

GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA

June 19, 2023

6:30 Caucus

7:00 p.m. Regular Meeting

Call to Order: Pres. Berry / Roll Call / Approval of Minutes / Welcome & Reading of Agenda

LANDS: Mr. Schottke

Ordinance C-22-23 Accept the Annexation of 98.7+ acres located north and south of Rensch Road in Jackson Township to the City of Grove City. First reading.

Ordinance C-23-23 Approve the Rezoning of 0.5+ acres located N of Grant Ave. & W of Front St. from R-2 and C-2 to PUD-C with zoning text. First reading.

Resolution CR-27-23 Approve the Development Plan for the Church of the Nazarene, Phase 1, located at 4770 Hoover Rd.

Resolution CR-28-23 Approve the Preliminary Development Plan for Beulah Crossing located West of Front St and North & South of Columbus St.

SERVICE: Ms. Houk

Resolution CR-29-23 Intent to Appropriate Property and Easements for the White Road Corridor Reconstruction and related improvements for the public purpose of making or repairing a public road to be open at no charge.

SAFETY: Mr. Sigrist

Ordinance C-24-23 Amend various sections of Chapter 376 titled Operation Restricted for Low Speed and Under Speed Vehicles. First reading.

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE: Minutes of: 06/05 Council; 06/06 Plan. Comm.

Date: 06/14/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No. : C-22-23
1st Reading: 06/19/23
Public Notice: 06/20/23
2nd Reading: 07/03/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-22-23

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 98.7+ ACRES LOCATED NORTH AND SOUTH OF RENSCH ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 98.7+ acres, more or less, in Jackson Township was duly filed by Marilyn Trapp Trust, et al.; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on April 11, 2023; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on April 13, 2023.

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

SECTION 1. The proposed annexation, as applied for in the petition of Marilyn Trapp Trust, et al., being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on March 08, 2023 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on April 11, 2023, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 1383. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be SF-1, Single Family Residential, and shall be placed in Ward 1. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER



RECEIVED

FEB 28 2023

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

By ppk Date 2/29/2023

**98.7± Acre Annexation Description
from the Township of Jackson
to the City of Grove City**

-1-

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey No, 1383, being a 98.7± acre tract, said 98.7± acre being all of an Original 9.055 acre tract of land conveyed to Freedom Christian Fellowship, Inc. of record in Instrument Number 201506090076568 and being all of 89.642 acre tract of land conveyed to Ann Seren and Mary Wang of Deed Book 3444, Page 57 (1/4 interest), conveyed to Marilyn W. Trapp, Tr. and James W. Trapp Tr. of record in Instrument Number 200802110020893 (1/2 interest), conveyed to John R. Trapp, Robert Campbell, Tr. – The Rodenfels Irrevocable Heritage Trust (I.N. 202205240078514), Susan T. Campbell and Carolyn Davidson of record in Official Record 27883102 (1/24 interest each) (1/4 total interest), conveyed to James W. Trapp, Tr. & Meredith C. Trapp, Tr. of record in Instrument Number (1/24 interest) and John R. Trapp, James W. Trapp, Robert Campbell, Tr. – The Rodenfels Irrevocable Heritage Trust (I.N. 202205240078514) and Susan T. Campbell of record in Instrument Number 201811090153552 (1/96 interest each) (1/24 total interest), said 98.7± acre tract being more particularly described as follows:

Beginning at the southeasterly corner of said Trapp tract, being the southwesterly corner of a 26.112 acre tract of land conveyed to David W. Richards Jr. of record in Instrument Number 200212300334642 and being in the northerly line of a 31.263 acre tract of land conveyed to Roger L. Spillman and Donna J. Spillman, an undivided ½ interest, and to Gary L. Spillman and Lisa M. Neiswaner-Spillman, an undivided ½ interest of record in Instrument Number 201405070056610;

Thence, N 87° 12' 51" W, 1958.6± feet along southerly line of said 89.642 acre tract, along the northerly line of said 31.263 acre tract, along the northerly line of a 91.455 acre tract conveyed to Columbus & Southern Ohio Electric Company of record in Deed Book 2725, Page 426, to an angle point being the southwesterly corner of said 89.642 acre tract and being in the westerly line of a 74.842 acre tract of land conveyed to The Duroc Trust of record in Instrument Number 2015111801632;

Thence, N 03° 20' 17" E, 1314.6± feet along the westerly line of said 89.642 acre tract, along the easterly line of said 74.842 acre tract, along easterly line of a 40.00 acre tract conveyed to Jones Family Farm LTD of record in Instrument Number 200206110144134 to an angle point being a common corner of said 89.642 acre tract and a 11.552 acre tract conveyed to Olga M. Hesch Tr. of record in Instrument Number 201903120027679;

Thence, S 87° 03' 57" E, 410.3± feet along a northerly line of said 89.642 acre tract, along the southerly line of said 11.552 acre tract, to an angle point being a common corner of said 89.642 acre tract and said 11.552 acre tract;

Thence, N 03° 33' 09" E, 645.5± feet along a westerly line of said 89.642 acre tract, along the easterly line of said 11.552 acre tract, to an angle point being the common corner of said 89.642 acre tract and a 5.08 acre tract conveyed to Larry T. Adams and Penny S. Adams of record in Instrument Number 200910130147231;

Thence, S 87° 22' 09" E, 1002.2± feet along a northerly line of said 89.642 acre tract, along the southerly line of said 5.08 acre tract, along the southerly line of a 5.385 acre tract conveyed to Elaine A. Nader and Kurt A. Nader of record in Instrument number 202005290074151, to an angle point being the common corner of said 89.642 acre tract and said 5.385 acre tract;

Thence, N 02° 49' 58" E, 654.5± feet along a westerly line of said 89.642 acre tract, along the easterly line of said 5.385 acre tract, along the easterly line of a 0.982 acre tract conveyed to Gregory Goettemoeller and Dana Goettemoeller of record in Instrument Number 201901160006161, crossing the southerly Right of Way line of Rensch Road to an angle point being the centerline of said road and being a northwesterly corner of said 89.642 acre tract;

**98.7± Acre Annexation Description
from the Township of Jackson
to the City of Grove City**

-2-

Thence, **S 87° 44' 56" E, 302.8± feet** along the northerly line of said 89.642 acre tract, along the southerly line of a 91.524 acre tract conveyed to Olga M. Hesch Tr. of record in Instrument Number 201903120027679 and along the centerline of said road to an angle point being the southwesterly corner of said 9.055 acre tract.

Thence, **N 03° 02' 54" E, 984.9± feet** along the westerly line of said 9.055 acre tract, along a easterly line of said 91.524, to an angle point being the northwesterly corner of said 9.055 acre tract.

