

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

Aug. 15, 2022

6:30 Caucus

7:00 p.m. Regular Meeting

Call to Order: President Berry Roll Call: Clerk of Council

Approval of Minutes

Welcome & Reading of Agenda: Pres. Berry

LANDS: Mr. Schottke

- Ordinance C-51-22 Amend Ordinance C-18-83 describing the Boundaries of Community Reinvestment Area No. 1 to Include Additional Parcels. Second reading and public hearing.
- Ordinance C-53-22 Accept the Plat of Autumn Grove, Section 5 located at Rishel St. & Belle Apple Dr. First reading.
- Ordinance C-54-22 Approve the Rezoning of 32.25± acres located North of Orders Rd. and West of Southern Grove Dr. from SF-1 to PUD-R w/Zoning Text. First reading.
- Ordinance C-55-22 Approve the Use for a Tattoo Parlor located at 4238 Broadway. First reading.
- Resolution CR-46-22 Approve the Development Plan for the Sharp Home located at 3530 Sunshine Park Place.
- Resolution CR-47-22 Approve the Development Plan for the Mid-Ohio Food Collective Freezer Addition located at 3960 Brookham Dr.
- Resolution CR-48-22 Approve the Development Plan for Bultrite Properties LLC located at 5873 Haughn Rd.
- Resolution CR-49-22 Approve the Development Plan for Beulah Park, Section C, permitting Lennar Homes – Venture Collection.
- Resolution CR-50-22 Approve the Development Plan for Courtyards at Beulah Park located at 3596 -3656 Rose Lane.
- Resolution CR-51-22 Approve the Development Plan for Annie V. Kitty to allow for a residential use in a PSO zoning, located at 4238 Broadway.
-

SERVICE: Ms. Houk

- Ordinance C-52-22 Accept a Public Utilities Easement on the Pinnacle Quarry Site. Second reading and public hearing.
- Ordinance C-56-22 Authorize the City Administrator to enter into an Agreement with Jackson Township for Fire Hydrant Maintenance. First reading.
-

FINANCE: Mr. Holt

- Ordinance C-57-22 Levying Special Assessments for the Construction of Various Sidewalks in the City of Grove City. First reading.
-

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE: Minutes of: 8/01 Council; 08/02 Planning Commission

Date: 07/25/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Mr. Rauch
Sponsor: Mr. Boso
Emergency: 30 Days: XX
Current Expense:

No.: C-51-22
1st Reading: 08/01/22
Public Notice: 08/02/22
2nd Reading: 08/15/22
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-51 -22

AN ORDINANCE TO AMEND ORDINANCE NO. C-18-83 DESCRIBING THE BOUNDARIES OF "COMMUNITY REINVESTMENT AREA NO. 1" TO INCLUDE ADDITIONAL PARCELS

WHEREAS, this Council of the City of Grove City by Ordinance No. C-18-83 designated the Community Reinvestment Area #1 as a community reinvestment area established by Sections 3735.65 to 3735.70 of the Ohio Revised Code as those sections provided prior to July 1, 1994 (the "Pre-1994 CRA Act") and authorized a real property tax exemption for the construction of new structures and the remodeling of existing structures within the boundaries of the Community Reinvestment Area #1 in accordance with the Pre-1994 CRA Act; and

WHEREAS, this Council amended the CRA Ordinance twice prior to July 1, 1994, by Ordinance No. C-55-93 and by Ordinance No. C-45-94, each Ordinance expanding the area of the district; and

WHEREAS, this Council further amended the CRA Ordinance by Ordinance No. C-62-99, expanding the area of the District, and constituting the first amendment pursuant to Section 3735.661 of the Ohio Revised Code; and

WHEREAS, this Council further amended the CRA Ordinance by Ordinance No. C-45-04, reducing the area of the District and not constituting an amendment under Section 3735.661 of the Ohio Revised Code; and

WHEREAS, the City is making its second and final amendment to the CRA Ordinance pursuant to Section 3735.661 of the Ohio Revised Code; and

WHEREAS, due to the impacts on properties located in the southwestern portion of the City, it is necessary to provide economic incentives in order to encourage clean and desirable development in this geographical area of the City; and

WHEREAS, the necessity for economic incentive is documented by the Housing Study completed by the City (attached as Exhibit C); and

WHEREAS, the City desires to expand Community Reinvestment Area #1 in order to encourage such clean and desirable development.

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

SECTION 1. The boundaries of Community Reinvestment Area #1 are hereby amended to include the additional parcels contained in Exhibit A and such revised boundaries are shown on the map contained in Exhibit B, each of which are incorporated herein by reference. Council finds that the area delineated in Exhibits

A and B complies with the Community Reinvestment Area definitions in Section 3735.65 of the Ohio Revised Code.

SECTION 2. Council further hereby authorizes and directs the City Administrator, the Director of Law, the Director of Finance, and the Clerk of Council to take any other actions as may be appropriate to implement this Ordinance without further legislation being required.

SECTION 3. 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 its committees, and that all deliberations of this Council and 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 4. This Ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, 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

EXHIBIT A
Identification of Parcels

Expansion Area:

042-000005
040-017487
040-017488
040-017489
040-017493
040-017491
040-017490
040-017494
040-017495
040-008056
040-016111
040-016672
040-004957
040-010035
040-011577
040-015051
040-015053
040-015052
040-016737
040-016738
040-010369
040-015060
040-015058
040-004974
040-015059
040-015733

