No other buildings can be constructed; is hereby repealed.

SECTION 7. 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

Kelly, Tami

From: Donald Plank [dtp@planklaw.com]
Sent: Monday, November 05, 2018 10:20 AM
To: Kelly, Tami
Subject: Resolution CR-57-18

Ms. Kelly, Having discussed the postponement of the above Resolution with Councilmembers Christine Houk and Roby Schottke and City Attorney Stephen Smith, I respectfully request that Council's consideration of the Resolution be postponed until December 17, 2018. The development plan for the project on Shirlene Drive has been filed with the City and it is appropriate that Resolution CR-57-18 be considered with the Development Plan application. Thank you

Donald T. Plank

Plank Law Firm, LPA
411 E. Town St., FL 2
Columbus, Ohio 43215-4748
614-947-8600
Fax: 614-228-1790
dtp@planklaw.com
www.planklaw.com

Date: 12/13/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-62-18
1st Reading: 12/17/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-62-18

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR ARROWLEAF RUN APARTMENTS LOCATED EAST OF SHIRLENE DRIVE

WHEREAS, on December 04, 2018, the Planning Commission recommended approval of the Development Plan for Arrowleaf Run Apartments with the following stipulations:

1. Reinforced fencing per standard drawing C-GC-96 shall be installed along the eastern row of parking where adjacent to the proposed retaining wall;
2. The existing southern sidewalk along Shirlene Drive shall be extended to the parking bays, then connect to the west sidewalk with a designated striped crosswalk over the drive aisle.

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 Arrowleaf Run Apartments located East of Shirlene 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: 12-13-18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-63-18
1st Reading: 12/17/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-63-18

A RESOLUTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR SIGNAGE FOR THE MILL STREET MARKET AND LOCAL CANTINA RESTAURANT LOCATED 3937 BROADWAY IN THE HISTORICAL PRESERVATION AREA

WHEREAS, Section 1138.05 (a) of the Codified Ordinances states that a Certificate of Appropriateness is required from the Planning Commission prior to any new construction, remodeling, reconstruction or demolition, unless otherwise provided in subsection (c) hereof; and

WHEREAS, on December 04, 2018 the Planning Commission recommended approval of the Certificate of Appropriateness request for Signage for Mill Street Market and Local Cantina Restaurant located at 3937 Broadway with the following stipulations:

1. A deviation shall be granted from Section 1138.25 to permit a total of 125.27 square feet of wall signage on the building;
2. A deviation shall be granted from Section 1138.04(c) to permit the proposed orange color utilized on Local Cantina's two wall signs, which is not in conformance with the approved HPA color palate.

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 Certificate of Appropriateness for Signage for Mill Street Market and Local Cantina Restaurant located at 3937 Broadway in the Historical Preservation Area, contingent upon the stipulations set by Planning Commission.

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: 12/13/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-64-18
1st Reading: 12/17/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-64-18

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR STRINGTOWN ANIMAL HOSPITAL LOCATED AT 1320 STRINGTOWN ROAD

WHEREAS, on December 04, 2018, the Planning Commission recommended approval of the Development Plan for Stringtown Animal Hospital with the following stipulation:

1. A sidewalk shall be added that extends from the driveway apron to the easternmost property line.

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 Stringtown Animal Hospital located at 1320 Stringtown Rd., contingent upon the stipulation 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: 12/13/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-65-18
1st Reading: 12/17/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-65-18

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR AUTO ZONE LOCATED AT 2682 LONDON-GROVEPORT ROAD

WHEREAS, on December 04, 2018, the Planning Commission recommended approval of the Development Plan for Auto Zone with the following deviations/stipulations:

1. A deviation shall be granted from Section 1136.08 to permit no landscaping along the southern wall of the dumpster enclosure;
2. A deviation shall be granted to permit parking spaces sized at 162 square feet (9' x 18') below the 180 square foot minimum;
3. The curb cut from Summit Drive shall remain its current, installed width of approximately 24 feet;
4. Drive aisles on site shall be narrowed to be either 24 or 26 feet in width;
5. The proposed EIFS shall be replaced with brick, so that the entire building is finished in brick;
6. The two parcels creating the site shall be combined;
7. Two parking spaces shall be eliminated directly in front of the building and the remaining spaces shall be increased from 9' wide to 10' wide.