Thence, **S 87° 44' 56" E, 400.0± feet** along the northerly line of said 9.055 acre tract, along a southerly line of said 91.524 acre tract, to a common corner thereof, being in the westerly line of a 31.25 acre tract conveyed to Autumn Grove LLC of record in Instrument Number 200510270226656 and being at the westerly line of a City of Grove City Corporation Line (Case No. 10-04, Ord. No. C-56-04, I.N. 200408170192915);

Thence, **S 03° 00' 54" W, 985.8± feet** along the easterly line of said 9.055 acre tract, along the westerly line of said 31.25 acre tract, along the westerly line of said Corporation Line, along the westerly line of a City of Grove City Corporation Line (Case No. 12-04, Ord. No. C-57-04, I.N. 200407140163506), to an angle point being the southeast corner of said 9.055 acre tract, and a northerly line of a 5.016 acre tract conveyed to William Stranahan & Rhonda Wright of record in Instrument Number 201206250090509 and the centerline of said road;

Thence, **N 87° 44' 56" W, 175.5± feet** along the southerly line of said 9.055 acre tract, along northerly line of said 5.016 acre tract, along the northerly line of a 5.058 acre tract conveyed to Paul M. McClellan & Christi L. McClellan of record in Instrument Number 198711300209600, to an angle point being the northeasterly corner of said 89.642 acre tract and the northwesterly corner of said 5.055 acre tract;

Thence, **S 02° 51' 50" W, 1,299.4± feet** along the easterly line of said 89.642 acre tract, along the westerly line of said 5.058 acre tract, to an angle point being the common corner of said 5.058 acre tract and said 26.112 acre tract;

Thence, **S 02° 51' 36" W, 1,320.7± feet** along the easterly line of said 89.642 acre tract, along the westerly line of said 26.112 acre tract, to an angle point being the **True Point of Beginning**.

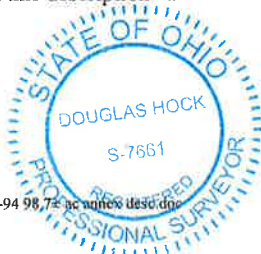
Subject, however, to all legal highways, easements, and restrictions. The above description was prepared by Advanced Civil Design, Inc. on February 23, 2023 and is based on existing records from the Franklin County Auditor's and Franklin County Recorder's Office. A drawing of the above description is attached hereto and made a part thereof.

This description is to be used for annexation purposes only and not to be used in the transfer of land.

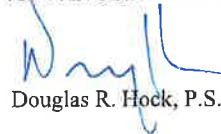
The total length of the annexation perimeter is 11,455± feet, of which 986± feet are contiguous with existing City of Grove City Corporation lines, being 8.6±% contiguous.

This annexation does not create any islands of township property.

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



ADVANCED CIVIL DESIGN, INC.


Douglas R. Hock, P.S. 7661

2/28/23
Date:

98.7 ± ACRE ANNEXATION FROM THE TOWNSHIP OF JACKSON TO THE CITY OF GROVE CITY

Township of Jackson, Franklin County, Ohio
Virginia Military Survey No. 1383

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

RECEIVED

FEB 28 2023

By CR Date 02/28/2023

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.
S87°44'56"E 400.0'±

OLGA HESCH M TR
I.N. 201903120027679
ORIG. 91.524 AC.
APN: 160-001500

400.0'±

S87°44'56"E 400.0'±

N3°02'54"E 984.9'±

FREEFORD CHRISTIAN
FELLOWSHIP INC.
I.N. 201506090076568
ORIG. 9.035 AC.
APN: 160-002853

985.8'±

S3°00'54"W 985.8'±

CITY OF GROVE CITY
CORP LINE
CASE NO. 10-04
ORD. NO. C-56-04
I.N. 200408170192915

FCGS 5008

S87°44'56"E 302.8'±

RENSCH ROAD

834.5'±

N2°49'58"E 834.5'±

1299.4'±

S2°51'50"W 1299.4'±

175.5'±

N87°44'56"W 175.5'±

89.642 AC.
APN: 160-000156

JOHN R. TRAPP
SUSAN T. CAMPBELL
CAROLYN DAVISON
O.R. 2788.302

JAMES W. TRAPP, JR. &
MEREDITH C. TRAPP, JR.
I.N. 200802110020897

JOHN R. TRAPP
JAMES W. TRAPP
SUSAN T. CAMPBELL
I.N. 201811090153552

ANN SEREN &
MARY WANG
D.B. 3444, PG. 57

MARILYN W. TRAPP, JR. &
JAMES W. TRAPP, JR.
I.N. 200802110020893

DAVID W. RICHARDS JR.
I.N. 200212300334642
ORIG. 26.112 AC.
APN: 160-002822

ROBERT CAMPBELL, JR.
THE RODENFELS
IRREVOCABLE HERITAGE
TRUST
I.N. 202205240078514

1320.7'±

S2°51'36"W 1320.7'±

1958.6'±

N87°12'51"W 1958.6'±

POB

COLUMBUS & SOUTHERN OHIO
ELECTRIC COMPANY
D.B. 2725, PG. 426
ORIG. 91.455 AC.
APN: 160-000179

ROGER L. SPILLMAN & DONNA J. SPILLMAN
GARY L. SPILLMAN & LISA M.
NEIWANER-SPILLMAN
I.N. 201405070056610
ORIG. 31.263 AC.
APN: 160-001842

THE DUROC TRUST
I.N. 201511180163243
ORIG. 74.842 AC.
APN: 230-001469

JONES FAMILY FARM LTD
I.N. 200206110144134
ORIG. 40.00 AC.
APN: 230-001474

7°03'57"E 410.3'±

N3°20'17"E 1314.6'±

N3°33'09"E 645.5'±

S87°22'09"E 1002.2'±

S87°44'56"E 302.8'±

PLEASANT TOWNSHIP

JACKSON TOWNSHIP

JACKSON TOWNSHIP

JACKSON TOWNSHIP

JACKSON TOWNSHIP

JACKSON TOWNSHIP

JACKSON TOWNSHIP

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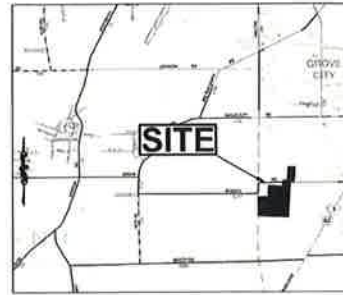
JACKSON TOWNSHIP

JACKSON TOWNSHIP

JACKSON TOWNSHIP

JACKSON TOWNSHIP

JACKSON TOWNSHIP



Location Map - NTS

- A OLGA M. HESCH TR
I.N. 201903120027679
ORIG. 11.552 AC.
APN: 160-000991
- B LARRY T. ADAMS &
PENNY T. ADAMS
I.N. 200910130147231
ORIG. 5.08 AC.
APN: 160-002882
- C ELAINE A. NADER &
KURT A. NADER
I.N. 202005290074151
ORIG. 5.385 AC.
APN: 160-002883
- D GREGORY & DANA
GOETTEMÖLLER
I.N. 201901160006161
ORIG. 0.982 AC.
APN: 160-001088
- E PAUL M. MCCLELLAN &
CHRIST L. MCCLELLAN
I.N. 198711300209600
ORIG. 5.058 AC.
APN: 160-002718
- F WILLIAM STRANAHAN &
RHONDA WRIGHT
I.N. 201206250090509
ORIG. 5.016 AC.
APN: 160-002715
- G AUTUMN GROVE LLC
I.N. 200510270226656
ORIG. 31.25 AC.
APN: 040-012465

GRAPHIC SCALE



1 inch = 500 feet

This exhibit is based on information
obtained from the Franklin County
Auditor's and Franklin County
Recorder's Office and Information
obtained from an actual field survey
conducted in April of 2021.