EXHIBIT B
Map of Community Reinvestment Area #1

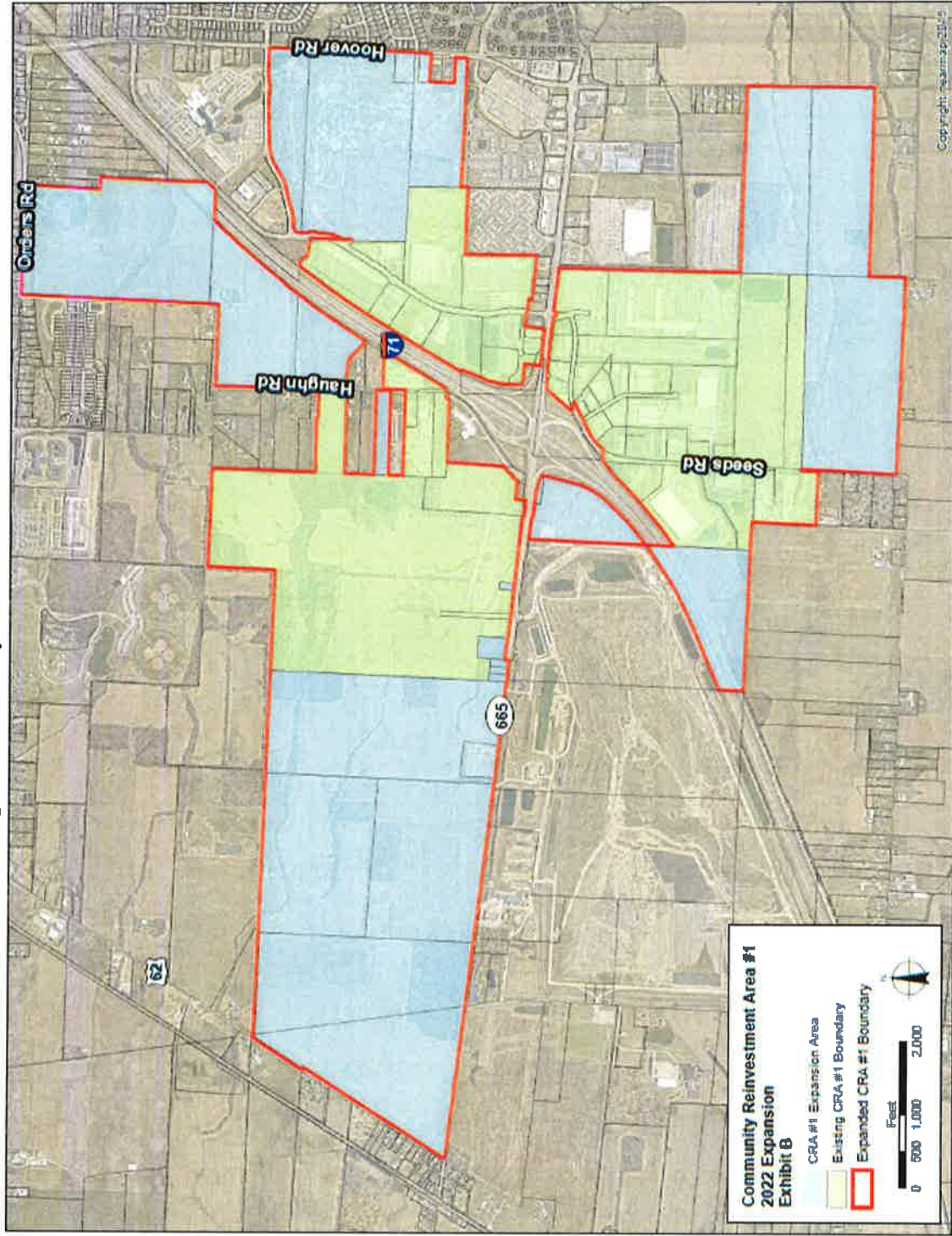


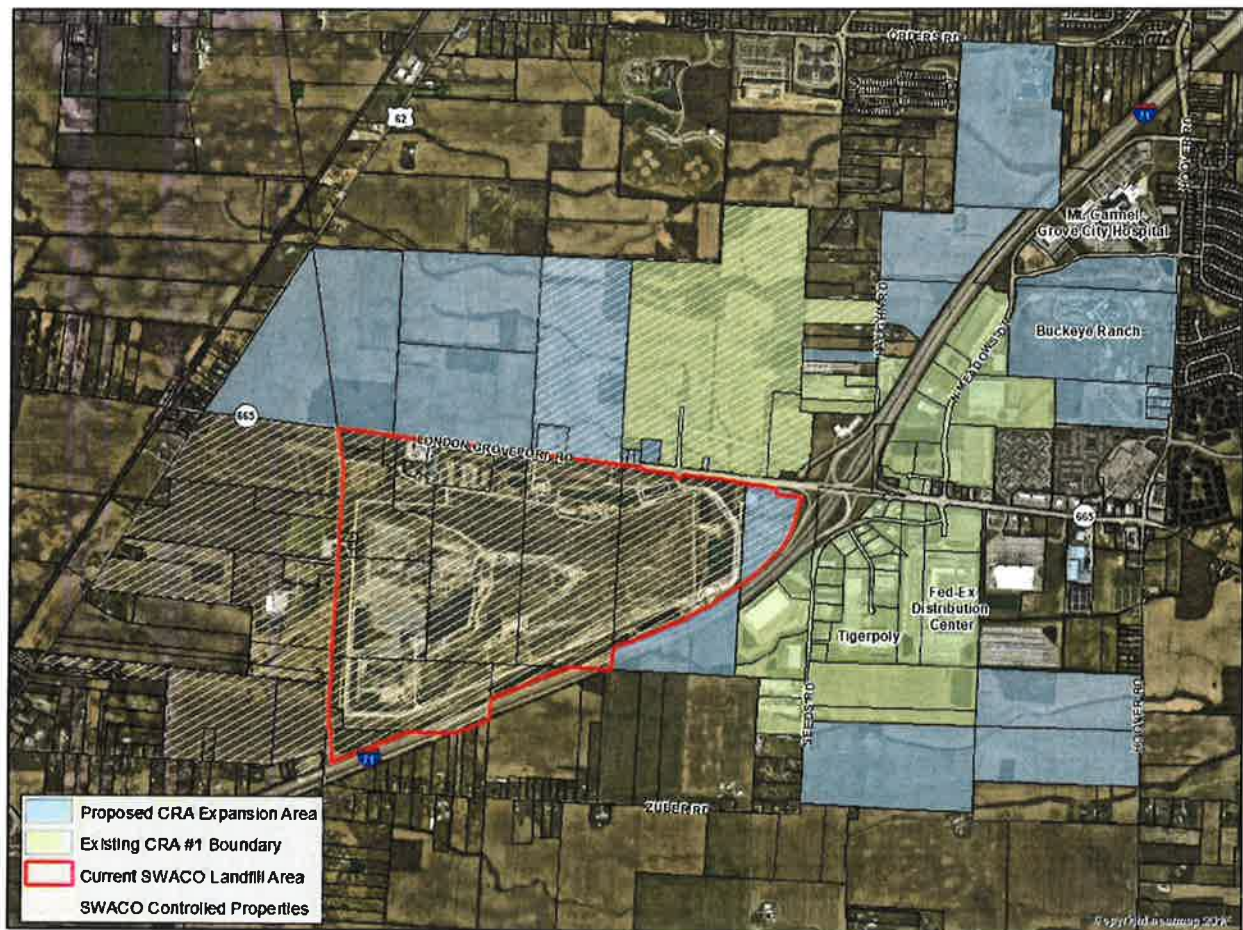
EXHIBIT C
Grove City Housing Analysis
Community Reinvestment Area (CRA) #1 Expansion

Ohio Revised Code (ORC) section 3735.65 requires that areas within a Community Reinvestment Area (CRA) have an adopted resolution containing a statement of finding that the area is “one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged.” As part of efforts to expand CRA #1, the City of Grove City conducted a housing study on April 27, 2022 to show that the proposed expansion area meets this ORC requirement.

This study included the review of 28 properties (encompassing approximately 902 acres) for the proposed addition to CRA #1. CRA #1 is located in the southern portion of the community directly across from the Solid Waste Authority of Central Ohio’s (SWACO) active landfill operation.

The image below (Figure 1) denotes the boundary of CRA #1 (green) as well as the proposed expansion properties (blue). The Franklin County Sanitary Landfill (outlined in red) is an active operation and displayed to give insight into the implicit impact to existing housing and commercial and industrial development in the immediate vicinity.

Figure 1



Background

Approximately 430 acres of land owned by SWACO serves as the Franklin County Sanitary Landfill and according to their materials over one (1) million tons is disposed of annually. As the Columbus Region continues to grow, undoubtedly so will the landfill. Furthermore, in 2017 the Ohio Environmental Protection Agency (OEPA) approved a permit, allowing the landfill to increase by an additional 175 feet in height (from 1,075 to 1,250 mean sea level) to provide an additional 50 years of operating life.

While SWACO and Grove City often work collaboratively, there are unavoidable impacts to our community from having an active landfilling operation. By the nature of all the traffic entering and exiting our community daily, there is an inordinate amount of wear and tear along our roadways and interchanges. Due to these reasons, land adjacent to the landfill is not suitable for residential use. Due to the impact of such operations, this area needs to be incentivized to attract desirable and more suitable non-residential land uses (industrial and commercial) to make the land productive.



Additionally, there has been investment (approximately \$40 million) from local, regional, state, and federal partners for the interchange at S.R. 665 and I-71. This improvement was not only to manage the traffic, but to help attract and spur future development and investment to the area. The City is working with SWACO, to develop an innovative business park on approximately 364 acres it owns on the northside of S.R. 665 for industrial uses related to diverting materials from the landfill and back into the supply chain.

Existing Conditions

This area is primarily agricultural or commercial in nature, with few single-family residences present. Only five homes exist in this area, and per the Franklin County Auditor, were constructed between 1880 and 1984. Four of the homes remain occupied and are located on active farms. The home located at 5989 Haughn Road is no longer used residentially, and the property has been sold to a company hoping to

redevelop the site into a commercial use. The images below show the existing homes in the proposed area.



5316 Harrisburg Pike (Source: Franklin Co. Auditor)



5989 Haughn Road (Source: Google Maps)



5460 Haughn Road (Source Franklin Co. Auditor)



6524 Seeds Road (Source: Franklin Co. Auditor)



5867 Haughn Road (Source: Google Maps)



Existing Conditions in Proposed Area (Source: Google Maps)



Existing Conditions in Proposed Area (Source: Google Maps)



Future SWACO Expansion Area

Current SWACO Landfill Entrance (S.R. 665)

*Current SWACO
Landfill (S.R. 665)*



*Current SWACO
Landfill (I-71)*



*Current SWACO
Landfill (I-71)*



Analysis

Because this area is ill suited for residential development, it was determined to be more appropriate for future commercial and industrial development. It is meant to help act as a buffer and transitional area between the Franklin County Sanitary Landfill and residential to the north. The original Grove City Council Ordinance for CRA #1 from 1983 (CR-18-83) indicated that it was intended to encourage economic stability, maintain property values, and create new employment opportunities, while discouraging the construction or repair of residential buildings or structures.

In keeping with the intent of the Ordinance, the future land use map within the GroveCity2050 Community Plan recommends this area to be used for industrial, technical, and research and development uses, to help guide that future growth.

Conclusion

The proposed CRA #1 expansion area, due to the existing conditions and challenges noted in this Housing Analysis, meet the findings to be eligible to be included in a CRA based on the ORC requirement of an area in which "housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged."

Date: 08/03/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-53-22
1st Reading: 08/15/22
Public Notice: 08/16/22
2nd Reading: 09/06/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-53-22

AN ORDINANCE TO ACCEPT THE PLAT OF AUTUMN GROVE, SECTION 5 LOCATED AT RISHEL ST & BELLE APPLE DR

WHEREAS, Autumn Grove, Section 5, a subdivision containing lots 164 – 217 inclusive, and areas designated as Reserve “F” & “G” 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 5, 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 25.532 acres of land, more or less. Said 25.532 acres being part of that tract 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.

Ted A. Berry, 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: 08/03/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: C-54-22
1st Reading: 08/15/22
Public Notice: 08/16/22
2nd Reading: 09/19/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-54-22

AN ORDINANCE FOR THE REZONING OF 32.25+ ACRES LOCATED NORTH OF ORDERS ROAD AND WEST OF SOUTHERN GROVE DRIVE FROM SF-1 TO PUD-R WITH ZONING TEXT

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

WHEREAS, the Planning Commission approved the rezoning on August 02, 2022 with the stipulation that: *Plan sheets and exhibits showing site layout including roadway, lot, and trail configuration, are included for illustrative purposes only. The final design of the site shall be approved with the Development Plan;* and

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

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

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

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 *and being all of a 36 acre tract of land conveyed to Homewood Corporation by deed, as recorded in Official Records, 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.

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

C-54-22

**DESCRIPTION OF
35.25 ACRES +/- FOR ZONING PURPOSES**

Situated in the State of Ohio, County of Franklin, City of Grove City, being within Virginia Military Survey No. 1383, and being all of that 36 acre tract of land (having a Franklin County Parcel Number 040-009246) described in deed to Homewood Corporation, of record in Instrument 200908040113908, all of which being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING FOR REFERENCE, at the southwest corner of said 36 acres and the southeast corner of a tract of land described in deed to Glenn A and Diane Hickman (Parcel 040-009248) , also being in the centerline of Orders Road;

Thence North 02°00'21" East, a distance of 1710.44 feet, with the west line of said 36 acres and the east lines of said Hickman tract, and that tract of land described in deed to Ronald Belford (Parcel 160-002956), to a common corner of said 36 acres and said Belford tract of land;

Thence South 87° 27'25" East, a distance of 894.78 feet, with the north line of said 36 acres and south line of a tract of land described in deed to Loretta Murib (Parcel 160-000174) and that tract of land described in deed to Homewood Corp. (Parcel 040-009244), to the northeast corner of said 36 acre tract;

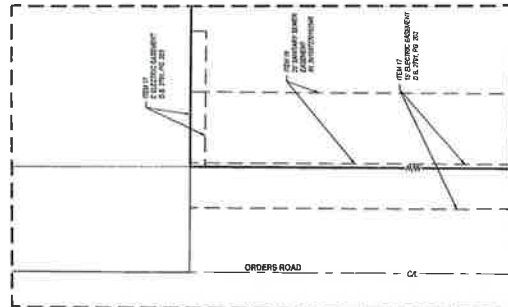
Thence South 02°04'39" West, a distance of 1707.15 feet, with the east line of said 36 acre tract and the west line of Southern Grove Estates, to the southeast corner of said 36 acres, also being in the centerline of Orders Road;

Thence North 87°40'01" West, a distance of 892.61 feet, with the south line of said 36 acres and the centerline of Orders Road, to the **POINT OF TRUE BEGINNING**, and containing 35.25 acres, more or less.