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 Auto Zone located at 2682 London-Groveport Rd., contingent upon the deviations/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: 12/13/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-66-18
1st Reading: 12/17/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-66-18

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

WHEREAS, on December 04, 2018, the Planning Commission recommended approval of the Development Plan for Schoedinger Funeral Home with the following deviations/stipulations:

1. A deviation shall be granted to allow for a 15-foot parking and drive aisle setback from the north property line as shown on plans;
2. Reinforced fencing shall be provided between the row of parking and the proposed detention pond as per Standard Drawing C-GC-96;
3. Plantings shall be provided around the dumpster enclosure per the requirements of Section 1136.08 for the screening of service structures;
4. All lighting fixtures on the site shall be black in color.

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 Schoedinger Funeral Home located at 4242 Hoover Road, contingent upon the deviations/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

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: 08/17/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Berry
Approved: Mr. Stage
Emergency: 30 Days: X
Current Expense: _____

*Amended &
Postponed to
12-17-18*

No.: C-56-18
1st Reading: 10/15/18
Public Notice: 10/16/18
2nd Reading: 11/05/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-56-18

AN ORDINANCE TO APPROVE THE ELECTRIC VEHICLE CHARGING STATION GRANT PROGRAM AND APPROPRIATE \$25,000.00 FROM THE GENERAL FUND FOR SAME

WHEREAS, Grove City is a green city and promotes environmentally friendly technologies and sustainable living; and

WHEREAS, typical gas combustion engines are inefficient. For every 10 gallons of gas, only 2 gallons on average actually move the vehicle forward; the rest are used to power machinery or idle in traffic. Each gallon burned releases pollution linked to respiratory disease and climate change; and

WHEREAS, Electric cars require no gas, release no tailpipe emissions, and cost less money to drive and operate, and

WHEREAS, the 2018 Franklin County Energy Study found that transportation accounts for over 40% of total energy used and more than 50% is wasted energy; and sets a target of a countywide 10% electric vehicle adoption rate by 2030; and

WHEREAS, the City of Grove City has been a member of the MORPC Central Ohio Green Pact since 2007 (fka Sustainable 2050 Central Ohio Communities), the City, through the Pact, is committed to promoting increasing vehicles using alternative fuels and to increasing the number of alternative fuel stations, and the City will actively engage in pursuing the possible use of alternative fueled city vehicles; and

WHEREAS, being the first City in Ohio to offer a Grant Program to residential property owners will set an example for the rest of Ohio to make the move towards embracing electrical vehicles; and

WHEREAS, offering residents grants for installing charging stations will assist them in promoting the environmentally sustainable community that Grove City strives for.

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

SECTION 1. The Electric Vehicle Charging Station Grant Program is hereby approved, as set out in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. There is hereby appropriated \$25,000.00 from the General Fund into account # 100120.551300 for the current expense of funding the Electric Vehicle Charging Station Grant Program.

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

EXHIBIT "A"

GROVE CITY ELECTRIC VEHICLE CHARGING STATION GRANT PROGRAM

Purpose

The primary purpose for creating this Electric Vehicle Charging Station Grant Program is to encourage individuals to purchase electric or hybrid vehicles and create a more "Green" environment for the City.

Eligible Participants

Property owners of any residentially zoned properties within the corporation limits of Grove City shall be eligible to apply for a reimbursement offered by this Grant Program.

Financing Terms

The Grant shall apply to costs of equipment and installation of a Level 2 charging station, which is equipment capable of charging a 32 amperes or higher (up to 80 A) at 208 or 240 VAC. For each approved charging station (the project) the City, upon presentation of receipts and proof of installation (inspections), will reimburse up to the rate of \$500.00 for a residential installation or multi-family installation. A maximum of \$1,000.00 per multi family location shall be granted for any one parcel. Grant funds shall apply to the net of State funding or funding approved in a regulatory body applied to the project. This grant may be treated as income, subject to Federal Income Tax. The City of Grove City is not liable for any tax implications resulting from the extension of this reimbursement through the Electric Vehicle Charging Station Grant Program. See your tax advisor for clarification. The distribution of funds will be made in accordance with the guidelines stipulated by the Housing Officer through the Department of Development of the City of Grove City.