Douglas R. Hock, P.S. 7661

Date:

Advanced Civil Design, Inc
781 Science Boulevard,
Suite 100
Gahanna, OH 43230
Phone 614-428-7750

Job No.: 21-0003-94
Date: 2/23/23

Length of Contiguity: ±986 feet
Total Length of Perimeter: ±11,455 feet
Percentage of Contiguity: ±8.6%

No islands of township property are
created by this annexation.

Legend

- Area to be Annexed
- Existing Grove City Corp Line
- Proposed Grove City Corp Line

RECEIVED

FEB 08 2023

Franklin County Planning Department
Franklin County, OH

APV-07-23

Date: 06/14/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-23-23
1st Reading: 06/19/23
Public Notice: 06/20/23
2nd Reading: 08/07/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-23-23

AN ORDINANCE FOR THE REZONING OF 0.5± ACRES LOCATED NORTH OF GRANT AVE & WEST OF FRONT ST FROM R-2 & C-2 TO PUD-C WITH 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 June 06, 2023 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 R-2 & C-2 to PUD-C with zoning text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being all of Lots 31, 32, and 33 of Grant's Addition as numbered and delineated on the recorded Plat thereof, Plat Book 5, Page 130, as conveyed to The Laser Foundry LLC, *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

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-23-23

3472 Grant Ave

0.5 Acres, 040-000208, 040,00777, 040,000776

Application No. 202212130070

PLANNED UNIT DEVELOPMENT---COMMERCIAL (PUD-C)

ZONING TEXT & DEVELOPMENT STANDARDS

I. Introduction

The project consists of one (1) "lot" being 0.5 acres located on Grant Avenue east of, PID 040-000127 and more specifically described in Exhibit "A". The lot shall be zoned PUD-C and will be developed in conformance with the Zoning Text & Development Standards ("Text") delineated herein.

II. Compatibility

The standards within this text have been drafted to ensure that the project is appropriate within the unique context of the Town Center, establishing the necessary requirements to create a structure in character with the area, and providing an appropriate transition between the land uses in the area.

III. 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 to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other person of circumstances are not affected by that decision.

IV. Applicability

The standards and provisions outlined within the Text shall apply to the 0.5 acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters.

V. Conflict

When there appears to be, or there is in fact, a conflict between the Text and the Zoning Code, standards within the Text shall apply.

VI: General Provisions

1. Permitted Uses

- a) One (1) single unit residential dwelling structure
- b) Specialized business services or repair services which operate entirely within structures and require no outside storage of products or materials

2. Setbacks

- a. Building Setbacks
 - i. Front yard setback.
 - 1. The setback from Grant Avenue shall be 20 feet. A front porch may encroach into the minimum setback by five (5) feet.
 - 2. The setback from Front Street shall be zero (0) feet.

- ii. Rear yard setback. The rear yard shall be a minimum of 3 feet from the public alley.
- iii. Side yard setback. The side yard setback shall be 15 feet from the west property line.

b. Parking Setbacks

- i. Parking lots constructed after the approval of this zoning text shall be located behind the primary structure, accessed from either Grant Avenue or the rear alley.
- ii. Parking lot setback requirements are to be approved with the Development Plan for the site.

3. Parking

- a. Parking may be reduced from the amount required per Code, provided that the applicant provides evidence of the long-term availability of sufficient public parking off-site.
- b. Parking lots are to be designed to reduce the impact on nearby residences.

4. Landscaping

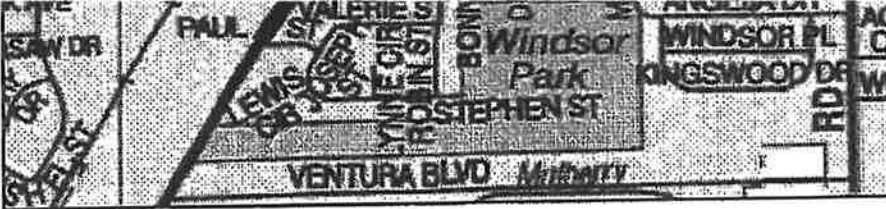
- a. Unless otherwise required below, landscaping shall be required per Chapter 1136 for all new development on the site occurring after the approval of this zoning text.
- b. Landscape screening in the form of a continuous 80% opaque landscaped hedge, fence, wall, or combination thereof shall be installed along the west property line.

5. Building Requirements

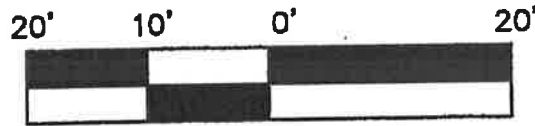
- a. Building architecture and building materials shall be compatible with existing structures within the Town Center and/or Beulah Park development.
- b. Buildings are to be oriented to the street with minimum setbacks to create a pedestrian-oriented streetscape.
- c. 35 feet maximum building height.
- d. One (1) accessory building associated with an approved use on the site is permitted and shall have a footprint not to exceed 1,200 square feet.

6. Fencing

- a. Any fencing on the lot shall be decorative in nature, with no chain link permitted. Permitted fencing shall include vinyl, wood conditioned for exterior uses, and metal.



Vicinity Map



Scale: 1" = 20'

May 5, 2023

C-23-23

Exhibit A

Legal Description

Situated in the State of Ohio, County of Franklin, City of Grove City, being all of Lots 31, 32 and 33 of Grant's Addition to Beulah as is numbered and delineated on the recorded plat thereof, of record in Plat Book 5, Page 130, as conveyed to The Laser Foundry LLC in Instrument Number 202207060099358 and Instrument Number 202208260123607, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at the southeast corner of said Lot 31, also being the intersection of the north line of Grant Avenue, 60 feet wide, and the west line of Front Street, 40 feet wide;

Thence, westerly, along the south lines of said Lots 31, 32 and 33 and along the north line of Grant Avenue, approximately 144 feet to the southwest corner of said Lot 33, also being the southeast corner of Lot 34 of said Grant's Addition to Beulah as conveyed to Victoria D. and Wayne E. Morris in Instrument Number 201404300052868;

Thence, northerly, along the west line of said Lot 33 and along the east line of said Lot 34, approximately 150 feet to the northwest corner of said Lot 33, the northeast corner of said Lot 34 and in the south line of a 20 foot wide alley;

Thence, easterly, along the north lines of said Lots 33, 32 and 31 and along the south line of said alley, approximately 144 feet to the northeast corner of said Lot 31, also being the intersection of the south line of said alley and the west line of Front Street;

Thence, southerly, along the east line of said Lot 31 and along the west of Front Street, approximately 150 feet to THE POINT OF BEGINNING, CONTAINING 0.5 ACRES, MORE OR LESS. This description was prepared from record information only and is not based on a field survey. This description is for zoning purposes only.

