

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

June 21, 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-24-21 Approve the Use for a Tattoo Parlor for Tattoo 62 located at 3540 Broadway. Second reading and public hearing.
- Ordinance C-25-21 Approve the Use for a Telecommunications Tower for Verizon Wireless located at 4500 Big Run Road. Second reading and public hearing.
- Ordinance C-26-21 Approve the Rezoning of 2102 Edward Road from C-1 (Service Commercial) to SF-2 (Single Family Residential). Second reading and public hearing.
- Ordinance C-28-21 Approve the Rezoning of 2064 Presley Drive from SD-3 (recreational) to R-1 (single-family residential) and declare an emergency.
- Ordinance C-29-21 Accept the Plat for Farmstead Subarea H, Phase 2. First reading.
- Ordinance C-30-21 Approve a Special Use Permit for Outdoor Seating for White Horse Saloon located at 4302-4318 Broadway. First reading.
- Ordinance C-31-21 Approve a Special Use Permit for a tire repair shop for Grove City Tire Repair Shop located at 3184 Southwest Blvd. First reading.
- Ordinance C-32-21 Approve a Special Use Permit for a Drive Thru for Grove City Express Drive Thru located at 3184 Southwest Blvd. First reading.
- Ordinance C-33-21 Approve a Special Use Permit for a Drive Thru for Burger King located on Lot C at 2811 London-Groveport Road. First reading.
- Resolution CR-31-21 Approve the Development Plan for Burger King located on Lot C of 2811 London-Groveport Road. *Postponement requested.*
- Resolution CR-32-21 Approve the Development Plan for Western Grove City Medical Office Building located in Subarea A of Beulah Park Subdivision.
- Resolution CR-33-21 Approve the Preliminary Development Plan for Seasons Grove senior living community located at 1185 Lamplighter Drive.
- Resolution CR-34-21 Approve the Preliminary Development Plan for Burris Garage located at 3847 Broadway. *Postponement requested.*
-

SAFETY: Mr. Schlabach

- Resolution CR-35-21 Waive the provisions of the Codified Ordinances requiring a Special Use Permit for Grove City Kids Association on July 22 & 23, 2021 at Murfin Field.
-

FINANCE: Mr. Holt

- Ordinance C-27-21 Authorize the City Administrator to enter into a Contract with Pitney Bowes. Second reading and public hearing.
-

Finance continued:

- Ordinance C-34-21 Appropriate \$135,000.00 from the General Fund for the Current Expense of Hoover Rd. & Kingston Ave. Storm Sewer Improvements. First reading.
- Ordinance C-35-21 Appropriate \$80,000.00 from the General Fund for the Current Expense of Orders Rd. Resurfacing. First Reading.
- Resolution CR-36-21 Appointing Members to the Beulah Park New Community Authority.

Call for New Business	Call for Dept. Reports & Closing Comments	Adjourn: President Houk
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ON FILE: Minutes of: 06/07 Council; 6/08 Planning Commission

Date: 05/11/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-24-21
1st Reading: 05/17/21
Public Notice: 05/18/21
2nd Reading: 06/21/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-24-21

AN ORDINANCE TO APPROVE THE USE FOR A TATTOO PARLOR FOR TATTOO 62 LOCATED AT 3540 BROADWAY

WHEREAS, Tattoo 62, applicant, has submitted a request for the allowable Use of a Tattoo Parlor with body piercing, as provided for in Section 1135.09; and

WHEREAS, on May 04, 2021, the Planning Commission of the City of Grove City recommended the *denial* 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 Tattoo 62, located at 3540 Broadway is hereby approved, 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



Google Earth

©2021 Google

Broadway Center

C-24-21

Date: 05/11/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-25-21
1st Reading: 05/17/21
Public Notice: 05/18/21
2nd Reading: 06/21/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-25-21

AN ORDINANCE TO APPROVE THE USE FOR A TELECOMMUNICATIONS TOWER FOR VERIZON WIRELESS LOCATED AT 4500 BIG RUN ROAD

WHEREAS, Verizon Wireless, applicant, submitted a request for the allowable Use of a Telecommunications Tower, as provided for in Section 1135.09; and

WHEREAS, on May 04, 2021, 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 for a Telecommunications Tower for Verizon Wireless located at 4500 Big Run Road, is hereby approved, 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: 05/11/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-26-21
1st Reading: 05/17/21
Public Notice: 05/18/21
2nd Reading: 06/21/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-26-21

AN ORDINANCE FOR THE REZONING OF 2102 EDWARDS ROAD FROM C-1 TO SF-2

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 recommended *denial* of the rezoning on May 04, 2021; and

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

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

SECTION 1. The following described premises are rezoned from C-1 to SF-2:

Situated in the State of Ohio, County of Franklin, City of Grove City and being Lot #30 of Allen E McDowell's Little Farms subdivision, *as recorded in Official Records, Plat Book 17, page 284, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-26-21

Instr: 199901070004769 01/07/1999
 Pages 1 Fee: \$14.00 12:51PM
 Richard B. Matoski T19990002320
 Franklin County Recorder OXRCB DMM

Quit-Claim Deed*

Parma F. Morefield, married to Carl A. Morefield

Franklin County, Ohio.

for valuable consideration paid, grant(s) to Carl A Morefield and Parma F Morefield, husband and wife, and their joint lives remainder to the survivor of them.

