

GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA

July 19, 2021

6:30 Caucus

7:00 p.m. Regular Meeting

Call to Order: President Houk

Roll Call: Clerk of Council

Approval of Minutes

Welcome & Reading of Agenda: Pres Houk

LANDS: Mr. Schottke

- Ordinance C-36-21 Approve a Special Use Permit for a Dog Grooming shop for Fairy Tails Pets located at 3903 Broadway. First reading.
- Ordinance C-37-21 Approve a Special Use Permit for Outdoor Seating for Novocain Lounge located at 3425 Grant Avenue. First reading.
- Ordinance C-38-21 Accept the Plat of Farmstead, Phase 3 located west of State Route 104 and north & south of Hawthorne Parkway. First reading.
- Ordinance C-39-21 Accept the Plat of Farmstead, Phase 4 located west of State Route 104 and north & south of Hawthorne Parkway. First reading.
- Ordinance C-40-21 Accept the Plat of Trail View Run, Phase 3a located south of Borrer Road. First reading.
- Resolution CR-38-21 Waive certain provisions of Section 1135.14(a)(5) of the Codified Ordinances titled Submission Procedures for the Hidden Meadows development located East of Broadway and North of Orders Road.
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SAFETY: Mr. Schlabach

- Ordinance C-41-21 Amend the Effective Date of Ordinance C-21-21. First reading.
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Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn: President Houk

ON FILE: Minutes of: 07/06 & 12 Council; 7/07 Plan. Comm.

Date: 07/12/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

No.: C-36-21
1st Reading: 07/19/21
Public Notice: 7/20/21
2nd Reading: 08/02/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-36-21

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DOG GROOMING SHOP FOR FAIRY TAILS PETS LOCATED AT 3903 BROADWAY

WHEREAS, Olivia Pittman DBA Fair Tails Pets, applicant, has submitted a request for a Special Use Permit for a Dog Grooming business located at 3903 Broadway; and

WHEREAS, on July 06, 2021, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit 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. A Special Use Permit, under Section 1135.09b(12)Ak is hereby issued to Fairy Tails Pets for a dog grooming business, located at 3903 Broadway, as submitted.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 07/12/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-37-21
1st Reading: 07/19/21
Public Notice: 7/20/21
2nd Reading: 08/02/21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-37-21

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SEATING FOR NOVOCAIN LOUNGE LOCATED AT 3425 GRANT AVENUE

WHEREAS, Novocain Lounge, applicant, has submitted a request for a Special Use Permit for Outdoor Seating located at 3425 Grant Ave.; and

WHEREAS, on July 06, 2021, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulation:

1. The height of the fence shall be reduced to six (6) feet.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)As is hereby issued to Novocain Lounge for outdoor seating, located at 3425 Grant Ave., contingent upon the stipulation set by Planning Commission.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 07/12/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-38-21
1st Reading: 07/19/21
Public Notice: 7/20/21
2nd Reading: 08/02/21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-38-21

AN ORDINANCE TO ACCEPT THE PLAT OF FARMSTEAD, PHASE 3 LOCATED WEST OF STATE ROUTE 104 AND NORTH & SOUTH OF HAWTHORNE PARKWAY

WHEREAS, Farmstead, Phase 3, a subdivision containing lots 110 - 165 inclusive, and areas designated as Reserve "I" & "J" 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 Farmstead, Phase 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. 1105 & 6115, containing 27.268 acres of land, more or less. Said 27.268 acres being part of a 207.933 acre tract of land conveyed to Grand Communities, LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 07/12/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-39-21
1st Reading: 07/19/21
Public Notice: 7/20/21
2nd Reading: 08/02/21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-39-21

AN ORDINANCE TO ACCEPT THE PLAT OF FARMSTEAD, PHASE 4 LOCATED WEST OF STATE ROUTE 104 AND NORTH & SOUTH OF HAWTHORNE PARKWAY

WHEREAS, Farmstead, Phase 3, a subdivision containing lots 166 - 211 inclusive, and areas designated as Reserve "H" & "K" 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 Farmstead, Phase 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 6115, containing 12.610 acres of land, more or less. Said 12.610 acres being part of a 207.933 acre tract of land conveyed to Grand Communities, LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 07/12/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-40-21
1st Reading: 07/19/21
Public Notice: 7/20/21
2nd Reading: 08/02/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-40-21