PROPOSED REZONING ±0.5 ACRES

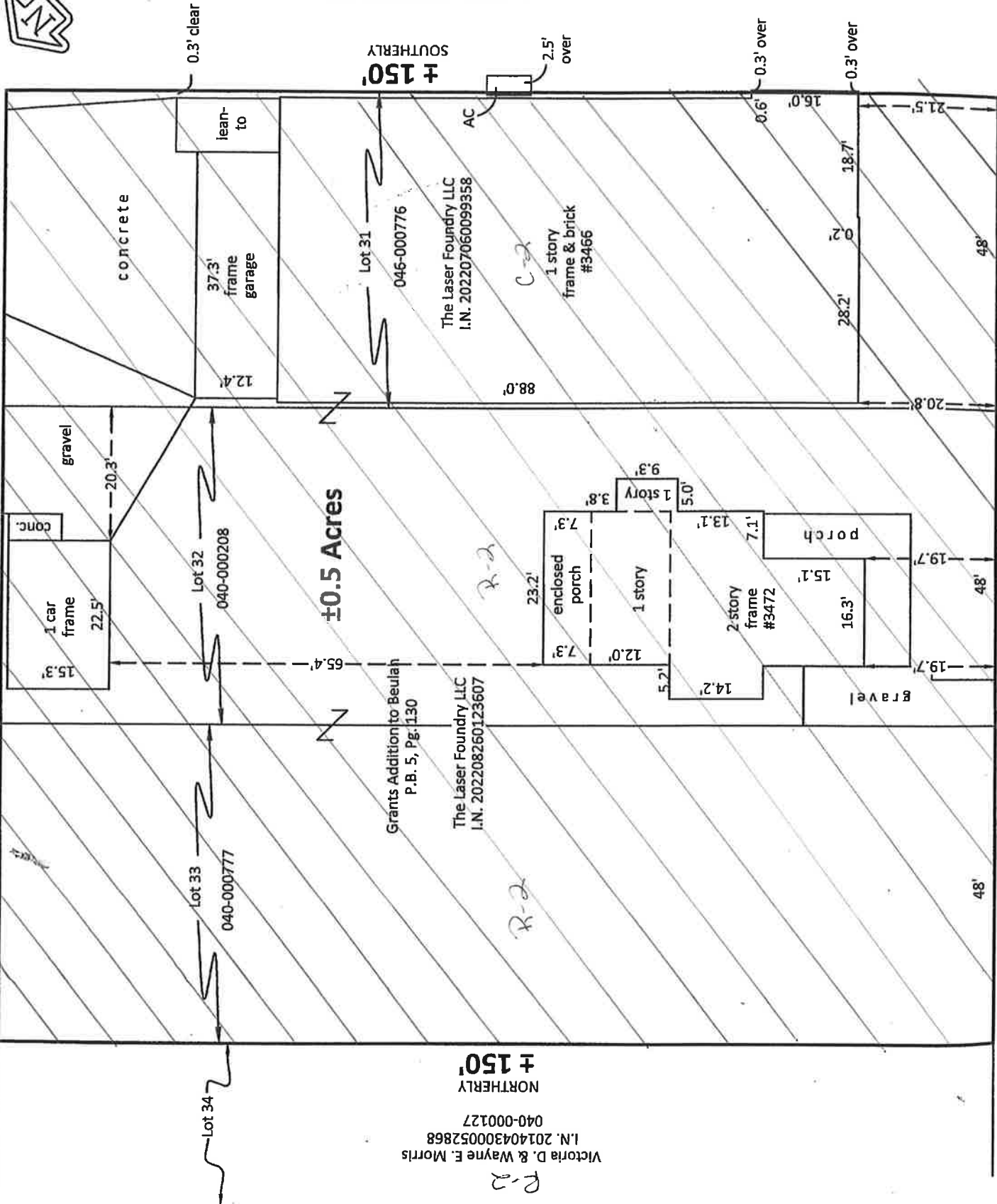
1: C2 & R2

PUD-C

EASTERLY

±144'

20' ALLEY



C-23-23

FRONT STREET 40'

±150' SOUTHERLY

Victoria D. & Wayne E. Morris
I.N. 201404300052868
040-000127

±150' NORTHERLY

Grants Addition to Beulah
P.B. 5, Pg. 130
The Laser Foundry LLC
I.N. 202208260123607

The Laser Foundry LLC
I.N. 202207060099358

±144' WESTERLY

P.O.B.

Date: 06/14/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-27-23
1st Reading: 06/19/23
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-27-23

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE CHURCH OF THE NAZARENE, PHASE 1, LOCATED AT 4770 HOOVER ROAD

WHEREAS, on June 06, 2023, the Planning Commission recommended approval of the Development Plan for the Church of the Nazarene, Phase 1, with the following stipulations:

1. The dumpster enclosure shall be finished in materials matching the primary structures on the site;
2. A brick façade shall be utilized on the west elevation of the shelter building.

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 Church of the Nazarene, Phase 1, located at 4770 Hoover 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

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: 06/14/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-28-23
1st Reading: 06/19/23
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-28-23

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR BEULAH CROSSING LOCATED WEST OF FRONT STREET AND N & S OF COLUMBUS STREET

WHEREAS, on June 06, 2023, the Planning Commission recommended approval of the preliminary development plan for Beulah Crossing located West of Front St. and North & South of Columbus St., with the following stipulation:

1. Access to the south parcel shall be from Columbus Street and Lincoln Avenue.

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 Beulah Crossing located west of Front St. and north & south of Columbus St., contingent upon the stipulation set by Planning Commission.

SECTION 2. 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: 06-14-23
Introduced By: Ms. Houk
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days
Current Expense:

No.: CR-29-23
1st Reading: 06/19/23
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-29-23

A RESOLUTION OF INTENT TO APPROPRIATE PROPERTY AND EASEMENTS FOR THE WHITE ROAD CORRIDOR RECONSTRUCTION AND RELATED IMPROVEMENTS FOR THE PUBLIC PURPOSE OF MAKING OR REPAIRING A PUBLIC ROAD TO BE OPEN AT NO CHARGE

WHEREAS, the City of Grove City is planning to make capital improvements to the White Road corridor as part of the White Road Corridor Improvement Project; and

WHEREAS, the White Road corridor is in need of improvements to support safe vehicular, pedestrian and bicycle traffic in conjunction with development along the project corridor; and

WHEREAS, the Project is considered to be a priority need for the community; and

WHEREAS, the City's Consulting Engineer has prepared plans for the Project as shown in each attachment herein; and

WHEREAS, the Project requires that the City obtain certain property, by Warranty Deed (without limitation of existing access rights), as well as various permanent and temporary easements (without limitation of existing access rights), from multiple property owners for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, as described and depicted in the attached exhibits; and

WHEREAS, pursuant to Section 719.04 of the Ohio Revised Code, it is necessary for Council to declare its intent to appropriate property for the improvements related to the Project.