Approval Process

The applicant must submit the Electric Vehicle Charging Station Grant Program Application, two (2) cost estimates for the proposed work, proof of property ownership or lease and affidavit from property owner. If a resident is using the AEP Kyte charging program, no additional cost estimate is needed. In order to qualify for funding, the property must be brought into compliance with the existing Building and Zoning Code, including signage.

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

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, CMC/AAE, 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 Turner, Director of Finance

EXHIBIT "A"

GROVE CITY ELECTRIC VEHICLE CHARGING STATION GRANT PROGRAM

Purpose

The primary purpose for creating this Electric Vehicle Charging Station Grant Program is to encourage ~~businesses and~~ individuals to purchase electric or hybrid vehicles ~~install EV Charging Stations~~ and create a more "Green" environment for the City.

Eligible Participants

Property owners of any ~~commercially~~ residentially zoned properties ~~or multi-family zoned properties~~ within the corporation limits of Grove City shall be eligible to apply for a reimbursement offered by this Grant Program.

Financing Terms

The Grant shall apply to costs of equipment and installation of a Level 2 charging station, which is equipment capable of charging a 32 amperes or higher (up to 80 A) at 208 or 240 VAC. For each approved charging station (the project) the City, upon presentation of receipts and proof of installation (inspections), will reimburse at up to the rate of \$500.00 for a residential installation ~~and \$2,000.00 for a commercial or multi-family~~ installation. A maximum of \$41,000.00 per ~~commercial~~ multi family location shall be granted for any one parcel. Grant funds shall apply to the net of State funding or finding approved in a regulatory body applied to the project. This grant may be treated as income, subject to Federal Income Tax. The City of Grove City is not liable for any tax implications resulting from the extension of this reimbursement through the Electric Vehicle Charging Station Grant Program. See your tax advisor for clarification. The distribution of funds will be made in accordance with the guidelines stipulated by the Housing Officer through the Department of Development of the City of Grove City. ~~All commercial locations that receive this grant will provide the EV Charging Station FREE to the public. Charging time(s) per customer visits can be limited by businesses to prevent non-patron charging.~~

Approval Process

The applicant must submit the Electric Vehicle Charging Station Grant Program Application, two (2) cost estimates for the proposed work, proof of property ownership or lease and affidavit from property owner. If a resident is using the AEP Kyte charging program, no additional cost estimate is needed. In order to qualify for funding, the property must be brought into compliance with the existing Building and Zoning Code, including signage.

Date: 12/13/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Turner
Sponsor : Mr. Davis
Emergency: 30 Days:
Current Expense:

No.: C-70-18
1st Reading: 12/17/18
Public Notice: 12/18/18
2nd Reading: 01/07/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE NO. C-70-18

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF \$6,000,000, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF IMPROVING AND EXTENDING COLUMBUS STREET BETWEEN CERTAIN TERMINI BY CONSTRUCTING CERTAIN ROADWAY IMPROVEMENTS, INCLUDING WIDENING, OPENING, IMPROVING, EXCAVATING, GRADING, DRAINING, PAVING, EXTENDING, OR CHANGING THE LINE OF ROADS, STREETS, SIDEWALKS, ALLEYS, OR CURBS AND GUTTERS, AND LANDSCAPING, ANY RELATED PUBLIC UTILITY IMPROVEMENTS, STREET LIGHTING, TRAFFIC SIGNALIZATION, ELECTRICAL LINES AND SIGNAGE, AND ACQUIRING NECESSARY REAL ESTATE AND INTERESTS THEREFOR, TOGETHER WITH ALL NECESSARY AND RELATED APPURTENANCES THERETO

WHEREAS, pursuant to Ordinance No. C-58-17 passed December 18, 2017, notes in anticipation of bonds in the aggregate principal amount of \$6,000,000, dated March 7, 2018 (the "Outstanding Notes"), were issued for the purpose described in Section 1 to mature on March 7, 2019; and

WHEREAS, this Council finds and determines that the City should retire the Outstanding Notes with the proceeds of the Notes described in Section 3 and other funds available to the City; and