, whose tax-mailing address is

2101 Edwards Road, Grove City, Ohio 43123
the following REAL PROPERTY:

Situated in the County of Franklin, State of Ohio, and in the Township of Jackson;

Being Lot Number Thirty (30), of ALLEN E MCDOWELL'S LITTLE FARMS SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 17, page 284, Recorder's Office, Franklin County, Ohio.

Commonly Known As: 2102 Edwards Rd, Grove City, Ohio 43123
PPN: 040-9824Prior Instrument Reference: DB 2783, Page 644 and DB 2303, Page 363
of the Deed Records of Franklin

County, Ohio

releases all rights of dower therein. Witness

hand(s) this 17th day of December, 1998

wife (husband) of the Grantor,

Signed and acknowledged in the presence of:

Lee Shuch
LEE SHUCH

-(Witness)

Parma F. Morefield

-(Seller)

Melissa A. Johnson

-(Witness)

-(Seller)

State of Ohio

County of

Franklin

ss.

BE IT REMEMBERED, That on this 17th day of December, 1998

before me,

the subscriber, a Notary Public in and for said county, personally came,

Parma F. Morefield

the Grantor(s) in the

foregoing deed and acknowledged the signing thereof to be

her

voluntary act and deed.



MELISSA A. JOHNSON
 Notary Public, State of Ohio
 My Commission Expires
 September 20, 1999

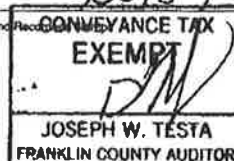
Melissa A. Johnson

-(Notary)

Notary Public-State of Ohio
 My Commission Expires:

This instrument was prepared by Kevin Eichner, Esquire
 326 South High Street
 Columbus, Ohio 43215

Auditor's and Recorder's



TRANSFERRED

JAN 07 1999

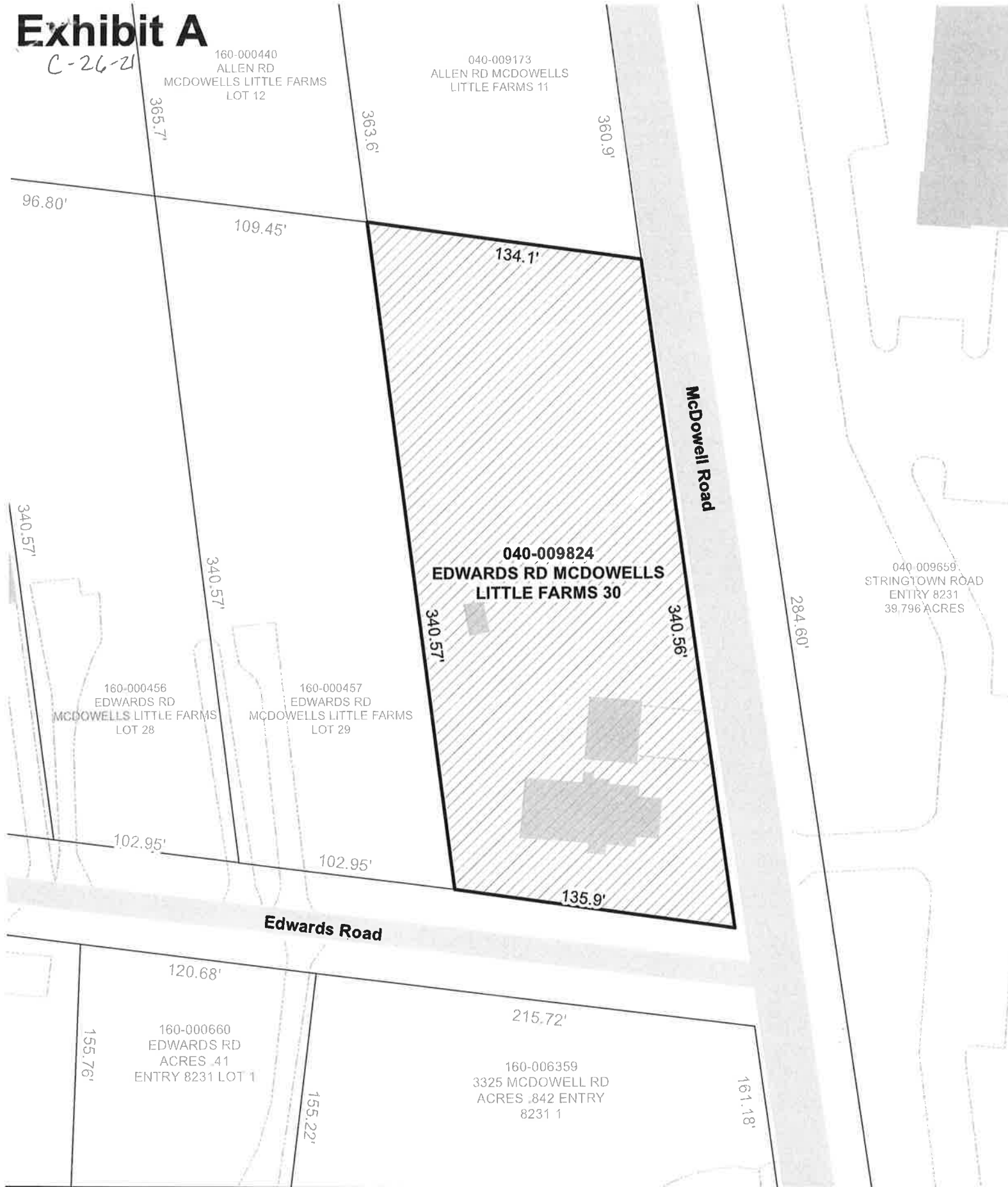
JOSEPH W. TESTA
 AUDITOR
 FRANKLIN COUNTY, OHIO