The above description is intended to be used for zoning purposes and not to be used for the transfer of real property.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

LOCATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
VIRGINIA MILITARY SURVEY #1223



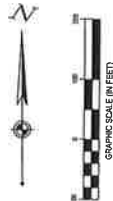
Received By
Grove City Development
Date: 06/29/2022

RECORD SURVEY

ORDERS ROAD	FRANKLIN COUNTY, OHIO	JOB NO. 7183340	SHEET NO.	1 of 1
DROVE CITY	DATE: 12/10/2021			
SCALE: 1"=10'				
DESIGN: NA	DRAWN: DAY	CHECKED: ALE		

NOTE: THIS SURVEY IS BASED ON THE LINEWORK OF FRANKLIN COUNTY, OHIO.
IT IS NOT A BOUNDARY SURVEY.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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SCHEDULE B - SECTION 1:
BASED UPON TITLE COMMITMENT FILE NO. CTA-0002418, COLUMNBA TITLE
AGENCY, LLC, EFFECTIVE DATE: NOVEMBER 25, 2021 AT 7:00 AM

ITEMS 1-11 AND 20-21 ARE NOT SURVEY RELATED.

12) EASEMENT GRANTED TO THE OHIO BELL TELEPHONE COMPANY
APPEARING OF RECORD IN DEED BOOK 982, PAGE 212, RECORDERS
OFFICE, FRANKLIN COUNTY, OHIO.
IS NOT LOCATED ON SUBJECT PARCELS.

13.) EASEMENT GRANTED TO THE STATE OF OHIO APPEARING OF RECORD
IN DEED BOOK 983 PAGE 140, RECORDER'S OFFICE, FRANKLIN
COUNTY, OHIO.

COUNTY, OHIO.

14.) EASEMENT GRANTED TO THE COLUMBUS RAILWAY, POWER & LIGHT COMPANY APPEARING OF RECORD IN DEED BOOK 1000, PAGE 400, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

(5) EASEMENT GRANTED TO THE COLUMBIUS RAILWAY, POWER AND LIGHT COMPANY APPEARING OF RECORD IN DEED BOOK 1033, PAGE 421.

COMPANY APPEARING AS RECORD IN DEED BOOK 1033, PAGE 427,
RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.
IS LOCATED ON SUBJECT PARCEL ALONG R/W OF
ORDERS ROAD

6) EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC COMPANY APPEARING OF RECORD IN DEED BOOK 1127, PAGE 645, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.
IS NOT LOCATED ON SUBJECT PARCEL

IS NOT LOCATED ON SUBJECT PARCEL

IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON

B.) PERMANENT EASEMENT FOR PUBLIC UTILITIES GRANTED TO THE CITY OF GROVE CITY, OHIO APPEARING OF RECORD IN INSTRUMENT NUMBER 202110270195290 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON

OHIO APPEARING UP RECORDED IN INSTRUMENT NUMBER
201507770102549, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO
IS LOCATED ON SUBJECT PARCEL AS SHOWN HEREON

July 22, 2022 (rev. 07.29.22)

Received By: Grove City Development 7/29/22

I. GENERAL PROVISIONS

- A. **Applicability:** This Zoning Text (the “Text”) establishes the standards and provisions for development of Hickory Creek (the “Development”) upon 30.25+/- acres of real property located 2,335’+/- east of Harrisburg Pike (US 62) on the north side of Orders Road, Franklin County Parcel ID# 040-009246-00 (the “Property”). Other provisions of the Codified Ordinances of the City of Grove City, Ohio (the “Code”), including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters. Any use not permitted herein shall be considered prohibited, unless approved by City Council as part of the development plan. Any deviations from the standards outlined in the text may be granted by City Council through the development plan.
- B. **Severability:** All provisions of this text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be affected by that decision.
- C. **Conflicts:** Where there is or appears to be a conflict between the approved Text and Development Plan, the more restrictive requirements shall apply. Where there is or appears to be a conflict between the Text and the Code, the Zoning Text shall control.

II. DEVELOPMENT OVERVIEW

- A. **Intent:** The Development will provide new residential options to meet the growing demand for empty nesters and active adults who are looking to “right size” their home choice and to reduce their property maintenance responsibilities.
- B. **General Character:** The Development will provide an enclave of single-family homes set in a landscaped site and organized around large open space reserves. Homes will have a traditional architectural character and will be oriented to take advantage of views into the large open space areas. Homes will generally be one or one and one-half stories. A landscape treatment will provide buffering of the homes from Orders Road. A large open space area at the main entrance will include an entry feature to welcome residents and guests.
- C. **Features and Amenities:** The Development will feature free standing, owner-occupied ranch-style homes in either a condominium or alternatively fee-simple homes on public streets. To limit intensity of use on the site, the homes are mainly designed for “first-floor living” with two bedrooms on the first floor and limited spaces on the second floor (if a second-floor option is chosen by the customer). The homes will include some combination of community lifestyle services such as lawn and landscape maintenance and snow removal and mandatory association dues/fees paid to a Homeowner’s Association or Condominium Association established for the community.

The empty nester/active adult lifestyle and living in communities and homes designed to fit or accommodate that style of living are in high demand in the area and central Ohio generally. A community that includes such patio home designs provides an enclave opportunity for this type of living in an area with access to parks and trails in close proximity to children and grandchildren living nearby. Patio homes help lessen school impact, peak traffic and the intensity of daily living with less occupancy per home and fewer people on the site overall.

The proposed Development will be comprised of 2 subareas. Subarea A, located along the eastern property line, will feature 80' wide homesites. Subarea B will comprise the remainder of the Development with 57'-60' wide homesites.

III. DEVELOPMENT STANDARDS

A. Applicability: The development standards defined in this section shall apply to all subareas, unless specified otherwise.

B. Permitted Uses:

1. One-family dwellings.
2. Accessory uses as permitted in residential districts per the Codified Ordinances (Section 1135.11 or as updated).
3. Parks and open space.
4. Model homes.
5. Parking, in association with permitted uses.

C. Lot Requirements:

1. Area:
 - a. Subarea A: Ten thousand (10,000) square feet minimum.
 - b. Subarea B: Seven thousand one-hundred twenty-five (7,125) square feet, minimum.
2. Width:
 - a. Subarea A: Eighty (80) feet, minimum at the build line, and Fifty (50) feet, minimum, chord length at the right-of-way.
 - b. Subarea B: Fifty-seven (57) feet, minimum at the build line, and Thirty-Five (35) feet, minimum, chord length at the right-of-way.
3. Setbacks
 - a. Front Yard: Twenty-five (25) feet.
 - b. Rear Yard: Twenty-five (25) feet.
 - c. Side Yard: Six (6) feet.
4. Coverage Forty-five (45) percent, maximum, for buildings, and Sixty-five (65) percent, maximum, for buildings and vehicular pavement.

D. Building Requirements:

1. Building Height: Thirty-five (35) feet, maximum at roof peak, measured from ground floor elevation.
2. Floor Area: One thousand six hundred (1,600) square feet, minimum.

E. Density: A maximum of eighty-one (81) dwelling units shall be permitted on the Property.**F. Open Space**

1. A minimum of four and forty-two hundredths (4.42) acres shall be provided to meet the open space land dedication requirement in Section 1101.09(b)(2)(B) of the Code.
2. The Holton Run stream corridor shall be preserved where not impacted by required development infrastructure.
3. Open space areas shall be designed to create a cohesive system that preserves existing natural features, incorporates stormwater management and provides pedestrian access and circulation.
4. Reserves central to the site providing recreational space and trail connectivity shall be dedicated to the City to ensure public access. All open space areas and associated improvements shall be maintained by the Hickory Creek Homeowners Association unless otherwise noted on the approved plat.

G. Street Access, Improvements and Circulation

1. Vehicular Access – Orders Road:
 - a. A primary access point along Orders Road shall be provided as a full movement entry point to the development.
2. Vehicular Access - Haley Way Street Stub:
 - a. Haley Way shall be extended from the existing street stub along the northern property boundary to the primary access point along Orders Road.
 - b. Traffic calming measures, such as centerline offsets, planted medians and changes in direction shall be included in the alignment.
3. Vehicular Access – Williamsburg Court Street Stub
 - a. Williamsburg Court shall extend from Haley Way to a point short of the eastern property line and existing street stub. Decorative fencing, landscape planters and bollards shall be installed to restrict vehicular access.
4. Pedestrian Access and Circulation
 - a. A system of public sidewalks and shared-use paths will provide pedestrian access to and

through the Development.

- b. Shared use paths shall connect to existing paths in Holton Run (on Haley Way) and in the Hidden Chase development to the northwest.

H. Street Requirements (Public)

1. Right-of-Way Widths:

- a. Local Street: Sixty (60) feet, minimum.
- b. Cul-de-sac Street: Sixty (60) feet, minimum.
- c. Cul-de-sac Bulbs: One hundred eight (108) feet diameter, minimum.

2. Pavement Widths:

- a. Local Street: Twenty-eight (28) feet, minimum, face to face of curb.
- b. Cul-de-sac Street: Twenty-eight (28) feet, minimum, face to face of curb.
- c. Cul-de-sac Bulbs: Seventy-six (76) feet diameter, minimum, face to face of curb.