AN ORDINANCE TO ACCEPT THE PLAT OF TRAIL VIEW RUN PHASE 3A LOCATED SOUTH OF BORROR ROAD

WHEREAS, Trail View Run Phase 3A, a subdivision containing lots 19 - 23 and 26 - 37 inclusive, has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Trail View Run, Phase 3A, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No 6115, containing 7.722 acres of land, more or less. Said 7.722 acres being part of a 50.060 acre tract of land conveyed to D. R. Horton - Indiana LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

Christine Houk, President of Council

Passed:

Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



July 12, 2021

Ms. Tami Kelly
Clerk of Grove City Council
4035 Broadway
Grove City, OH 43123

Re: Hidden Meadows PUD Extension

Dear Ms. Kelly:

My company previously annexed and re-zoned approximately 15.8 acres of land on Harrisburg Pike to PUD-R for a new project called Hidden Meadows. The re-zoning ordinance (C-69-19) became effective on February 5, 2020. We subsequently received approval of a Development Plan later in 2020 and have been working since then to obtain all final engineering approvals in order to start construction of the project.

Despite the diligent work of our engineers and the City's staff and outside consultants, we have unfortunately been slowed down considerably as we coordinate with the City of Columbus the final details of an offsite waterline extension necessary to service the site. As a result, we have been unable to receive all final approvals in order to begin construction within 18-months as required in 1135.14(1)(5).

We respectfully ask Council for a 6-month extension so that we can obtain the final engineering approval from Grove City and Columbus in order to begin construction. Due to the approaching 18-month deadline, we would like to be placed on the agenda for the next regularly scheduled Council meeting for consideration of this extension request.

As always, please do not hesitate to contact me directly at 614-340-1050 or jonathan@wilcoxcommunities.com if any additional information is required.

Sincerely,

A handwritten signature in cursive script that reads "Jonathan A. Wilcox".

Jonathan A. Wilcox
Wilcox Communities, LLC
Gender Road Investors, LLC

Date: 07/12/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Mr. Schottke
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-38-21
1st Reading: 07/06/21
Public Notice: 07/07/21
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-38-21

A RESOLUTION TO WAIVE CERTAIN PROVISIONS OF SECTION 1135.14(a)(5) OF THE CODIFIED ORDINANCES TITLED SUBMISSION PROCEDURES FOR THE HIDDEN MEADOWS DEVELOPMENT LOCATED EAST OF BROADWAY AND NORTH OF ORDERS ROAD

WHEREAS, on January 06, 2020, Ord. C-69-19 rezoned 15.8 acres located East of Broadway and North of Orders Road to a PUD-R w/Text zoning classification; and

WHEREAS, on February 18, 2020, Res. CR-02-20 approved the Development Plan for the Hidden Meadows project; and

WHEREAS, in accordance with Section 1135.14(a)(5) certain deadlines with respect to approved Development Plans and the commencement of construction must be met to retain the PUD-R zoning classification; and

WHEREAS, a request to extend the construction deadline for a period of six (6) months has been requested by the Property Owner, due to a delay in the project.

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

SECTION 1. The deadline for submitting construction plans, grading plans and specifications for the first phase *and* beginning construction shall be extended for six (6) months, giving a deadline of January 06, 2022.

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

Christine Houk, 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: 07/09/21
Introduced By: Mr. Schlabach
Committee: Safety
Originated By: Mr. M. Boso
Sponsor: Mr. Schlabach
Emergency: X 30 Days:
Current Expense:

No.: C-41-21
1st Reading: 07-19-21
Public Notice: 05-08-21
2nd Reading: 05-17-21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-41-21

AN ORDINANCE TO AMEND THE EFFECTIVE DATE OF ORDINANCE C-21-21

WHEREAS, on May 17, 2021, Council approved Ord. C-21-21 to amend Section 1305.17 titled Building Division Fee Schedule with an effective date of 08/01/2021; and

WHEREAS, the new software for the Building Division will not be in place and ready to accept the new fees until October 01, 2021; and

WHEREAS, the Chief Building and Zoning Official has requested that the effective date of this ordinance be amended to coincide with the new software system.

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

SECTION 1. Section 2 of Ordinance C-21-21 is hereby amended to read:

This ordinance shall take effect on November 01, 2021

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law