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

SECTION 1. This Council considers it necessary and declares its authorization to appropriate, for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, the property and easements from the property owners identified above, and in the attached Exhibit A. All Warranty Deed fee interests referenced in the attached Exhibit A shall preserve a right of access for the residual parcel. Each of the property interests needed from each of the property owners and properties is depicted in the attached Exhibit B.

SECTION 2. Council hereby authorizes and directs such appropriations to proceed. The City, through its counsel, is hereby authorized to file a petition for appropriation in the Franklin County Court of Common Pleas should it become necessary, and to utilize the quick-take procedures pursuant to R.C. 163.06.

SECTION 3. Council further hereby authorizes and directs the City Administrator, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any

other lawful actions necessary to appropriate or acquire the properties in Section 1, including the authority to reach a reasonable administrative resolution with the property owner to acquire the property interests in an amount greater than the appraised value without further Council action being required.

SECTION 4. The resolution shall take effect at the earliest opportunity afforded 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
resolution is correct as to form.

Stephen J. Smith, Director of Law

Parcel 1

CP 29-23

0.069 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City and Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 20,000 square foot tract conveyed to Dean D. Moody by deed of record in Instrument Number 200611080224433 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025, found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence North 74° 47' 24" West, with said centerline, a distance of 1279.92 feet to a magnetic nail set at the northeasterly corner of said Moody tract and the northwesterly corner of that 20,000 square foot tract conveyed to Margaret Ann Seidenschmidt, Trustee of the Margaret Seidenschmidt Trust by deed of record in Instrument Number 201503260037882, being in the southerly line of that 0.130 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087780, being the TRUE POINT OF BEGINNING;

Thence South 14° 48' 36" West, with the line common to said Moody tract and said Seidenschmidt tract, a distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said White Road;

Thence North 74° 47' 24" West, across said Moody tract, with said southerly right-of-way line, a distance of 100.00 feet to an iron pin set at an angle point in said southerly right-of-way line, being the southeasterly corner of that 0.256 acre tract conveyed to City of Grove City by deed of record in Instrument Number 200208300215799 and the northeasterly corner of that portion of said White Road as demonstrated of record in Plat Book 105, Page 62;

Thence North 14° 48' 36" East, with the line common to said Moody tract and said 0.256 acre tract, a distance of 30.00 feet to a magnetic nail set at the northwesterly corner of said Moody tract and the northeasterly corner of said 0.256 acre tract, being the centerline of said White Road and in the southerly line of that 0.350 acre tract conveyed to City of Grove City by deed of record in Instrument Number 200209100224157;

Thence South 74° 47' 24" East, with said centerline, the northerly line of said Moody tract, and the southerly lines of said 0.350 acre tract, that 0.056 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201607080087781, and said 0.130 acre tract, (passing a railroad spike found at a distance of 37.18 feet) a total distance of 100.00 feet to the TRUE POINT OF BEGINNING, containing 0.069 acre, more or less, all of which is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMH&T in January, 2004 and an actual field survey by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December, 2020 and February, 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

3-17-2022

Date

BRK:djr
0_069 ac 20201061-VS-BNDY

PRELIMINARY APPROVAL	
Cameil R. Robertson P.E. PS	
BY: gantonini	
03/24/2022	
PENDING ORIGINALS	
(Submitted via email 1/19/2022)	
Please return this approval along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.	

**DRAINAGE EASEMENT
0.011 ACRE**

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 469, and being on, over and across that 20,000 square foot tract conveyed to Dean D Moody by deed of record in Instrument Number 200611080224433 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northwesterly corner of said 20,000 square foot tract and the northeasterly corner of that 0.256 acre tract conveyed to City of Grove City by deed of record in Instrument Number 200208300215799, being in the centerline of White Road;

Thence South 14° 48' 36" West, with the line common to said 20,000 square foot and 0.256 acre tracts, a distance of 30.00 feet to a point in the southerly right-of-way line of White Road, being the TRUE POINT OF BEGINNING;

Thence South 74° 47' 24" East, with said southerly right-of-way line, crossing said 20,000 square foot tract, a distance of 100.00 feet to a point in the line common to said 20,000 square foot tract and that 20,000 square foot acre tract conveyed to Margaret Ann Seidenschmidt, Trustee of the Margaret Seidenschmidt Trust by deed of record in Instrument Number 201503260037882;

Thence South 14° 48' 36" West, with said common line, a distance of 5.00 feet to a point;

Thence North 74° 47' 24" West, crossing said 20,000 square foot (Moody) tract, a distance of 100.00 feet to a point in the line common to said 20,000 square foot (Moody) and that portion of said White Road as demonstrated of record in Plat Book 105, Page 62;

Thence North 14° 48' 36" East, with said common line, a distance of 5.00 feet to the TRUE POINT OF BEGINNING, containing 0.011 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "B. King".

Brandon R. King
Professional Surveyor No. 8772

3.14.2022

Date

BRK:nmd
0_011 ac 20201061-VS-ESMT-DRAN-04.docx

0.041 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 469, being part of that 6.0009 acre tract conveyed to Joseph A. Ciminello by deed of record in Instrument Number 202105120084335 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence North 74° 47' 24" West, with said centerline, a distance of 265.01 feet to a magnetic nail set at the northeasterly corner of said 6.0009 acre tract and the northwesterly corner of that tract conveyed to M/I Homes of Central Ohio, LLC by deeds of record in Instrument Numbers 202105120084320, 202105120084321, 202105120084328, and 202105270094202, being in the southerly line of that 0.312 acre tract conveyed to The Franklin County Commissioners by deed of record in Instrument Number 201609200127419, being the TRUE POINT OF BEGINNING;

Thence South 14° 52' 17" West, with the line common to said 6.0009 acre and M/I Homes of Central Ohio, LLC tracts, a distance of 30.00 feet to an iron pin set in the southerly right-of-way line of said White Road;

Thence North 74° 47' 24" West, across said 6.0009 acre tract, with said southerly right-of-way line, a distance of 60.00 feet to an iron pin set in the line common to said 6.0009 acre tract and that 4.170 acre tract conveyed to Donald W. Kelly and Ronda A. Kelly by deed of record in Instrument Number 199905140122888;

Thence North 14° 52' 17" East, with said common line, a distance of 30.00 feet to a PK nail found at the northwesterly corner of said 6.0009 acre tract and the northeasterly corner of said 4.170 acre tract, being in said centerline and the southerly line of said 0.312 acre tract;

Thence South 74° 47' 24" East, with said centerline, and the line common to said 6.0009 and 0.312 acre tracts, a distance of 60.00 feet to the TRUE POINT OF BEGINNING, containing 0.041 acre, more or less, all of which is in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

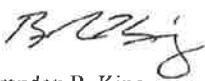
The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section I Phase I", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020 and February 2022.