3. Drive Lanes: Two (2).

4. Parking Lanes: Parking shall be permitted on one side, opposite the fire hydrants on streets twenty-eight (28) feet in width or wider measured from face to face of curb. No on street parking will be permitted on streets narrower than twenty-eight (28) feet.

5. Tree Lawn: Six (6) feet in width, minimum.

6. Sidewalk: Five (5) feet wide minimum; sidewalks shall be concrete and located on both sides of all streets except where a multi-use path is utilized in lieu of a sidewalk.

7. Multi-Use Path: Eight (8) feet in width, minimum; multi-use paths shall be asphalt or concrete and located in open space reserves or rights-of way to provide a route through the development connecting the northern property boundary and Orders Road.

8. Traffic Calming: Traffic calming measures shall be required where street lengths exceed eight hundred (800) feet in length and shall be determined at the time of final engineering in a manner consistent with other recent developments and in coordination with City staff.

9. Street Lighting: Lighting on public streets shall meet the current Code requirements.

I. Parking:

1. All single-family dwellings shall provide a driveway that permits parking of not less than two (2) automobiles.
2. The parking or storage of boats, trailers or recreational vehicles in any driveway shall be prohibited.

J. Utilities:

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

K. Storm Water Management:

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

L. Entry Feature:

1. One (1) entry feature shall be provided at the primary entrance at Orders Road. The feature shall be a minimum of five hundred (500) square feet in area and consist of landscaping and/or hardscape material as well as signage.
2. One (1) double sided identification sign is permitted and shall be incorporated into the entry feature design. The general design of the sign shall be illustrated on the development plan.
3. Identification signage shall be setback from public rights-of-way a minimum of ten (10) feet.
4. Identification signs shall not exceed twenty (20) square feet in area message area, per side.
5. Identification signs may be externally illuminated by concealed or screened ground mounted lighting. Internally illuminated signs are prohibited.
6. Entry features shall be irrigated.

M. Landscaping:

1. Screening of Service Structures
 - a. Service structures shall be screened per Code (Section 1136.08)

2. Site Trees

- a. There shall be three (3) trees planted per single-family lot.
- b. Trees may be small, medium or large species, and may be single or multi-stemmed trees. Single-stem trees shall be a minimum two (2) inches in caliper at install. Multi-stem trees shall be a minimum six (6) feet in height at install.
- c. Trees shall be arranged within the front, side or rear yard areas with emphasis on the front facades.

3. Foundation Plantings

- a. A minimum of one-third (1/3) of the façade, or facades in the case of corner lots, fronting the public street shall be landscaped adjacent to the foundation with a minimum of five (5) shrubs, ground cover or ornamental plantings.
- b. The average height of foundation plantings at installation shall be twenty-four (24) inches minimum.

4. Perimeter Landscape Treatments

a. Orders Road Frontage

- i. A landscape treatment shall be provided to screen the rear and sides of homes along Orders Road. The landscape treatment shall include the following:
 - A continuous earthen mound ranging between four (4) and six (6) feet in height, and
 - A double, staggered row of evergreen trees, six (6) feet in height minimum, at twenty (20) feet maximum spacing, and
 - One deciduous tree, two (2) inch caliper minimum per forty (40) feet of frontage, and
 - Two (2) deciduous shrubs or ornamental grasses, eighteen (18) inches in height minimum per forty (40) feet of frontage.
- ii. This treatment shall be located in an open space reserve area of not less than twenty-five (25) feet in width or within a landscape easement when located on individual lots and shall be maintained by the owners' association.

b. Eastern Boundary Landscape Treatment

- i. A landscape treatment shall be provided to augment the existing vegetation and tree row that exists along the eastern property line by filling in gaps with additional plants. The landscape treatment shall include any combination of the following:
 - Deciduous trees, two (2) inch caliper minimum, or
 - Evergreen trees, six (6) feet in height minimum.
- ii. Plants shall be located to not damage the existing vegetation or root zones.

- iii. This treatment shall be located in an open space reserve area of not less than twenty (20) feet in width or within a landscape easement when located on individual lots and shall be maintained by the owners' association.

5. Street Trees

- a. Trees shall be planted along all proposed streets. At least two genera of trees shall be planted per street to provide diversification.
- b. Spacing shall not exceed fifty (50) feet on center.
- c. Trees shall be deciduous trees, two (2) inch caliper, minimum.

6. Retention Area Planting

- a. Retention basins shall be landscaped and shall meet the landscape design requirements as outlined in the Stormwater Design Manual. These plantings shall be owned and maintained by the Homeowner's or Condominium Association.
- b. In addition to options outlined in the Stormwater Design Manual, jute matting is permitted as an option for basic shoreline protection.

7. Grass and Groundcover

- a. Sod and/or seed shall be placed upon the ground in all barren areas after vertical home construction is completed in order to protect such areas and allow growth.
- b. Single-family lots shall be sodded to cover the front yard, side yards, and ten feet of rear yard.
- c. The sod or seed shall be a species normally grown as permanent lawn in central Ohio.
- d. Sod shall be laid solid.
- e. Seed shall be spread evenly and covered with a protective covering wood cellulose or hydro-mulch.
- f. Sod or Seeded areas shall be properly maintained to establish a dense turf, free of noxious pests, weeds and disease. All dead sod or seeded areas shall be replaced, at the earliest planting season, and properly watered and maintained to establish a dense turf, free of noxious pests and disease.
- g. For steep banks or areas where groundcover is preferred, groundcover may be used in lieu of grass. Groundcovers shall be planted at a consistent spacing to achieve a finished well-developed appearance within two growing seasons.

N. Architectural Standards:

1. Applicability: The architectural character of the homes shall comply with the standards outlined in this text and provide the general character shown in the exhibits entitled *Pulte Homes Architecture Portfolio prepared for the Hickory Creek PUD* submitted with this application. Final building elevations shall be approved with building permits. Plans and/or elevations in addition to those submitted with this text, and after Final Development Plan approval may also be approved with such approvals not to be unreasonably withheld, to allow for alterations based on changes in market demand and customer preferences and selections over time, so long as they are consistent with the quality, character and proportions of the building elevations as submitted with this text and subject to the following standards being met:
2. Exterior Materials
 - a. Cladding Materials: Shall be limited to brick, thin brick, stone, cultured stone, wood, engineered wood, fiber-cementitious, stucco, composite, polymer, cellular PVC and vinyl.
 - i. Vinyl: all vinyl materials shall meet the following standards:
 - Shall be 0.044" thickness, minimum, and
 - Shall be applied over one-half inch thickness, minimum, oriented strand board or plywood, and
 - Shall be a low-gloss finish, and
 - Shall be installed according to the manufacturer's specifications, to prevent warping and separation.
 - b. Trim Materials: Shall be limited to any permitted primary cladding material and EIFS, pre-finished metal, urethane foam and cellular PVC.
 - c. Roofing Materials: Shall be limited to architectural grade asphalt shingles (25-year minimum warranty) or pre-finished metal. Metal, wood, slate, concrete, or tile are permitted as accents.
3. Exterior Colors
 - a. Cladding Colors: Shall be limited to muted colors, natural earth tones, neutrals and/or whites. High-chroma colors are not permitted.
 - b. Trim Colors: Shall be limited muted colors, natural earth tones, neutrals and/or whites, complementary or contrasting to the primary color. High-chroma colors are not permitted.
 - c. Roofing Colors: Shall be limited natural earth tones and/or neutral colors, including black, complementary or contrasting to the primary color. High-chroma colors are not permitted. Roof penetrations shall be painted to match the color of the roof material.
4. Configuration of Materials
 - a. Front building elevations shall present a minimum of twenty-five (25) percent masonry cladding (brick, thin brick, stone, cultured stone and/or fiber-cementitious products), exclusive of windows, doors and garage doors. Homes may be permitted that do not meet

this minimum masonry requirement provided they are compatible with or complementary to the built environment, include appropriate massing, are traditional in character and design and include a minimum of two architectural elements from the following: window mullions, window trim wrap, bay window or bay elements, vertical board and batten or shake style siding elements (provided such elements are compatible with the design, style and character of the home and subject elevation), shutters, or decorative louvers of at least three (30) square feet.

- b. Similar materials, design elements and detailing shall be consistent on all elevations in a manner that creates continuity, cohesive design and balance among all facades.
- c. Blank facades (without fenestration) are not permitted.

5. Architectural Elements

a. Required Elements and Details

- i. All homes shall have at least two (2) of the following elements on each elevation:
 - Door
 - Porch
 - Window or grouping of windows of at least six (6) square feet
 - Window mullions
 - Window trim wrap
 - Faux shutters
 - Dormers (active and inactive)
 - Bay window or bay elements
 - Chimney
 - Water table
 - Decorative louvers of at least three (3) square feet
 - Other design elements and materials used as accents, including but not limited to accent siding, bandboards, brackets, corbels, and/or decorated A- frames; subject to approval of the Development Department.

b. Roof Types and Details

- i. Pitched roof types are required and shall present as the primary roof structure type.
- ii. Flat roofs are permitted as secondary roof structure types and in no case shall present as the primary roof structure type. Flat roofs but must integrate strong cornice lines.
- iii. Pitched roof structures shall have a minimum slope of 5:12 rise over run. Secondary pitched roof structures, including architectural elements such as gables, dormers and porch pediments shall be permitted to have a minimum slope of 3:12 rise over run.
- iv. Shed-type roof structures are permitted when integrated into the primary roof structure or as accents. Shed-type roof structures shall have a minimum slope of 1:12 rise over run.
- v. All roofs shall have a minimum twelve (12) inch overhang at the eave.

c. Windows

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

d. Garages and Garage Door Details

- i. All dwellings shall include an attached garage, providing storage for at least two cars.
- ii. Garage door openings, as a percentage of the width of the front facade, shall be limited to a maximum of forty-five (45) percent.
- iii. Garage doors shall be paneled and shall be of one color and material.