Exhibit A

C-26-21

160-000440
ALLEN RD
MCDOWELLS LITTLE FARMS
LOT 12

040-009173
ALLEN RD MCDOWELLS
LITTLE FARMS 11



Disclaimer

2102 Edwards Road

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.



0 20 40 80 Feet

Date: 06/16/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-28-21
1st Reading: 06/21/21
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-28-21

AN ORDINANCE FOR THE REZONING OF 2064 PRESLEY DRIVE FROM SD-3 TO R-1 AND DECLARE AN EMERGENCY

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 June 8, 2021; and

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

WHEREAS, an emergency exists for the health, safety, and general welfare in that the city sold this lot in 1990 and the zoning has never been changed from its original SD-3 – recreational classification, making this home a non-conforming use.

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 SD-3 (recreational) to R-1 (single-family residential):

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6840 *and being part of a 0.271 acres more or less. Said 0.271 acres being out of that 0.723 acre tract described in the deed to the City of Grove City, Ohio, as recorded in Official Records 07228F03, Recorder's Office, Franklin County, Ohio,* and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

C-28-21

Exhibit A 2064 Presley Dr.

5-27-21

JUN 14 '90 15:52 EMTT

Jun. 1.90 16:08 P.02

1538-1#18

Legal Description
Parcel #0-007352
L. H. Hatt

JUN 14 '90 15:52 EMTT

Situated in the State of Ohio, County of Franklin, City of Grove City and in Virginia Military Survey No. 6840, containing 0.271 acre of land, more or less, said 0.271 acre being out of that 0.723 acre tract of land described in the deed to the City of Grove City, Ohio, of record in Official Record 07228F03, said 0.271 acre of land being more particularly bounded and described as follows:

Beginning at an iron pin at the southwesterly corner of said 0.723 acre tract, the same being at the southeasterly corner of Lot 20 as the same is numbered and delineated upon the subdivision plat entitled "Brierwood Hills No. 5 Section No. 1" and shown of record in Plat Book 57, Page 45, and in a northerly right-of-way line of Presley Drive (60 feet in width);

Thence North 3° 01' 37" East, with the westerly line of said 0.723 acre tract and with the easterly line of said Lot 20, a distance of 130.00 feet to an iron pin at the northeasterly corner of said Lot 20;

Thence South 86° 58' 23" East, a distance of 90.00 feet to an iron pin;

Thence South 3° 01' 37" West, a distance of 133.24 feet to an iron pin in a southerly line of said 0.723 acre tract, the same being in a northerly right-of-way line of said Presley Drive;

Thence North 84° 55' 50" West, with a southerly line of said 0.723 acre tract and with a northerly right-of-way line of said Presley Drive, a distance of 78.34 feet to an iron pin at the point of curvature;

Thence westwardly, with a southerly line of said 0.723 acre tract and with a northerly right-of-way line of said Presley Drive, the same being the arc of a curve to the left having a radius of 160.00 feet, a central angle of 4° 28' 28" and a chord that bears North 86° 51' 04" West, a chord distance of 11.71 feet to the point of beginning and containing 0.271 acre of land, more or less.

Subject to all rights-of-ways, easements and restrictions, if any, of previous record.

The Official Record and Plat Book referred to in the foregoing description are records of the Franklin County, Ohio, Recorder.

The bearings in the foregoing description are based on the same meridian as the bearings in the metes and bounds description of the 0.723 acre tract of record in Official Record 07228F03.

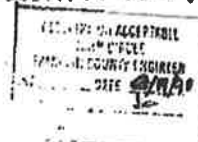
This description supersedes the description sent to you earlier (degrees in the bearings in third paragraph should be "...3"...).