BRK:unw
0_041 ac 20201061-VS-BNDY-0R.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

3-17-2022

Date



**DRAINAGE EASEMENT
0.007 ACRE**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 469, and being on, over and across that 6.0009 acre tract conveyed to Joseph A. Ciminello by deed of record in Instrument Number 202105120084335 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the northwesterly corner of said 6.0009 acre tract and the northeasterly corner of that 4.170 acre tract conveyed to Donald W. Kelly and Ronda A. Kelly by deed of record in Instrument Number 199905140122888, being in the centerline of White Road;

Thence South 14° 52' 17" West, with the line common to said 6.0009 and 4.170 acre tracts, a distance of 30.00 feet to a point in the southerly right-of-way line of White Road, being the TRUE POINT OF BEGINNING;

Thence South 74° 47' 24" East, with said southerly right-of-way line, crossing said 0.007 acre tract, a distance of 60.00 feet to a point in the line common to said 6.0009 acre tract and that tract conveyed to M/I Homes of Central Ohio, LLC by deed of record in Instrument Numbers 202105120084320, 202105120084321, 202105120084328, and 202105270094202 ;

Thence South 14° 52' 17" West, with said common line, a distance of 5.00 feet to a point;

Thence North 74° 47' 24" West, crossing said 6.0009 acre tract, a distance of 60.00 feet to a point in the line common to said 6.0009 and 4.170 acre tracts;

Thence North 14° 52' 17" East, with said common line, a distance of 5.00 feet to the TRUE POINT OF BEGINNING, containing 0.007 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.


Brandon R. King
Professional Surveyor No. 8772

3-14-2022

Date

BRK:djf
0_007 ac 20201061-VS-BNDY-ESMT-DRAN-05.docx

0.069 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Survey Number 469, Virginia Military District, and being part of that 0.4591 acre tract conveyed to Robert Gilliland Jr. and Tisha Gilliland by deed of record in Instrument Number 20211160209269 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence North 74° 47' 24" West, with said centerline, a distance of 1850.93 feet to a magnetic nail set at the southeasterly corner of said 0.4591 acre tract and the southwesterly corner of that 0.350 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200209100224157, being in the northerly line of that 2.762 acre tract conveyed to City of Grove City by deed of record in Instrument Number 200209060221715, and being the TRUE POINT OF BEGINNING;

Thence North 74° 47' 24" West, continuing with said centerline, with the line common to said 0.4591 and 2.762 acre tracts, distance of 100.00 feet to a magnetic nail set at the southwesterly corner of said 0.4591 acre tract and the southeasterly corner of that 0.783 acre tract conveyed to Vickie J. Evans and Brian J. Evans by deed of record in Instrument Number 201106130073508;

Thence North 14° 29' 27" East, with the line common to said 0.4591 and 0.783 acre tracts, a distance of 30.00 feet to an iron pin set in the northerly right-of-way line of said White Road;

Thence South 74° 47' 24" East, with said northerly right-of-way line and crossing said 0.4591 acre tract, a distance of 100.00 feet to an iron pin set in the easterly line of said 0.4591 acre tract, at the northwesterly corner of said 0.350 acre tract and the southwesterly corner of that 0.117 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200601130009183;

Thence South 14° 29' 27" West, with the line common to said 0.4591 and 0.350 acre tracts, (passing a 5/8 inch iron pipe found at a distance of 5.34 feet) a total distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.069 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020, February 2022, and June 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

6-21-2022

Brandon R. King
Professional Surveyor No. 8772

Date

BRK:tnw
0_069 ac 20201061-VS-BNDY-17.docx

0.117 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Survey Number 469, Virginia Military District, and being part of that 0.783 acre tract conveyed to Vickie J. Evans and Brian J. Evans by deed of record in Instrument Number 201106130073508 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument FCGS 0025 found at an angle point in the centerline of White Road (variable right-of-way width) of record in Road Record 8, Page 50;

Thence North 74° 47' 24" West, with said centerline, a distance of 1950.93 feet to a magnetic nail set at the southeasterly corner of said 0.783 acre tract and the southwesterly that 0.4591 acre tract conveyed to Robert Gilliland Jr. and Tisha Gilliland by deed of record in Instrument Number 202111160209269, being in the northerly line of that 2.762 acre tract conveyed to City of Grove City by deed of record in Instrument Number 200209060221715, and being the TRUE POINT OF BEGINNING;

Thence North 74° 47' 24" West, continuing with said centerline, with the line common to said 0.783 and 2.762 acre tracts, a distance of 169.12 feet to a magnetic nail set at the southwesterly corner of said 0.783 acre tract and the southeasterly corner of that 0.130 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200209100224157;

Thence North 12° 57' 36" East, with the line common to said 0.783 and 0.130 acre tracts, a distance of 30.02 feet to an iron pin set at an angle point in the northerly right-of-way line of said White Road and at the southeasterly corner of that 0.043 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200601130009183;

Thence South 74° 47' 24" East, with said northerly right-of-way line and crossing said 0.783 acre tract, a distance of 169.92 feet to an iron pin set in the line common to said 0.783 and 0.4591 acre tracts;

Thence South 14° 29' 27" West, with said common line, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.117 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by EMH&T in January 2004 and an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020, February 2022, and June 2022.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Brandon R. King in black ink.

6-21-2022

Brandon R. King
Professional Surveyor No. 8772

Date

CP-29-23

EXHIBIT B

Parcel 1

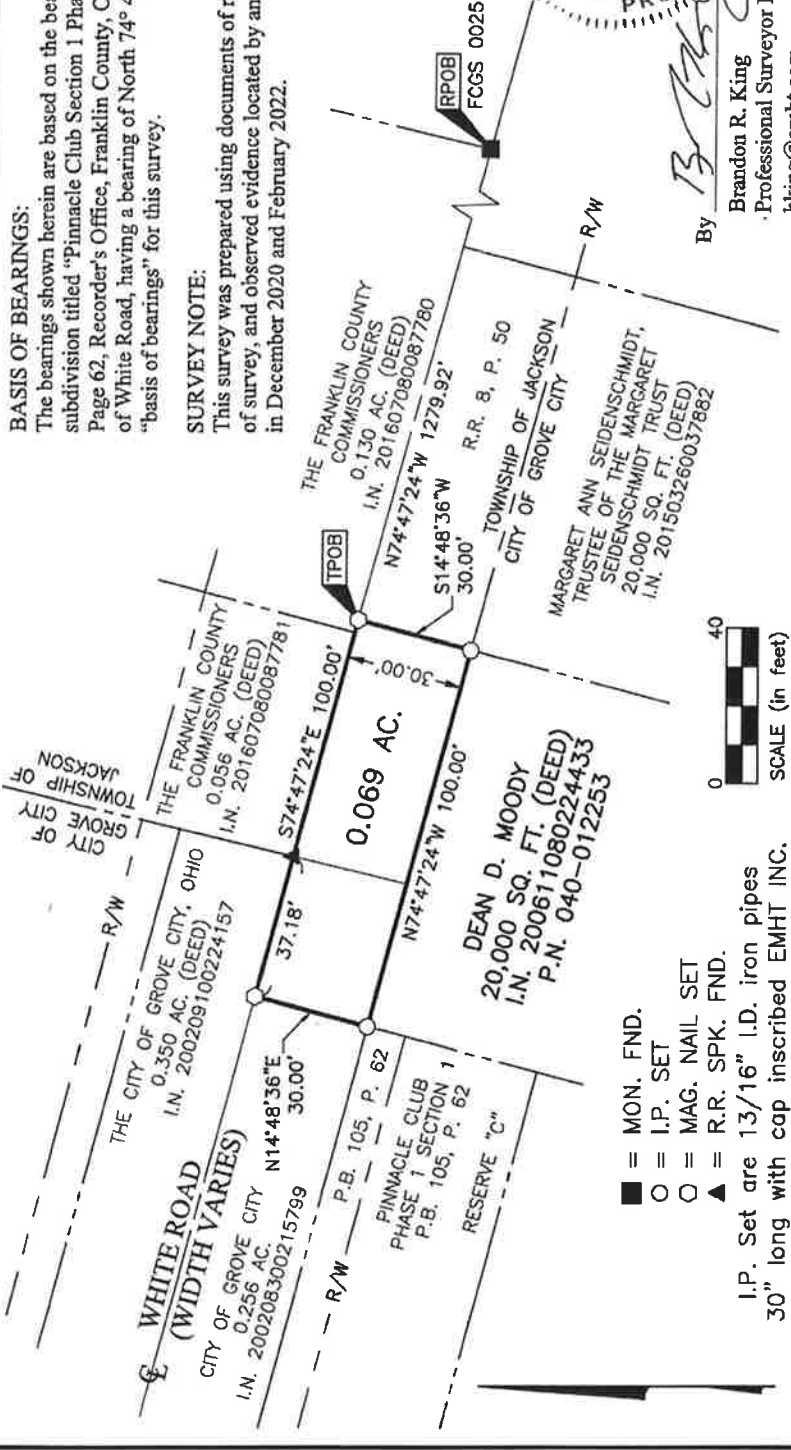
EMH.T Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 800.775.3446 emht.com	SURVEY OF ACREAGE PARCEL VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469 CITY OF GROVE CITY AND TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO		Date: March 17, 2022 Scale: 1" = 40' Job No: 2020-1061 Sheet No: 1 of 1
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BASIS OF BEARINGS:

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Page 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West is designated the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in December 2020 and February 2022.





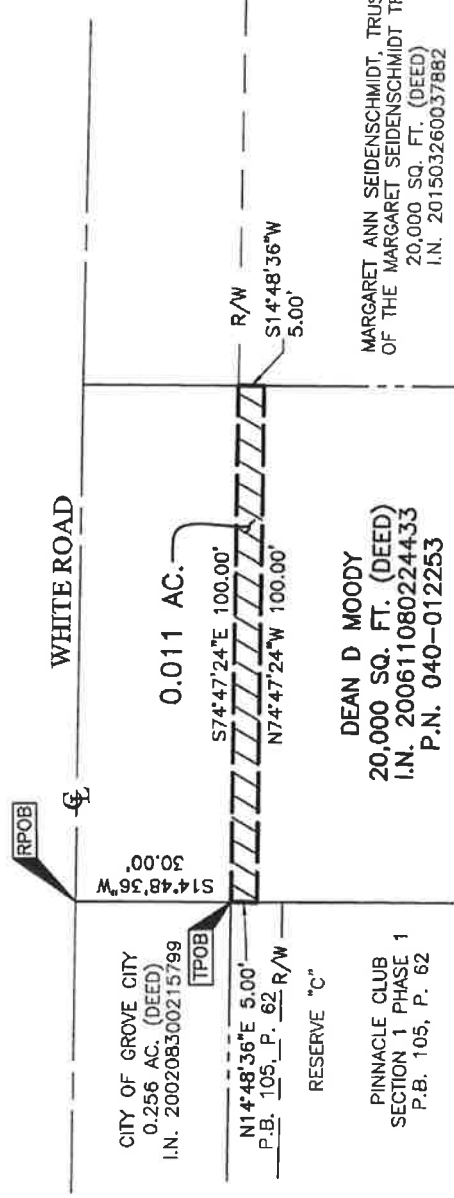
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emhit.com

DRAINAGE EASEMENT

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

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

Date:	March 14, 2022
Scale:	1" = 30'
Job No:	2020-1061
Sheet No:	1 of 1

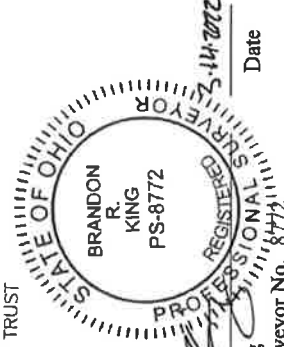


MARGARET ANN SEIDENSCHMIDT, TRUSTEE
OF THE MARGARET SEIDENSCHMIDT TRUST
20,000 SQ. FT. (DEED)
I.N. 201503260037882

DEAN D MOODY
20,000 SQ. FT. (DEED)
I.N. 200611080224433
P.N. 040-012253

PINNACLE CLUB
SECTION 1 PHASE 1
P.B. 105, P. 62

RESERVE "C"