6. Architectural Diversity

- a. The same home design with the same front elevation shall not be constructed on lots that are adjacent to or directly across the street from one another. A lot shall be deemed to be directly across the street from any other lot that is located in whole or in part between two imaginary straight-line extensions of the side lot lines for the first lot which extend to the opposite site of the public right-of-way on which the first lot has frontage, as illustrated on and subject to the conditions noted on the Attachment "A" ***Pulte Homes Façade Diversity Standard Exhibit***. On corner lots, the diversity requirement shall be applied to the street on which the home's front façade is located. Houses with the same footprint may be allowed within the distance and parameters described above provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of front porch, etc. The Development Department shall have the final approval as to whether a change is "substantial."

O. Fencing:

1. "Off-Lot" Site Fencing

- a. Off-lot fences may be located at development entry features and within reserve areas.
- b. Off-lot fences shall be similar in character to a three or four rail horse fence.
- c. Off-lot fences shall be constructed of painted/stained wood, vinyl, composite or other weather resistant material.

2. "On-Lot" Yard Fencing

- a. On-lot fencing may be installed for decorative purposes or for the creation of privacy around patios, hot tubs, decks, etc.
 - b. On-Lot decorative fencing:
 - i. Shall be similar in character to an ornamental, wrought iron picket-style fence, and
 - ii. Shall be constructed of painted or pre-finished metal, and
 - iii. Shall not exceed forty-eight (48) inches in height.
 - c. On-Lot privacy fencing:
 - i. Shall be constructed of painted/stained wood, vinyl, composite or other weather resistant material, and
 - ii. Shall not exceed seventy-two (72) inches in height.
 - d. All on-lot fences must be erected along straight lines at consistent heights so as to provide a clean, professionally installed appearance; and all fence approvals are conditioned upon the duty of the property owner at all times to maintain the condition and appearance of the fence in good condition, including replacement of damaged, broken or missing fence boards, and painting/staining as appropriate from time-to-time (including gate hardware visible from the outside of the fenced yard). The 'standard' for fence maintenance and appearance is the general appearance of other fences and improvements within the same community.
3. Pool Fencing: shall be provided as required by applicable governmental rules and regulations and owners' association documents.

P. Model Homes:

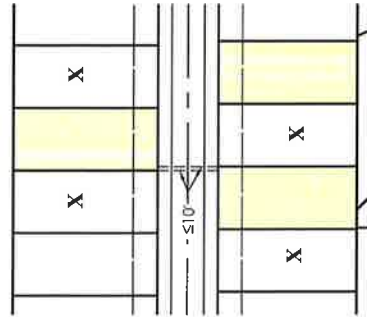
1. Model Homes shall be permitted under City Code standards and regulations and the following additional standards shall apply:
 - a. Individual homes may be used as model homes by the Developer(s)/Builder(s) for the purpose of marketing and sale of new homes.
 - b. Manufactured and/or modular buildings are permitted for use as sales office during the development of the project and the construction of residential units herein.
 - c. Model home parking may be established on lots adjacent to model homes for safety and convenience during the sales process.

Q. Homeowners Association:

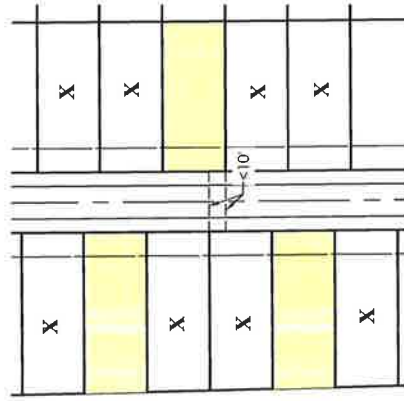
1. Prior to the occupancy by any residents in the patio/condominium subarea the developer will

establish a Patio/Condominium Owners' Association (COA) or Homeowners Association (HOA). (COA) Control of the association shall be turned over to the residents according to Ohio Law. The homeowners will be members of a Condominium or Homeowners Association for maintenance of the open spaces, required tree installations, maintenance and replacement of street trees and the entryway after the development period and turnover date. The Patio/Condominium Owners' or Homeowners Association responsibility shall include lawn and landscape maintenance, and other duties as agreed to by members and specified in association documents. All association responsibilities and obligations shall be set forth in the COA or HOA declaration prepared and recorded by the developer prior to occupancy.

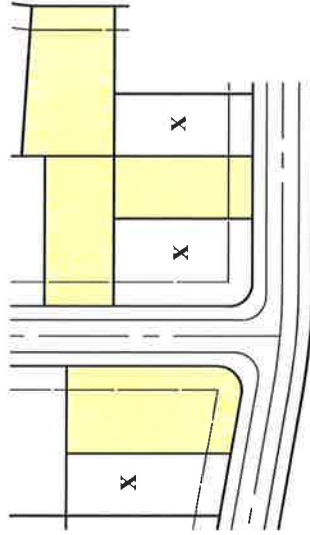
Condition 1
Front to Front
(Lot Offset $\leq 10'$)



Condition 2
Front to Front
(Lot Offset $> 10'$)



Condition 3
(Lot Separated by Street)



LEGEND:



Subject Facade

X Prohibited Same Home Design
 with the Same Front Elevation
 as Subject Facade

Received By:
Grove City Development
Date: 06/29/2022

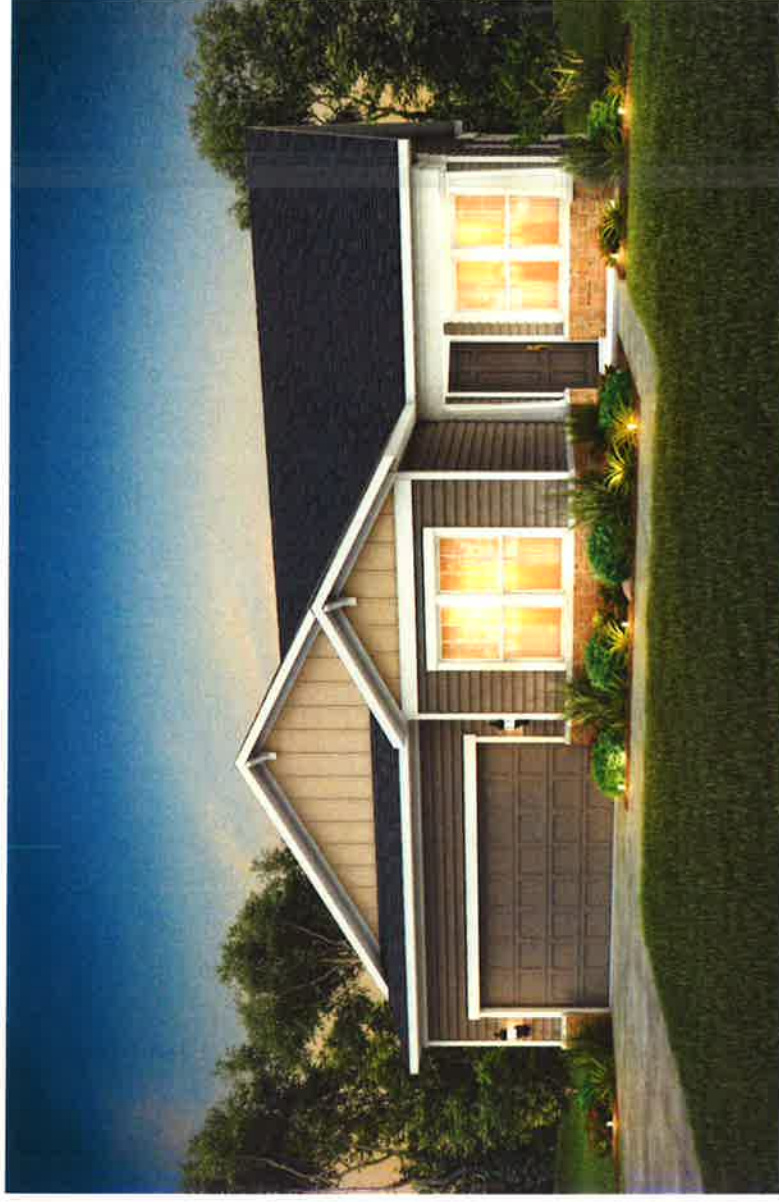


HICKORY CREEK

GROVE CITY, OHIO

Hickory Creek

Alcott
1,765+ Sq./Ft.
2-3 Bed, 2-4 Bath
2-3 Car Garage



Hickory Creek

Alcott
1,765+ Sq./Ft.
2-3 Bed, 2-4 Bath
2-3 Car Garage



Hickory Creek

Alcott
1,765+ Sq./Ft.
2-3 Bed, 2-4 Bath
2-3 Car Garage



Hickory Creek

Bedford
1,889+ Sq./Ft.
2-3 Bed, 2.5 -4.5 Bath
2-3 Car Garage



Hickory Creek

Bedford w/loft

1,889+ Sq./Ft.
2-3 Bed, 2.5 -4.5 Bath
2-3 Car Garage



Hickory Creek

Bedford
1,889+ Sq./Ft.
2-3 Bed, 2.5 -4.5 Bath
2-3 Car Garage



Hickory Creek Estates

Countryview

1,893 Sq./Ft.
3-4 Bed, 2-3 Bath
2-3 Car Garage



Hickory Creek

Countryview

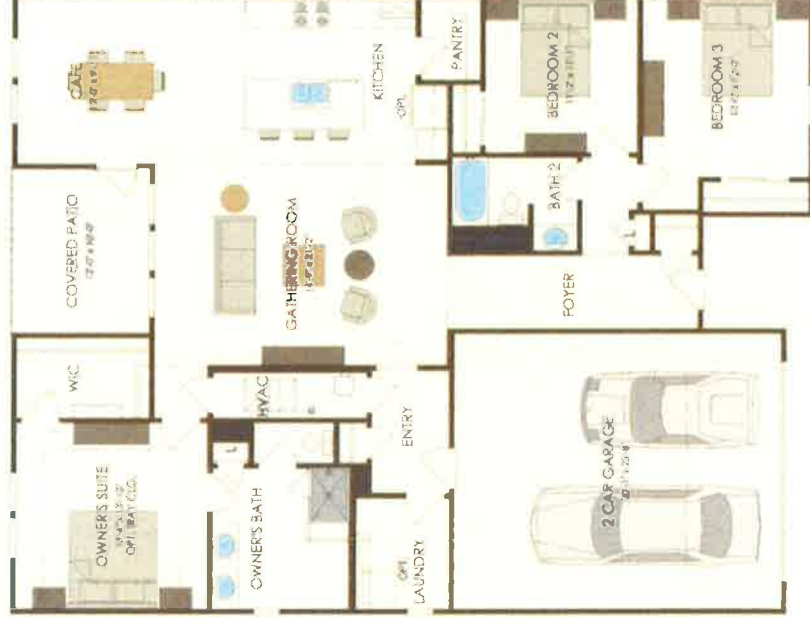
1,893 Sq./Ft.
3-4 Bed, 2-3 Bath
2-3 Car Garage