Respectfully Submitted,

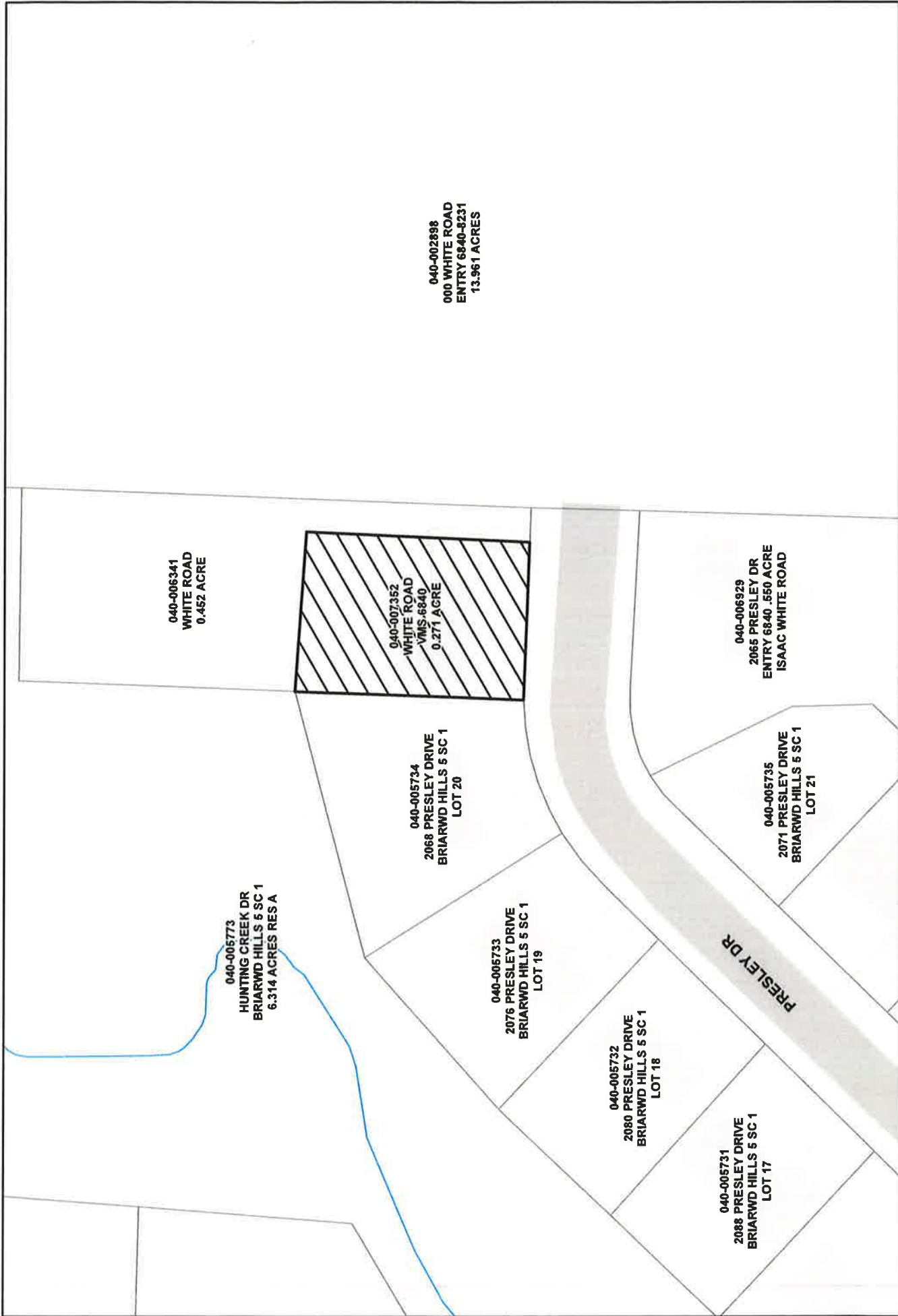
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Felix R. Borowitz
Professional Surveyor No. 5561

FRB/mf 0-34-A
0.271 AC.
SPLIT FROM
040- C341



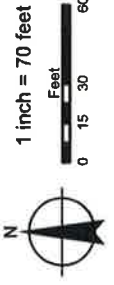
C-2821



Disclaimer

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided 'as is'. Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

Property information obtained from Franklin County Auditor, June 2021.



Date: 06/15/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-29-21
1st Reading: 06/21/21
Public Notice: 6/22/21
2nd Reading: 07/06/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-29-21

AN ORDINANCE TO ACCEPT THE PLAT OF FARMSTEAD SUBAREA H, PHASE 2

WHEREAS, Farmstead Subarea H, Phase 2, a subdivision containing lots 24 – 46 inclusive, and areas designated as Reserve “H-D” & “H-E” has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Farmstead Subarea H, Phase 2, 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 4.947 acres of land, more or less. Said 4.947 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: 06/15/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-30-21
1st Reading: 06/21/21
Public Notice: 6/22/21
2nd Reading: 07/06/21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-30-21

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SEATING FOR WHITE HORSE SALOON LOCATED AT 4302-4318 BROADWAY

WHEREAS, Sodeia Development, applicant, has submitted a request for a Special Use Permit for Outdoor Seating for the White Horse Saloon located at 4302-4318 Broadway; and

WHEREAS, on June 08, 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 Special Use Permit shall be good for one (1) year to evaluate potential impacts to adjacent residential properties.