WHEREAS, the Director of Finance, as fiscal officer of this City, has certified to this Council that the estimated life or period of usefulness of the Improvement described in Section 1 is at least five (5) years, the estimated maximum maturity of the Bonds described in Section 1 is at least twenty (20) years, and the maximum maturity of the Notes described in Section 3, to be issued in anticipation of the Bonds, is March 7, 2038;

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

SECTION 1. It is necessary to issue bonds of this City in the maximum principal amount of \$6,000,000 (the "*Bonds*") for the purpose of paying the costs of improving and extending Columbus Street between certain termini by constructing certain roadway improvements, including widening, opening, improving, excavating, grading, draining, paving, extending, or changing the line of roads, streets, sidewalks, alleys, or curbs and gutters, and landscaping, any related public utility improvements, street lighting, traffic signalization, electrical lines and signage, and acquiring necessary real estate and interests therefor, together with all necessary and related appurtenances thereto (the "*Improvement*").

SECTION 2. The Bonds shall be dated approximately January 1, 2020, shall bear interest at the now estimated rate of 6.00% per year, payable semiannually until the principal amount is paid, and are estimated to mature in twenty (20) annual principal installments on December 1 of each year and in such amounts that the total principal and interest payments on the Bonds, in any fiscal year in which principal is payable, shall be substantially equal. The first principal payment of the Bonds is estimated to be December 1, 2020.

SECTION 3. It is necessary to issue and this Council determines that notes in the maximum principal amount of \$6,000,000 (the "*Notes*") shall be issued in anticipation of the issuance of the Bonds for the purpose

described in Section 1 and to retire, together with other funds available to the City, the Outstanding Notes and to pay any financing costs. The principal amount of Notes to be issued (not to exceed the stated maximum amount) shall be determined by the Director of Finance in the certificate awarding the Notes in accordance with Section 6 of this Ordinance (the "*Certificate of Award*") as the amount which, along with other available funds of the City, is necessary to provide for the retirement of the Outstanding Notes and to pay any financing costs. The Notes shall be dated the date of issuance and shall mature not more than one year following the date of issuance; *provided* that the Director of Finance shall establish the maturity date in the Certificate of Award. The Notes shall bear interest at a rate or rates not to exceed 6.00% per year (computed on the basis of a 360-day year consisting of twelve 30-day months), payable at maturity and until the principal amount is paid or payment is provided for. The rate or rates of interest on the Notes shall be determined by the Director of Finance in the Certificate of Award in accordance with Section 6 of this Ordinance.

SECTION 4. The debt charges on the Notes shall be payable in lawful money of the United States of America, or in Federal Reserve funds of the United States of America as determined by the Director of Finance in the Certificate of Award, and shall be payable, without deduction for services of the City's paying agent, at the office of a bank or trust company designated by the Director of Finance in the Certificate of Award after determining that the payment at that bank or trust company will not endanger the funds or securities of the City and that proper procedures and safeguards are available for that purpose or at the office of the Director of Finance if agreed to by the Director of Finance and the original purchaser (the "*Paying Agent*"). The Director of Finance is authorized, to the extent necessary or appropriate, to enter into an agreement with the Paying Agent in connection with the services to be provided by the Paying Agent after determining that the signing thereof will not endanger the funds or securities of the City.

SECTION 5. The Notes shall be signed by the Mayor and the Director of Finance in the name of the City and in their official capacities, *provided* that one of those signatures may be a facsimile. The Notes shall be issued in minimum denominations of \$100,000 (and may be issued in denominations in such amounts in excess thereof as requested by the original purchaser and approved by the Director of Finance) and with numbers as requested by the original purchaser and approved by the Director of Finance. The entire principal amount may be represented by a single note and may be issued as fully registered securities (for which the Director of Finance will serve as note registrar) and in book entry or other uncertificated form in accordance with Section 9.96 and Chapter 133 of the Ohio Revised Code if it is determined by the Director of Finance that issuance of fully registered securities in that form will facilitate the sale and delivery of the Notes. The Notes shall not have coupons attached, shall be numbered as determined by the Director of Finance and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to this Ordinance. As used in this Section and this Ordinance:

"*Book entry form*" or "*book entry system*" means a form or system under which (a) the ownership of beneficial interests in the Notes and the principal of and interest on the Notes may be transferred only through a book entry, and (b) a single physical Note certificate in fully registered form is issued by the City and payable only to a Depository or its nominee as registered owner, with the certificate deposited with and "immobilized" in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of beneficial interests in the Notes and that principal and interest.