Hickory Creek

Countryview

1,893 Sq./Ft.
3-4 Bed, 2-3 Bath
2-3 Car Garage



Date: 08/03/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: C-55-22
1st Reading: 08/15/22
Public Notice: 08/16/22
2nd Reading: 09/19/22
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-55-22

AN ORDINANCE TO APPROVE THE USE FOR A TATTOO PARLOR LOCATED AT 4238 BROADWAY

WHEREAS, Annie V. Kitty, applicant, has submitted a request for the allowable Use of a Tattoo Parlor, as provided for in Section 1135.09; and

WHEREAS, on August 02, 2022, the Planning Commission of the City of Grove City recommended the *approval* of this Use at this location, as submitted.

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

SECTION 1. The Use of a Tattoo Parlor for Annie V. Kitty, located at 4328 Broadway is hereby approved, as submitted.

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

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

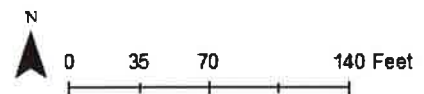
C-55-22

1. Context Map

The site is located at 4238 Broadway in the northeast corner of the Broadway and Woodlawn Avenue intersection (PID 040-000696).



202206230033
4238 Broadway
Use Approval
PID# 040-000696



Date: 08/03/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-46-22
1st Reading: 08/15/22
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-46-22

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE SHARP HOME LOCATED AT 3530 SUNSHINE PARK PLACE

WHEREAS, on August 02, 2022, the Planning Commission recommended approval of the Development Plan for the Sharp Home, as submitted.

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

SECTION 1. This Council hereby approves the Development Plan for the Sharp Home located at 3530 Sunshine Park Place, as submitted.

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.

Ted A. Berry, 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: 08/03/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-47-22
1st Reading: 08/15/22
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-47-22

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE MID-OHIO FOOD COLLECTIVE FREEZER ADDITION LOCATED AT 3960 BROOKHAM DRIVE

WHEREAS, on August 02, 2022, the Planning Commission recommended approval of the Development Plan for the Mid-Ohio Food Collective Freezer Addition, as submitted.

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

SECTION 1. This Council hereby approves the Development Plan for the Mid-Ohio Food Collective Freezer Addition located at 3960 Brookham Drive, as submitted.

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.

Ted A. Berry, 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: 08/03/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-48-22
1st Reading: 08/15/22
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-48-22

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BUILTRITE PROPERTIES LLC LOCATED AT 5873 HAUGHN ROAD

WHEREAS, on August 02, 2022, the Planning Commission recommended approval of the Development Plan for Bultrite Properties LLC, with the following stipulations:

1. A variance to Section 1137.11 shall be obtained through the Board of Zoning Appeals to allow for the proposed gravel driveway and parking lot associated with the pole barn along the west side of the site.
2. Additional architectural elements shall be added to the east elevation of the primary building including increasing the height of the brick veneer and adding additional windows.
3. The dumpster enclosure shall be modified to comply with the requirements of Section 1136.08, including being fully enclosed and utilizing the same materials as the primary building with supplemental landscaping.

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 Bultrite Properties LLC located at 5873 Haughn Road, 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.

Ted A. Berry, 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: 08/03/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-49-22
1st Reading: 08/15/22
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-49-22

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BEULAH PARK, SUBAREA C PERMITTING LENNAR HOMES VENTURE COLLECTIONS

WHEREAS, on August 02, 2022, the Planning Commission recommended approval of the Development Plan for Beulah Park, Subarea C, to permit the Lennar Homes Venture Collections in this area, as submitted.

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

SECTION 1. This Council hereby approves the Development Plan for Beulah Park, Subarea C, to permit the Lennar Homes Venture Collections in this area, as submitted.

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.

Ted A. Berry, 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: 08/03/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-50-22
1st Reading: 08/15/22
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-50-22

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR COURTYARDS AT BEULAH PARK LOCATED AT 3596 – 3656 ROSE LANE

WHEREAS, on August 02, 2022, the Planning Commission recommended approval of the Development Plan for Courtyards at Beulah Park, with the following stipulation:

1. A deviation shall be granted to Section V(C(2(c(iv)))) of the Beulah Park Zoning Text to allow for five homes located on the proposed lots to be 1,750 square feet.

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 Courtyards at Beulah Park, located at 3596 – 3656 Rose Lane, as submitted.

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.

Ted A. Berry, 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: 08/03/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-51-22
1st Reading: 08/15/22
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-51-22

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR ANNIE V KITTY TO ALLOW FOR A RESIDENTIAL USE IN A PSO ZONING, LOCATED AT 4238 BROADWAY

WHEREAS, on August 02, 2022, the Planning Commission recommended approval of the Development Plan for Annie V. Kitty, with the following stipulations:

1. A variance shall be obtained from the Board of Zoning Appeals to section 1135.12(i), regarding A1 district standards.

WHEREAS, Section 1135.12(i) states, in part: Residential uses may be permitted within the PSO, M-1, SD-2, and C-1 Districts upon approval of a Development Plan; provided, however, that the requirements of the A-1 District in Table 1135.10-I (Residential District Requirements) are met except for the maximum percentage of lot covered by all buildings and that a maximum of fifty percent (50%) of the floor area as defined in Section 1131.03(34) (minimum net floor area for living quarters) may be designated for residential purposes. . . ; and

WHEREAS, the existing home, at the proposed location, was built in 1923 and does not meet the lot width and side yard standards of the A-1 district; and

WHEREAS, it is the opinion of the Director of Law that the provisions of Section 1135.12(i) can be waived by Council as part of this Development Plan approval.

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 Annie V. Kitty to allow for a residential use in a PSO Zoning classification, located at 4238 Broadway, and the A-1 requirements pertaining to lot width and side yard standards are hereby waived.

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.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Passed:
Effective:

Attest:

Date: 07/25/22
Introduced By: Ms. Houk
Committee: Service
88Originated By: Ms. Kelly
Sponsor: Ms. Houk
Emergency: 30 Days: XX
Current Expense:

No.: C-52-22
1st Reading: 08/01/22
Public Notice: 08/02/22
2nd Reading: 08/15/22
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-52-22

AN ORDINANCE TO ACCEPT A PUBLIC UTILITIES EASEMENT ON THE PINNACLE QUARRY SITE

WHEREAS, the developer of the Pinnacle Quarry site has granted a public utilities easement that will be necessary to serve the property to the City; and

WHEREAS, the Developer has asked the City to accept the easement.

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

SECTION 1. The public utilities easement as generally shown and described in Exhibit "A" is hereby accepted.

SECTION 2. This Ordinance shall take effect at the earliest date permitted by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-52-22
Exhibit A

Portion above reserved for County Recorder, Engineer and Auditor's Offices Use

PERMANENT EASEMENT FOR PUBLIC UTILITIES

THIS PERMANENT EASEMENT FOR PUBLIC UTILITIES (the "Easement") is made and entered into this ____ day of _____ 2022, by and between **M/I Homes of Central Ohio, LLC**, an Ohio limited liability company ("Grantor"), whose tax mailing address is 4131 Worth Avenue, Columbus, Ohio 43219, and the **City of Grove City, Ohio**, an Ohio municipal corporation ("Grantee"), whose mailing address is 4035 Broadway, Grove City, Ohio 43123.

BACKGROUND INFORMATION

WHEREAS, Grantor owns the real property identified as Lots 111 and 112 of the subdivision entitled Pinnacle Quarry Section 1 of record in Plat Book 132, Page 19 (the "Grantor's Property");

WHEREAS, Grantee desires a permanent easement over, under, and through those portions of the Grantor's Property legally described on the attached **Exhibit A** and depicted on the attached **Exhibit B** (the "Easement Area") for the following purposes: construction, installation, operation, maintenance, repair, and replacement of public electric utilities; and

WHEREAS, Grantor desires to grant a permanent easement over, under, and through the Easement Area for the benefit of Grantee for those purposes upon the terms and conditions set forth in this Easement.

STATEMENT OF AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to the foregoing Background Information and as follows:

1. Grant of Permanent Easement. Grantor grants to Grantee, its agents, employees, independent contractors, and successors and assigns, a permanent, exclusive easement in, over, under, and through the Easement Area for the following purposes: (i) to construct, install, operate, maintain, repair, and replace public electric utilities including, but not limited to utility lines for electric facilities and appurtenances incidental thereto, including, but not limited to, conduits, equipment, meters, valves, regulators, manholes, fixtures, and other appurtenances and facilities; (ii) for other construction purposes related to the project, including, but not limited to, grading and slope construction; and (iii) the right to do all things necessary, proper, or incidental to the successful operation and maintenance of such utilities. Grantee, as soon as reasonably practicable after construction and installation of such utilities, including any alterations and repairs thereto, and completion of the grading work, shall cause the Easement Area to be restored to its former condition as nearly as is reasonably practicable. Grantee shall have the right to remove any and all vegetation growing within the Easement Area as is reasonably necessary to facilitate Grantee's use thereof as permitted by this Easement. Grantor has the right to enter on the Easement

Area for any purpose whatsoever provided such entry by Grantor does not in any way impair or hinder the rights granted to Grantee in this Easement.