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 Sodeia Development for Outdoor Seating for the White Horse Saloon, located at 4302-4318 Broadway, 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: 06/15/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-31-21
1st Reading: 06/21/21
Public Notice: 6/22/21
2nd Reading: 07/06/21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-31-21

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A TIRE REPAIR SHOP FOR GROVE CITY TIRE SHOP LOCATED AT 3184 SOUTHWEST BOULEVARD

WHEREAS, Grove City Tire Shop, applicant, has submitted a request for a Special Use Permit for a tire repair shop located at 3184 Southwest Blvd.; and

WHEREAS, on June 08, 2021, the Planning Commission of the City of Grove City recommended the *denial* of a Special Use Permit at this location, with the following stipulations:

1. A deviation shall be granted from the irrigation requirements of Section 1136.0, which requires irrigation on 75% - 100% of the entire property;
2. All property maintenance violations on the site shall be addressed;
3. All aspects of the use shall be conducted indoors, with no display or sales, vehicle service or repair work, or overnight storage of vehicles or other materials permitted outside of the structure.

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)Af is hereby issued to Grove City Tire Shop for a tire repair shop, located at 3814 Southwest Blvd., contingent upon the stipulations 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: 06/15/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-32-21
1st Reading: 06/21/21
Public Notice: 6/22/21
2nd Reading: 07/06/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-32-21

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE THRU FOR GROVE CITY EXPRESS DRIVE THRU LOCATED AT 3184 SOUTHWEST BOULEVARD

WHEREAS, Grove City Express Drive Thru, applicant, has submitted a request for a Special Use Permit for a Drive Thru facility located at 3184 Southwest Blvd.; and

WHEREAS, on June 08, 2021, the Planning Commission of the City of Grove City recommended the *denial* of a Special Use Permit at this location, with the following stipulations:

1. A deviation shall be granted from the irrigation requirements of Section 1136.0, to allow for no irrigation to be installed on the site;
2. All property maintenance violations on the site shall be addressed;
3. A sign permit shall be required through the Building Division for any new signage on the site, to ensure compliance with Chapter 1145 of the City Code;
4. No outdoor display or sales shall be permitted on site; and
5. The dumpster enclosure shall comply with Chapter 1136.08 of the City Code.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)Aj is hereby issued to Grove City Express Drive Thru for a drive-thru facility, located at 3184 Southwest Blvd., contingent upon the stipulations 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: 06/15/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-33-21
1st Reading: 06/21/21
Public Notice: 6/22/21
2nd Reading: 07/06/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-33-21

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE THRU FOR BURGER KING LOCATED ON LOT C LOCATED AT 2811 LONDON-GROVEPORT RD

WHEREAS, Burger King, applicant, has submitted a request for a Special Use Permit for a Drive Thru facility located on Lot Coe at 2811 London-Groveport Road.; and

WHEREAS, on June 08, 2021, the Planning Commission of the City of Grove City recommended the *denial* 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)Aj is hereby issued to Burger King for a drive-thru facility, located at 2811 London-Groveport Rd., Lot C, 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: 06/15/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-31-21
1st Reading: 06/21/21
Public Notice: Postpone to 7-06-21
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-31-21

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BURGER KING LOCATED ON LOT C OF 2811 LONDON-GROVEPORT ROAD

WHEREAS, on May 08, 2021, the Planning Commission recommended approval of the Development Plan for Burger King with the following stipulations:

1. The LED lighting band along the building parapet shall be removed from plans; and
2. A tree shall be added to the landscape peninsula at the south end of the western row of parking spaces.

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 Burger King located on Lot C of 2811 London-Groveport 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.

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 06/15/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-32-21
1st Reading: 06/21/21
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-32-21

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR WESTERN GROVE CITY MEDICAL OFFICE BUILDING LOCATED IN SUBAREA 'A' OF BEULAH PARK

WHEREAS, on May 08, 2021, the Planning Commission recommended approval of the Development Plan for Western Grove City Medical Office Building with the following stipulations:

1. The Developer shall work with the City to consider providing access to the adjacent site to the east for future development; and
2. The gates on the dumpster enclosure shall be increased in height to match the height of the enclosure and screen the interior Concrete Masonry Unit from view.

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 Western Grove City Medical Office Building located in Subarea A of Beulah Park, 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.

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 06/16/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-33-21
1st Reading: 06/21/21
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-33-21

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR SEASONS GROVE LOCATED AT 1185 LAMPLIGHTER DRIVE

WHEREAS, on June 08, 2021, the Planning Commission recommended approval of the preliminary development plan for Seasons Grove senior living community located at 1185 Lamplighter Drive, as submitted.