"*Depository*" means any securities depository that is a clearing agency registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in the Notes or the principal of and interest on the Notes, and to effect transfers of the Notes, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

"*Participant*" means any participant contracting with a Depository under a book entry system and includes securities brokers and dealers, banks and trust companies and clearing corporations.

The Notes may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized, (a) the Notes may be issued in the form of a single Note made payable to the Depository or its nominee and immobilized in the custody of the Depository or its agent for that purpose; (b) the beneficial owners in book entry form shall have no right to receive the Notes in the form of physical securities or certificates; (c) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its Participants; and (d) the Notes as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City.

If any Depository determines not to continue to act as a Depository for the Notes for use in a book entry system, the Director of Finance may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Director of Finance does not or is unable to do so, the Director of Finance, after making provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Notes from the Depository, and shall cause the Notes in bearer or payable form to be signed by the officers authorized to sign the Notes and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of City action or inaction, of those persons requesting such issuance.

The Director of Finance is also hereby authorized and directed, to the extent necessary or required, to enter into any agreements determined necessary in connection with the book entry system for the Notes, after determining that the signing thereof will not endanger the funds or securities of the City.

SECTION 6. The Notes shall be sold at not less than par plus accrued interest (if any) at private sale by the Director of Finance in accordance with law and the provisions of this Ordinance. The Director of Finance shall sign the Certificate of Award referred to in Section 3 fixing the interest rate or rates which the Notes shall bear and evidencing that sale to the original purchaser, cause the Notes to be prepared, and have the Notes signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Notes if requested by the original purchaser, to the original purchaser upon payment of the purchase price. The Mayor, the City Administrator, the Director of Finance, the Director of Law, the Clerk of Council and other City officials, as appropriate, and any person serving in an interim or acting capacity for any such official, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance. The Director of Finance is authorized, if it is determined to be in the best interest of the City, to combine the issue of Notes with one or more other note issues of the City into a consolidated note issue pursuant to Section 133.30(B) of the Ohio Revised Code.

SECTION 7. The proceeds from the sale of the Notes received by the City (or withheld by the original purchaser or deposited with the Paying Agent, in each case on behalf of the City) shall be paid into the proper fund or funds, and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. The Certificate of Award may authorize the original purchaser to (a) withhold certain proceeds from the sale of the Notes or (b) remit certain proceeds from the sale of the Notes to the Paying Agent, in each case to provide for the payment of certain financing costs on behalf of the City. If proceeds are remitted to the Paying Agent in accordance with this Section 7, the Paying Agent shall be authorized to create a fund in accordance with the Certificate of Award for that purpose. Any portion of those proceeds received by the City (after payment of those financing costs) representing premium or accrued interest shall be paid into the Bond Retirement Fund.

SECTION 8. The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.

SECTION 9. During the year or years in which the Notes are outstanding, there shall be levied on all the taxable property in the City, in addition to all other taxes, the same tax that would have been levied if the

Bonds had been issued without the prior issuance of the Notes. The tax shall be within the four-mill limitation imposed by the Charter of the City, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Notes or the Bonds when and as the same fall due.

In each year to the extent receipts from the municipal income tax are available for the payment of the debt charges on the Notes or the Bonds and are appropriated for that purpose, the amount of the tax shall be reduced by the amount of such receipts so available and appropriated in compliance with the following covenant. To the extent necessary, the debt charges on the Notes or the Bonds shall be paid from municipal income taxes lawfully available therefor under the Constitution and the laws of the State of Ohio and the Charter of the City; and the City hereby covenants, subject and pursuant to such authority, including particularly Section 133.05(B)(7) of the Ohio Revised Code, to appropriate annually from such municipal income taxes such amount as is necessary to meet such annual debt charges.