Relationship of Parties. Nothing contained herein shall be deemed or construed by the parties or by any third party as creating the relationship of principal and agent, of partnership or of joint venture between the parties, it being understood and agreed that no provision contained herein or any act of the parties hereto shall be deemed to create any relationship other than grantor and grantee of the rights and easements set forth herein.

2. Waiver. Except to the extent that a party may have otherwise agreed in writing, no waiver by such party of any breach of the other party of any of its obligations, agreements, or covenants hereunder shall be deemed to be a waiver of any subsequent breach of the same or of any other covenants, agreements or obligations, nor shall any forbearance by a party to seek a remedy for any breach by the other party be deemed a waiver of any rights or remedies with respect to such breach or any similar breach in the future.

3. Severability. In the event any provision of this Easement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

4. Captions and Pronoun Usage. The captions and section numbers in this Easement are for convenience only and shall not be deemed to be a part hereof. The pronouns used herein shall be considered as meaning the person, number, and gender appropriate under the circumstances at any given time.

5. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Ohio.

6. Modification. This Easement, or any easement or covenant set forth herein, may not be amended, terminated, rescinded or otherwise modified, in whole or in part, except by a written instrument executed by the parties hereto and recorded with the Recorder's Office, Franklin County, Ohio with reference made to this Easement.

7. Benefit. This Easement shall run with the land and inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, representatives, successors and assigns.

8. Authority. Grantor represents and warrants that it has the full right and authority to enter into this Easement and grants the rights hereby conveyed to Grantee.

[Signature Pages to Follow]

Executed this ____ day of _____, 2022.

GRANTOR:

M/I HOMES OF CENTRAL OHIO, LLC, an Ohio
limited liability company

By: _____
Name: _____
Title: _____

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by _____, the _____ of M/I Homes of Central Ohio, an Ohio limited liability company, on behalf of the company. This is an acknowledgment certificate; no oath or affirmation was administered to the signer with regard to this notarial act.

Notary Public

Executed this ____ day of _____, 2022.

GRANTEE:

CITY OF GROVE CITY, OHIO,
an Ohio municipal corporation

By: _____
Name: _____
Its: _____

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by _____, the _____ of the City of Grove City, Ohio, an Ohio municipal corporation. This is an acknowledgment certificate; no oath or affirmation was administered to the signer with regard to this notarial act.

Notary Public

This Instrument Prepared By:

Elizabeth Seedorf, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, Ohio 43215

Exhibit A

ELECTRIC EASEMENT 0.017 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey Number 469, being on, over and across of Lots 111 and 112 of the subdivision entitled "Pinnacle Quarry Section 1", of record in Plat Book 132, Page 19 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of said Lot 112, the northwesterly corner of said Lot 111, in the southerly right of way line of Quarry Oak Drive;

Thence with said southerly right of way line and with the arc of a curve to the left, having a central angle of $00^{\circ} 13' 45''$, a radius of 750.00 feet, an arc length of 3.00 feet, a chord bearing of North $68^{\circ} 37' 25''$ East and chord distance of 3.00 feet to a point;

Thence South $21^{\circ} 15' 42''$ East, crossing said Lot 111, a distance of 120.00 feet to a point in the northerly line of Reserve "E" of the subdivision entitled "Pinnacle Quarry Section 3", of record in Plat Book 132, Page 90;

Thence with said northerly line and with the arc of a curve to the right, having a central angle of $00^{\circ} 23' 43''$, a radius of 870.00 feet, an arc length of 6.00 feet, a chord bearing of South $68^{\circ} 44' 18''$ West and chord distance of 6.00 feet to a point;

Thence North $21^{\circ} 15' 42''$ West, crossing said Lot 112, a distance of 120.00 feet to a point in the southerly right of way line of said Quarry Oak Drive;

Thence with said southerly right of way line and with the arc of a curve to the left, having a central angle of $00^{\circ} 13' 45''$, a radius of 750.00 feet, an arc length of 3.00 feet, a chord bearing of North $68^{\circ} 51' 12''$ East and chord distance of 3.00 feet to POINT OF BEGINNING, containing 0.017 acre of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

Matthew A. Kirk
Professional Surveyor No. 7865

9 JUNE 22

Date



Exhibit B



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

ELECTRIC EASEMENT

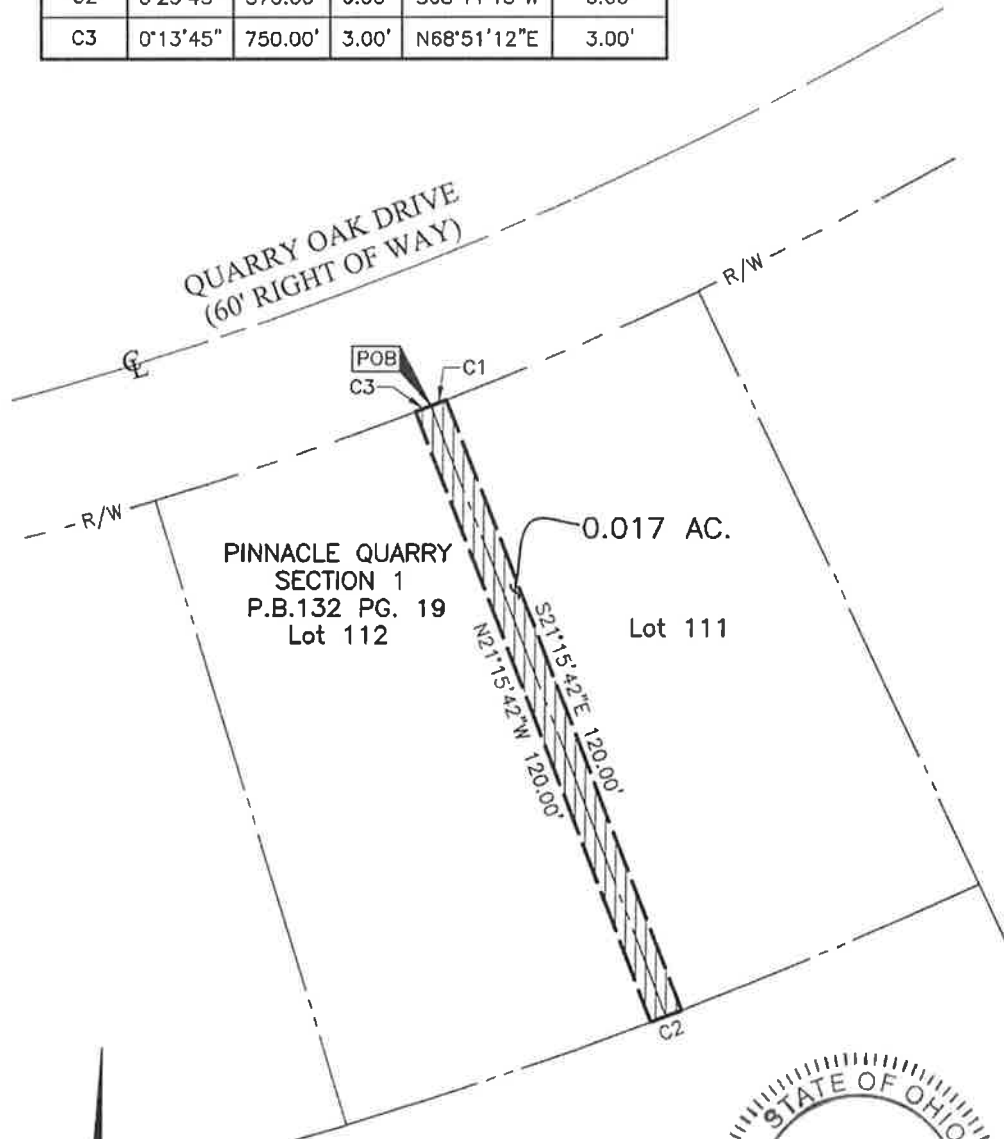
SURVEY NO. 469

VIRGINIA MILITARY DISTRICT

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 9, 2022 Scale: 1" = 30' Job No: 2018-0064 Sheet No: 1 of 1

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	0°13'45"	750.00'	3.00'	N68°37'25"E	3.00'
C2	0°23'43"	870.00'	6.00'	S68°44'18"W	6.00'
C3	0°13'45"	750.00'	3.00'	N68°51'12"E	3.00'



By Matthew A. Kirk
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

9 JUNE 22
Date

J:\20180064\PINNACLE QUARRY\EASEMENTS\20180064-VS-ESMT-ELEC-01.DWG plotted by DISTELHORST, NICOLE on 6/9/2022 12:34:24 PM last saved by DISTELHORST on 5/9/2022 12:34:14 PM

Date: 08-03-22
Introduced By: Ms. Houk
Committee: Service
Originated By: Mr. Vedra
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-56-22
1st Reading: 08/15/22
Public Notice: 08/16/22
2nd Reading: 09/06/22
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-56-22

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH JACKSON TOWNSHIP FOR FIRE HYDRANT MAINTENANCE

WHEREAS, the City and Township desire to clarify each parties obligations regarding the maintenance and repair of the fire hydrants located in the City; and

WHEREAS, because the Agreement exceeds twelve (12) months, it must be approved by Ordinance.

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

SECTION 1. City Council hereby authorizes the City Administrator to execute a new multi-year Fire Hydrant Maintenance Agreement with Jackson Township upon the terms and conditions set forth in Exhibit A.