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

SECTION 1. This Council hereby accepts the Preliminary Development Plan for Seasons Grove senior living community located at 1185 Lamplighter Drive, as submitted.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 06/16/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-34-21
1st Reading: 06/21/21
Public Notice: Postpone to 7-06-21
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-34-21

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR BURRIS GARAGE LOCATED AT 3847 BROADWAY

WHEREAS, on June 08, 2021, the Planning Commission recommended approval of the preliminary development plan for Burris Garage located at 3847 Broadway, contingent upon the following stipulation:

1. The second floor of the proposed detached garage shall be used for storage only.

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

SECTION 1. This Council hereby accepts the Preliminary Development Plan for Burris Garage located at 3847 Broadway, contingent upon the stipulation set by Planning Commission.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 06/14/21
Introduced By: Mr. Schlabach
Committee: Safety
Originated By: Law
Sponsor: Ms. Houk
Emergency: 30 Days:
Current Expense:

No.: CR-35-21
1st Reading: 06/21/21
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-35-21

A RESOLUTION TO WAIVE THE PROVISIONS OF THE CODIFIED ORDINANCES REQUIRING A SPECIAL USE PERMIT FOR AN OUTDOOR CONCERT FOR GROVE CITY KIDS ASSOCIATION ON JULY 22 & 23, 2021 AT MURFIN FIELD

WHEREAS, the City of Grove City has decided not to hold the Annual Homecoming Celebration on the streets of Town Center in 2021; and

WHEREAS, The Grove City Kids Association wish to hold a concert in conjunction with the Annual Softball Drawing, as well as host the Homecoming Celebration at their Murfin Field facility; and

WHEREAS, Section 707.03 of the Codified Ordinances of the City states that along with a Special Event Permit, all other required permits are cumulative and must be obtained; and

WHEREAS, Section 1135.09(12) of the Codified Ordinances requires a Special Use Permit to be obtained for an Outdoor Concert; and

WHEREAS, Chapter 729 of the Codified Ordinances also requires a Special Use Permit for an Outdoor Concert and stipulates that no concert shall be conducted within 1500 yards in radius to residentially zoned property; and

WHEREAS, rather than requiring a Special Use Permit for this weekend event, it is better to waive these provisions of the Code and address the safety/crowd issues in the Special Event Permit.

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

SECTION 1. The provisions of Section 707.03, 1135.09(12) and Chapter 729 are hereby waived for this one occasion for the Annual Softball Drawing & Homecoming Celebration for Grove City Kids Association at Murfin Field on July 22 & July 23, 2021.

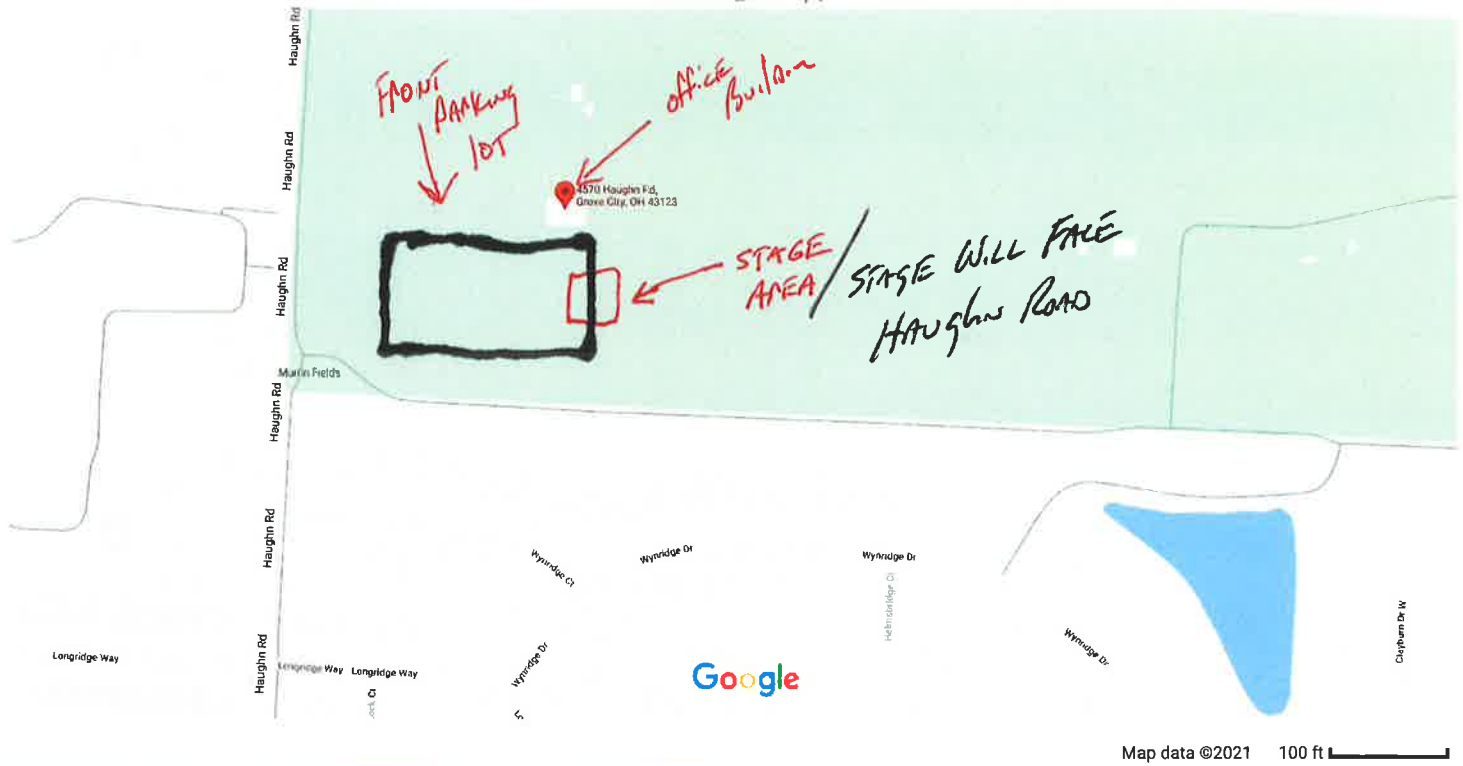
SECTION 2. The provisions shall only be waived between the hours of 7:00 p.m. to 11:00 p.m. within the areas designated in Exhibit "A" attached hereto and made a part hereof.