Nothing in the preceding paragraph in any way diminishes the irrevocable pledge of the full faith and credit and general property taxing power of the City to the prompt payment of the debt charges on the Notes and the Bonds.

SECTION 10. The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Notes in such manner and to such extent as may be necessary so that (a) the Notes will not (i) constitute private activity bonds or arbitrage bonds under Sections 141 or 148 of the Internal Revenue Code of 1986, as amended (the "Code") or (ii) be treated other than as bonds the interest on which is excluded from gross income under Section 103 of the Code, and (b) the interest on the Notes will not be an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Notes to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Notes to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Director of Finance or any other officer of the City having responsibility for issuance of the Notes is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Notes as the City is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties with respect to the Notes, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments with respect to the Notes, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Notes, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Notes, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Notes. The Director of Finance or any other officer of the

City having responsibility for issuance of the Notes is specifically authorized to designate the Notes as "qualified tax-exempt obligations" if such designation is applicable and desirable, and to make any related necessary representations and covenants.

Each covenant made in this Section with respect to the Notes is also made with respect to all issues any portion of the debt service on which is paid from proceeds of the Notes (and, if different, the original issue and any refunding issues in a series of refundings), to the extent such compliance is necessary to assure the exclusion of interest on the Notes from gross income for federal income tax purposes, and the officers identified above are authorized to take actions with respect to those issues as they are authorized in this Section to take with respect to the Notes.

SECTION 11. The Director of Finance is authorized to request a rating for the Notes from Moody's Investors Service, Inc. or S&P Global Ratings, or both, as the Director of Finance determines is in the best interest of the City. The expenditure of the amounts necessary to secure any such ratings as well as to pay the other financing costs (as defined in Section 133.01 of the Ohio Revised Code) in connection with the Notes is hereby authorized and approved and the amounts necessary to pay those costs are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

SECTION 12. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Notes and securities issued in renewal of the Notes and rendering at delivery related legal opinions, all as set forth in the form of engagement letter from that firm which is now on file in the office of the Clerk of Council. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

SECTION 13. The services of H.J. Umbaugh & Associates, Certified Public Accountants, LLP, as municipal advisor, are hereby retained. The municipal advisory services shall be in the nature of financial advice and recommendations in connection with the issuance and sale of the Notes. In rendering those municipal advisory services, as an independent contractor, that firm shall not exercise any administrative discretion on behalf of the City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, the City or any other political subdivision, or the execution of public trusts. That firm shall be paid just and reasonable compensation for those municipal advisory services and shall be reimbursed for the actual out-of-pocket expenses it incurs in rendering those municipal advisory services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

SECTION 14. The Clerk of Council is directed to promptly deliver or cause to be delivered a certified copy of this Ordinance to the County Auditor of Franklin County, Ohio.

SECTION 15. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Notes in order to make them legal, valid and binding general obligations of the City have been performed and have been met, or will at the time of

delivery of the Notes have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 9) of the City are pledged for the timely payment of the debt charges on the Notes; and that no charter, statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

SECTION 16. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

SECTION 17. This Ordinance shall be in full force and effect on the earliest date permitted by law.

Steven R. Robinette, President of Council

Passed: _____, 2019

Richard L. Stage, Mayor

Effective: _____, 2019

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: 12/13/18
 Introduced By: Mr. Davis
 Committee: Finance
 Originated By: Mayor Stage
 Sponsor : _____
 Emergency: 30 Days: _____
 Current Expense: _____

No. : C-71-18
 1st Reading: 12/17/18
 Public Notice: 12/18/18
 2nd Reading: 01/07/18
 Passed: _____ Rejected: _____
 Codified: _____ Code No: _____
 Passage Publication: _____

ORDINANCE C-71-18

AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR WHICH THE CITY OF GROVE CITY MUST PROVIDE DURING THE TWELVE MONTHS ENDING DECEMBER 31, 2019

WHEREAS, appropriations are required effective January 1, 2019 to provide for the current expenses and other expenditures associated with the operations of the City for the fiscal year ending December 31, 2019.