SECTION 2. This Ordinance shall take effect at the earliest date permitted by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

AGREEMENT

Agreement to provide fire hydrant maintenance and repair ("Agreement") between Jackson Township ("Township") and the City of Grove City ("City") is made and entered into on the _____ day of _____, 2022, by and between the City, an Ohio Municipal Corporation, and the Township, an Ohio Political Subdivision.

WHEREAS, the City and Township desire to clarify each parties obligations regarding the maintenance and repair of the fire hydrants located in the City; and

NOW, THEREFORE, in consideration of the foregoing and of the covenants and agreements herein contained, the parties, intending to be legally bound, agree as follows:

- I. The City shall be solely responsible, at its sole cost and expense, for repairing all public fire hydrants located in the City to keep them in working order. For the City to fulfill its obligations herein, the Township shall transfer all supplies, parts, supplies, equipment, and fire hydrant repair truck to the City.
- II. The Township shall be solely responsible, at its sole cost and expense, for the following:
 - Yearly flushing and pumping all public fire hydrants.
 - Painting all fire hydrants on an as needed basis.
 - All fire hydrants are in-service and repairs completed before the transfer of responsibility.
 - Submit requests for hydrant repair to the City through the Service Request Center (SRC).
- III. The City and Township shall each have sole discretion and oversight in determining the appropriate allocation of their respective equipment, personnel and all other resources for the obligations in this Agreement.
- IV. This Agreement shall be and remain in full force and effect from the date hereof and until December 31, 2047, unless otherwise terminated earlier by the parties.
- V. Either party, at its sole discretion, shall have the right upon one hundred eighty (180) days written notice to terminate this Agreement without penalty.
- VI. In the event of a breach of any provision of this Agreement, either party may terminate this Agreement, if following written notice to the breaching party, said breaching party fails to immediately attempt to remedy such material breach.

- VII. It is understood and agreed that this Agreement may not be changed, modified, or altered except by an instrument, in writing, signed by both parties and executed in accordance with the laws of the State of Ohio.
- VIII. Any controversy or claim, whether based upon contract, statute, tort, fraud, misrepresentation or other legal theory, related directly or indirectly to the Agreement, whether between the parties, or of any of the parties employees, agents, or volunteers will be resolved under the laws of the State of Ohio, in an appropriate court in Franklin County, Ohio.

IN WITNESS WHEREOF, the City of Grove City and Jackson Township have set their hands by their authorized representatives the day and year first written above.

CITY OF GROVE CITY, OHIO

JACKSON TOWNSHIP, OHIO

Charles W. Boso, Jr.
City Administrator

Shane Farnsworth
Township Administrator

Approved as to form:

Approved as to form:

Stephen J. Smith, Law Director

Date: 08/15/22
Introduced By: Mr. Holt
Committee: Finance
Originated By: Clerk
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

No. : C-57-22
1st Reading: 08/15/22
Public Notice: 08/16/22
2nd Reading: 09/06/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-57-22

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE CONSTRUCTION OF VARIOUS SIDEWALKS IN THE CITY OF GROVE CITY, OHIO

WHEREAS, this Council did, on the 07TH day of June, 2021 duly adopt Resolution No. CR-30-21 declaring the necessity of constructing certain sidewalks in front of properties abutting Blankner Drive, Devin Road and Parlin Avenue, in accordance with Ohio Revised Code Section 729; and

WHEREAS, the City of Grove City has subsequently constructed that portion of such sidewalks which were not constructed by the owners of the property abutting thereon; and

WHEREAS, a list of the estimated assessments of the total cost of said construction, and that portion being paid by the City, has been prepared and placed on file in the office of the Clerk of this Council; and

WHEREAS, notice was published in accordance with State Law and no objections were filed with respect to the estimated assessments.

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

SECTION 1. The list of estimated assessments of the cost of constructing certain sidewalks in the City of Grove City, Ohio as provided for in said Resolution CR-30-21 heretofore reported to this Council and now on file in the office of the Clerk of this Council, and aggregating in the amounts as shown on the attached exhibit for the sidewalks be and the same hereby are adopted and confirmed.

SECTION 2. The several amounts of said assessments, as foresaid, be and the same hereby are assessed and levied upon the lots and lands bounding and abutting upon said improvements.

SECTION 3. It is hereby determined that said assessments, as aforesaid, do not exceed the special benefits resulting from said improvements and do not exceed any statutory limitation.

SECTION 4. The Clerk of this Council be and she hereby is authorized and directed to continue on file in her office a list of said assessments and the description of said lots and lands.

SECTION 5. The total assessment against each lot and parcel of land shall be payable in cash to the Director of Finance of said City within thirty days after the passage of this ordinance, or, at the option of the property owner, assessed in twenty (20) annual installments. All assessments and installments thereof which have not been paid at the expiration of said thirty-day period shall be certified by the Clerk of this Council to the County Auditor to be placed by him on the tax duplicate and collected at the same time and in the same manner as other taxes are collected, as provided by law.

SECTION 6. The Clerk of this Council be and she hereby is authorized and directed to cause notice of the passage of this ordinance to be published in the manner provided by law.

SECTION 7. The Clerk of this Council be and she hereby is authorized and directed to cause notice of the levy of these assessments herein provided for to be filed with the County Auditor within forty-five days following the passage of this ordinance.

SECTION 8. This Legislative Authority hereby finds and determines that all formal actions taken relative to the adoption of this ordinance were taken in an open meeting of this legislative authority, and that all deliberations of this legislative authority and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 9. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-57-22

EXHIBIT A

**2021 SIDEWALK PROGRAM
PROPERTY SUMMARY
FINAL COST OF SPECIAL ASSESSMENT**

Address	Parcel ID	Total Assessment (Resident) Construction Cost
2851 BLANKNER DR	040-003597	\$ 1,766.51
2769 BLANKNER DR	040-004480	\$ 4,840.24
3477 DEVIN RD	040-003604	\$ 2,791.30
2861 BLANKNER DR	040-003596	Property Removed from Program
3520 DEVIN RD	040-003468	\$ 1,592.64
3514 DEVIN RD	040-003469	\$ 1,204.00
3508 DEVIN RD	040-003470	\$ 1,209.38
3502 DEVIN RD	040-003471	\$ 1,477.40
3494 DEVIN RD	040-003472	\$ 1,469.06
3488 DEVIN RD	040-003473	\$ 1,529.34
3480 DEVIN RD	040-003474	\$ 482.33
2783 BLANKNER DR	040-003475	\$ 3,146.83
2786 BLANKNER DR	040-003476	\$ 3,976.87
3450 DEVIN RD	040-003477	\$ 1,563.44
3442 DEVIN RD	040-003478	\$ 1,757.49
3436 DEVIN RD	040-003479	\$ 1,766.09
3430 DEVIN RD	040-003480	\$ 1,660.83
3422 DEVIN RD	040-003481	\$ 1,672.49
3414 DEVIN RD	040-003482	\$ <i>Paid by Property Owner</i>
3408 DEVIN RD	040-003483	\$ 1,684.57
3402 DEVIN RD	040-003484	\$ 1,532.08
3394 DEVIN RD	040-003485	\$ 1,884.73
3384 DEVIN RD	040-003486	\$ 1,838.79
3378 DEVIN RD	040-003487	\$ 1,752.06
3370 DEVIN RD	040-003488	\$ 1,788.63
3371 DEVIN RD	040-003515	\$ 1,795.46
3379 DEVIN RD	040-003516	\$ 1,436.19
3385 DEVIN RD	040-003517	\$ 1,700.31
3393 DEVIN RD	040-003518	\$ 2,278.75
3401 DEVIN RD	040-003519	\$ 1,613.95

Address	Parcel ID	Total Assessment (Resident) Construction Cost
3409 DEVIN RD	040-003520	\$ 1,719.06
3415 DEVIN RD	040-003521	\$ 1,192.50
3423 DEVIN RD	040-003522	\$ 541.87
3429 DEVIN RD	040-003523	\$ 1,624.03
3435 DEVIN RD	040-003524	Property Removed from Program
3443 DEVIN RD	040-003525	\$ 1,170.90
3453 DEVIN RD	040-003526	\$ 3,670.97
2812 BLANKNER DR	040-003527	\$ 1,783.07
2818 BLANKNER DR	040-003528	\$ 1,545.16
2826 BLANKNER AV	040-003529	\$ 1,606.64
2834 BLANKNER AV	040-003530	Property Removed from Program
2844 BLANKNER DR	040-003531	\$ 1,376.90
2843 BLANKNER RD	040-003598	\$ 1,571.25
2837 BLANKNER DR	040-003599	\$ 1,075.00
2831 BLANKNER DR	040-003600	\$ 1,430.44
2825 BLANKNER DR	040-003601	\$ 1,743.94
2811 BLANKNER DR	040-003603	\$ 1,409.92
3493 DEVIN DR	040-003605	\$ 2,385.76
3561 DEVIN RD	040-003838	\$ 3,396.94
3538 DEVIN RD	040-003844	\$ 1,711.05
3552 DEVIN RD	040-003846	\$ 800.98
3562 DEVIN RD	040-003847	\$ 4,840.84
3517 DEVIN RD	040-003467	\$ 4,283.68
3539 DEVIN RD	040-003840	\$ 1,357.36
3533 DEVIN RD	040-003841	\$ 1,523.45
3527 DEVIN RD	040-003842	\$ 1,575.81
3530 DEVIN RD	040-003843	\$ 2,351.97
3544 DEVIN RD	040-003845	\$ 723.60
3547 DEVIN RD	040-003839	\$ 945.00
2787 PARLIN DR	040-003489	\$ 4,885.16
2811 PARLIN AV	040-003514	\$ 4,660.34
2856 BLANKNER DR	040-003532	\$ 3,831.35
2770 BLANKNER DR	040-004481	\$ 3,928.43
2819 BLANKNER DR	040-003602	\$ 1,715.00