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

Christine Houk, President of Council



4570 Haughn Rd

CR-35-21
EXHIBIT A

4570 Haughn Rd

Building



Directions



Save



Nearby

Send to your
phone

Share



4570 Haughn Rd, Grove City, OH 43123

Photos

Date: 06/02/21
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-27-21
1st Reading: 06/07/21
Public Notice: 06/08/21
2nd Reading: 06/21/21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-27-21

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A MULTI-YEAR CONTRACT WITH PITNEY BOWES

WHEREAS, the City has received a quote to renew the postage machine for Mayor's Court; and

WHEREAS, the contract is for a term of sixty (60) months; and

WHEREAS, because the contract term 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. The City Council hereby authorizes the City Administrator to execute the agreement with Pitney Bowes more fully described in Exhibit A.

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

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-27-21

Exhibit A

LEASE SCHEDULE No. _____ TO MASTER LEASING AGREEMENT
(The "Master Leasing Agreement")

True Lease Transaction

UNDER STATE TERM SCHEDULE NUMBER 111 800547

- 1. Terms and Provisions:** This Lease Schedule is entered into by and between the Lessor and the Lessee set forth below pursuant to the terms of the Master Leasing Agreement, dated 03/01/2017, between Pitney Bowes Inc., as Lessor, and the State of Ohio, by the Department of Administrative Services, for the Lessee. The terms of the MASTER LEASING AGREEMENT are hereby incorporated by reference and made a part hereof. The Lessee (check appropriate box) and billing address of Lessee (complete) are set forth below:

☐ **An Ohio State agency. The Lessee is the Ohio State agency set forth with the billing address below.**

☒ **A Political Subdivision in the State of Ohio. The name of the Political Subdivision is set forth below with the billing address.**

Name and Billing Address:

City of Grove City
 3360 Park St
 Grove City Oh 43213-2632
 0015626671

- 2. Commencement Date** of this Lease Schedule shall be: a) the Acceptance Date as identified on the Acceptance Certificate (Exhibit B) hereto if such date is the first day of a month; or b) the first day of the month following the Acceptance Date if such date is not the first day of a month. The Lease Payment due dates shall include the Commencement Date and shall be on the first day of each month thereafter.
- 3. Description of the Property:** The Property subject to this Lease Schedule is set forth below and has been acquired pursuant to the State Term Schedule 800547 currently in existence between Pitney Bowes Inc. and the State of Ohio, dated 03/01/2017

Item No.	Quantity	Style	Description
1			
2		SEE ATTACHED QUOTE	
3 etc.			

Property Location: 3360 Park St Grove City Oh 43213-2632

- 4. Term: 60 months**
- 5. Periodic Lease Payment Amount: \$86.91**
- 6. Lease Payment Frequency:** monthly billed quarterly [monthly, quarterly, annually]
- 7. Expiration:** Lessor shall not be obligated to maintain the stated Payment Amount if the Certificate of Acceptance covering the Property has not been executed by Lessee and received by Lessor at: 3001 Summer St Stamford CT 06926; by 5:00 p.m., 30 days after installation.
- 8. Taxes.** Lessee shall keep the Property free of all levies, liens and encumbrances, except for the interest of Lessor under the Master Leasing Agreement, and shall pay when due all, to the extent applicable by law, taxes, fees, withholdings, levies, imposts, duties, assessments and charges of any kind and nature arising out of or related to the Master Leasing Agreement all in accordance with Section 11 of the Master Leasing Agreement. Upon receipt by Lessor of any such property tax bill (whether from Lessee or directly from the taxing authority), Lessor will pay such tax and will invoice Lessee for the expense. Upon receipt of such invoice, Lessee will promptly reimburse Lessor for such expense.