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

SECTION 1. The following appropriations are hereby made in the General Fund (100):

Department	#	Personal Services	All Other	2019 Budget Request
CITY COUNCIL	100010	256,576	50,450	307,026
ADMINISTRATION	100030	543,306	55,452	598,758
FINANCE	100040	415,630	592,210	1,007,840
LAW	100050	0	597,000	597,000
POLICE	100070	9,273,684	1,226,000	10,499,684
COMMUNICATIONS	100071	1,684,308	59,700	1,744,008
CLERK OF COURTS	100072	293,977	136,850	430,827
BUILDING	100080	1,297,072	134,250	1,431,322
LANDS & BUILDINGS	100090	1,498,193	2,979,134	4,477,324
PARKS & REC.	100100	846,156	582,150	1,428,306
FLEET MAINTENANCE	100110	112,345	154,607	266,752
GENERAL GOV.	100120	524,350	6,476,305	7,000,655
HEALTH	100160	0	447,275	447,275
INFORMATION TECH	100250	973,943	1,313,681	2,287,624
COMMUNITY RELS	100260	146,609	153,750	300,359
HUMAN RESOURCE	100270	103,351	71,000	174,351
DEVELOPMENT	100310	720,512	475,470	1,195,982
GENERAL FUND		18,690,012	15,505,284	34,195,296

SECTION 2. The following appropriations are hereby made in the following funds:

Department	#	Personal Services	All Other	2019 Budget Request
STREET	101400	1,500,356	476,243	1,976,599
STATE HIGHWAY	102000	0	285,000	285,000
POLICE PENSION	103000	1,406,561	25,000	1,431,561
GENERAL RECREATION	104000	981,120	485,200	1,466,320
CITY PERMISSIVE MVL	105000	0	291,470	291,470
COUNTY PERMISSIVE MVL	106000	0	170,000	170,000

SENIOR NUTRITION	108000	0	17,000	17,000
DRUG LAW ENF	109000	0	182,000	182,000
COMMUNITY DEV.	112600	156,417	378,300	534,717
COMM. ENVIRONMENT	113000	0	136,700	136,700
LAW ENFORCE. ASSIST	114000	0	10,000	10,000
ENFORCEMENT & ED	115000	0	10,000	10,000
COURT COMPUTER	120000	0	38,100	38,100
BIG SPLASH	125700	204,522	113,163	317,685
PARKS DONATION	135000	0	45,000	45,000
BOND RETIREMENT	201000	0	1,958,038	1,958,038
BUCKEYE TIF	202000	0	3,179,699	3,179,699
PINNACLE TIF	203000	0	5,312,790	5,312,790
ROCKFORD TIF	136000	0	566,160	566,160
SR665 TIF	204000	0	789,450	789,450
LUMBERYARD TIF	205000	0	301,880	301,880
CAPITAL IMPROVEMENTS	305000	0	5,704,805	5,704,805
RECREATION DEVELOP.	306000	0	178,000	178,000
WORKERS COMP.	401000	0	272,000	272,000
WATER	501000	0	669,335	669,335
SEWER	502800	519,267	1,034,680	1,553,947
DEPOSIT TRUST	601000	0	1,500,000	1,500,000
SECTION 125	607000	0	7,463	7,463
CONVENTION BUREAU	609000	0	420,000	420,000
SCIOTO TOWNSHIP JEDD	620000	0	1,250,000	1,250,000
TOTALS		4,768,243	25,807,476	30,575,719

SECTION 3. The Director of Finance is hereby authorized to issue his check against the appropriate city account for the amount appropriated and for the purpose stated in this ordinance upon receiving the proper certificate and vouchers therefore approved by an officer authorized by law to approve same or authorized by an ordinance of Council to make expenditures.

SECTION 4. The salary for the Administrative Assistant shall be determined by the Mayor within the range of \$147,000.00 – 187,000.00 and shall be \$152,000 for the period January 1, 2019 to December 31, 2019, and the salary for the Clerk of Council shall be \$89,257.00 for the period January 1, 2019 to December 31, 2019. They shall receive the same benefits outlined in Chapters 159 and 161 of the Codified Ordinances.

SECTION 5. This ordinance shall go into effect at the earliest opportunity allowed by law, with appropriation amounts being effective January 1, 2019.

Steven R. Robinette, 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