9. **Assignment:** As provided in Section 24 of the Master Leasing Agreement, Lessee is hereby notified that Lessor has assigned all of its right, title and interest in the Lease Schedule, the Property thereunder and the Lease Payments thereunder and all other rights in and amounts provided for under the Master Leasing Agreement applicable to the Lease Schedule to the Assignee (collectively the "Assigned Interest"). Lessee is hereby directed to pay any and all Lease Payments and other amounts due with respect to which Assignee renders an invoice, at the address set out immediately below or as otherwise directed in said invoice:

Assignee:

Assignee Name

Assignee address

Assignee City, State, Zip

10. In signing this, Lessee warrants that the representations, covenants and warranties of the Lessee set forth in the Master Leasing Agreement, which are applicable to this Lease Schedule are true and correct on the date hereof. Lessee agrees that it will pay all amounts due under the Lease Schedule as directed in the invoice and subject to Section 9.2 of the Master Leasing Agreement.
11. This Schedule is subject to Review and Approval by Assignee Name

ASSIGNMENT ACCEPTED BY ASSIGNEE NAME:

By: N/A

Lessor: Pitney Bowes Inc.
By: 
Printed Name: Lori Rossio
Title: GMAM
Date: 5/11/2021

Lessee City of Grove City
By
Printed Name:
Title:
Date:

Exhibit B

True Lease Transaction

CERTIFICATE OF ACCEPTANCE

LEASE SCHEDULE NO. _____

By and Between

City of Grove City (Lessee)

and

Pitney Bowes Inc. (Lessor)

Entered into Pursuant to the

MASTER LEASING AGREEMENT

Dated 03/01/2017

By and Between

The State of Ohio, by the Department of Administrative Services

and

Pitney Bowes Inc.

1.) ACCEPTANCE: LESSEE HEREBY CONFIRMS THAT THE PROPERTY DESCRIBED ON EXHIBIT A HAS BEEN RECEIVED, IS IN GOOD CONDITION AND REPAIR, AND COMPLIES IN ALL RESPECTS WITH ITS SPECIFICATIONS.

2.) PROPERTY LOCATION:

USER:

BY

(NAME TYPED OR PRINTED)

TITLE:

SIGNATURE:

DATE OF ACCEPTANCE _____ (Effective Date)

Date: 06/15/21
Introduced By: Mr. Holt
Committee: Finance
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-34-21
1st Reading: 06/21/21
Public Notice: 6/22/21
2nd Reading: 07/06/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-34-21

AN ORDINANCE TO APPROPRIATE \$135,000.00 FROM THE GENERAL FUND FOR THE CURENT EXPENSE OF HOOVER ROAD AND KINGSTON AVENUE STORM SEWER IMPROVEMENT

WHEREAS, the City has determined that replacing and upsizing a portion of Hoover Road and Kingston Avenue storm sewer is a necessary improvement; and

WHEREAS, City Council approved Resolution CR-18-21 on March 15, 2021 to waive provisions of Section 139.05 titled Bidding Purchases and Procedures; and

WHEREAS, the City received bids for the project and has determined estimated project costs to be \$170,000.00 with \$35,000.00 available in the 2021 operating budget; and

WHEREAS, final costs exceed original estimates of \$35,000 due to expansion of scope including reinforced concrete pipe, manhole modifications, excavation and restoration within Hoover Road, maintenance of traffic, signal operation, sidewalk replacement and tree removal; and

WHEREAS, an appropriation of funds is necessary for the City to proceed with Hoover Road and Kingston Avenue storm sewer improvements.

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

SECTION 1. There is hereby appropriated \$135,000.00 from the unappropriated monies of the General Fund to be transferred to the Capital Improvement Fund and appropriated to account number 305000.603226 for the current expense of Orders Road improvements.

SECTION 2. The General Fund shall be reimbursed the full cost of improvements from anticipated American Rescue Plan funding if determined to be an eligible expenditure.

SECTION 3. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

Date: 06/15/21
Introduced By: Mr. Holt
Committee: Finance
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-35-21
1st Reading: 06/21/21
Public Notice: 6/22/21
2nd Reading: 07/06/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-35-21

AN ORDINANCE TO APPROPRIATE \$80,000.00 FROM THE GENERAL FUND FOR THE CURENT EXPENSE OF ORDERS ROAD RESURFACING

WHEREAS, The City and Franklin County have identified the need to improve portions of Orders Road including resurfacing and full depth repairs; and

WHEREAS, Franklin County has obtained favorable bid pricing and will allow the City to participate in the project by contracting for portions of Orders Road located within Grove City corporation limits; and

WHEREAS, the Grove City portion of project costs is estimated to by \$80,000.00; and

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

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

SECTION 1. There is hereby appropriated \$80,000.00 from the unappropriated monies of the General Fund to be transferred to the Capital Improvement Fund and appropriated to account number 305000.603225 for the current expense of Orders Road improvements.

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

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

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

Michael A. Turner, Director of Finance

Date: 06/14/21
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Holt
Sponsored: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-36-21
1st Reading: 06/21/21
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-36-21

A RESOLUTION APPOINTING MEMBERS TO THE BEULAH PARK NEW COMMUNITY AUTHORITY

WHEREAS, Council established the Beulah Park New Community Authority by Resolution CR-27-19, on June 17, 2019; and

WHEREAS, under the provisions of this Resolution, City Council must appoint four (4) members to said Committee; and

WHEREAS, the following members have agreed to be appointed as follows:

Scott Perry	Two Year Term	2021 - 2022
Steve VonJasinski	Two Year Term	2021 - 2022
Ron Fomby	Two Year Term	2022 - 2023
Ted Berry	Two Year Term	2022 - 2023

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

SECTION 1. There are hereby appointed to the Beulah Park New Community Authority, the members outlined in the preamble.

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.

Stephen J. Smith, Director of Law