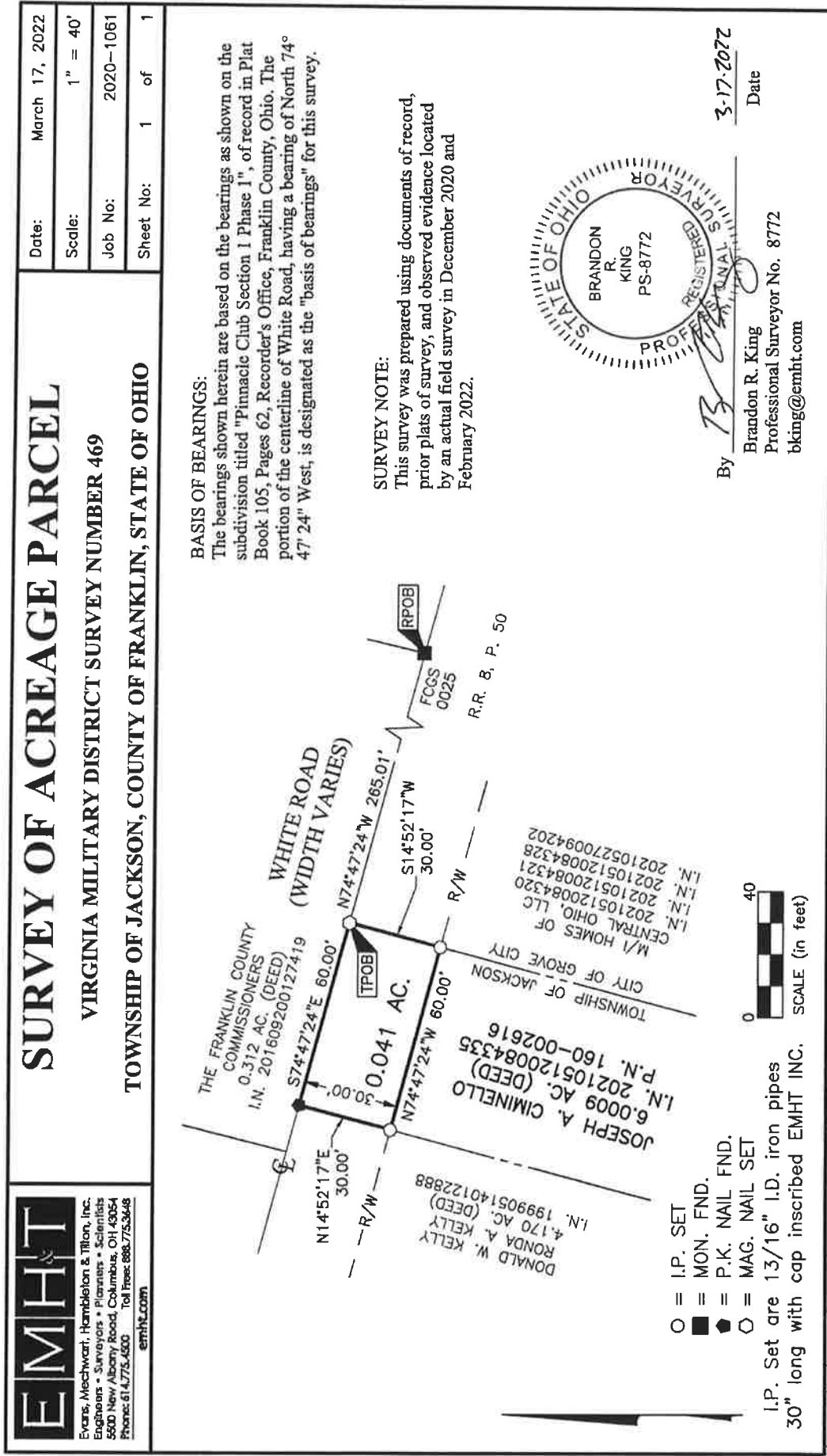
By

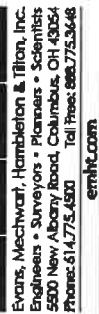
Brandon R. King
Professional Surveyor No. 8772
bking@emhit.com

Date



J:\20201061\DWG\ASHEETS\ASSEMENTS\20201061-YS-ESMT-DRAIN-04.DWG plotted by KING, BRANDON on 3/25/2022 2:13:30 PM last saved by BKING on 3/14/2022 9:55:31 AM





VIRGINIA MILITARY DISTRICT SURVEY NUMBER 469

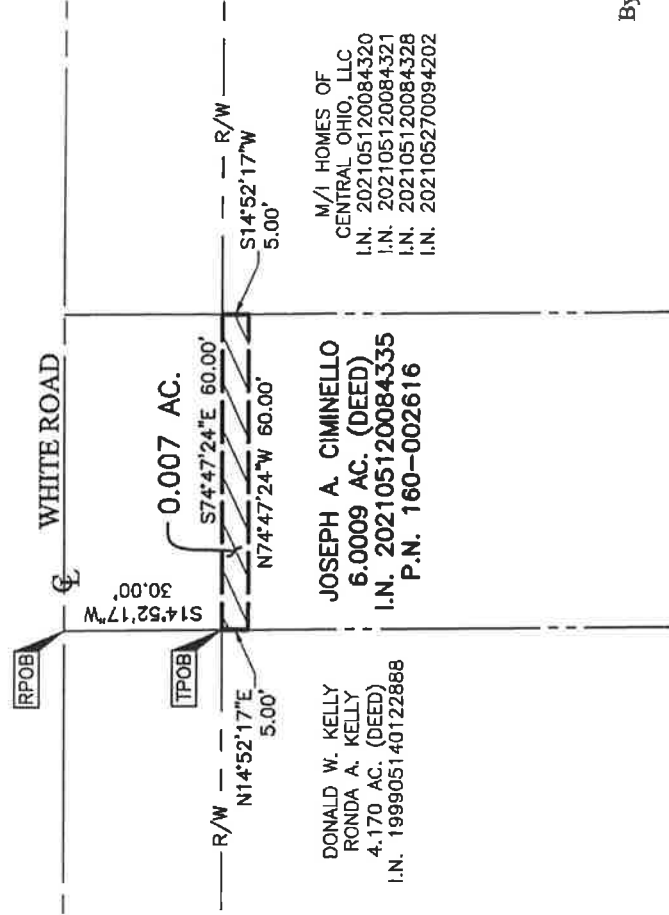
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 14, 2022

Scale: $1'' = 30'$

Job No: 2020-1061

Sheet No: 1 of 1



0 30
SCALE (in feet)

By

Brandon R. King

Professional Surveyor No. 8772

bking@emht.com

Date _____

Date _____

J:\20201001\DWG\04SHEETS\EXHIBMENTS\20201001-VS-ESUT-DRAW-05.DWG plotted by KING, BRANDON on 3/14/2022 10:00:19 AM last saved by CFERGUSON on 3/11/2022 3:24:10 PM



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll free: 888.775.3648
emht.com

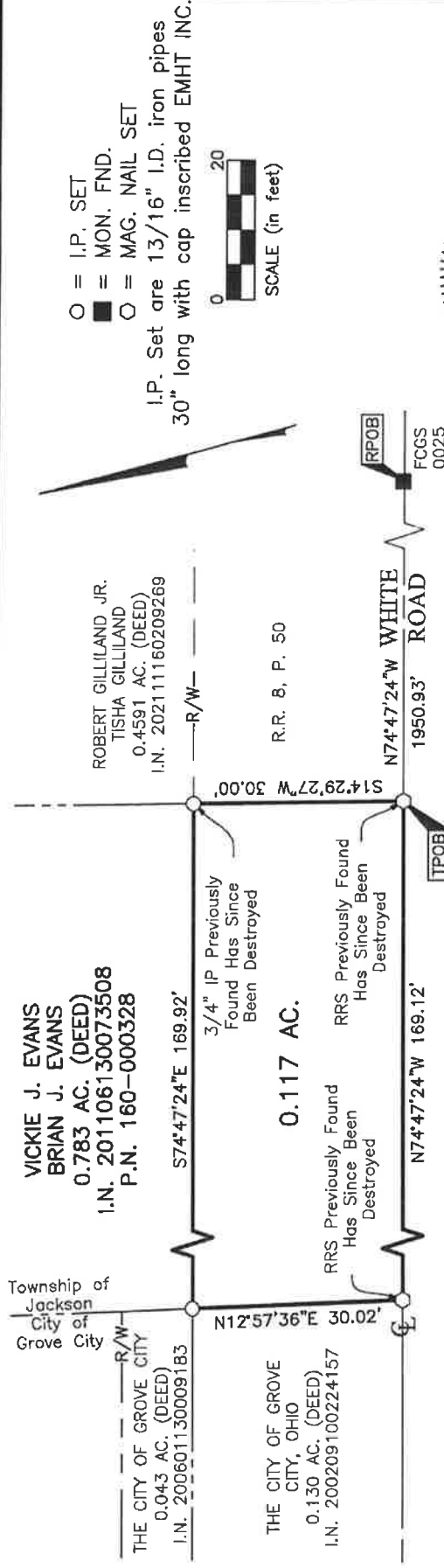
SURVEY OF ACREAGE PARCEL

SURVEY NO. 469

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date:	June 21, 2022
Scale:	1" = 20'
Job No:	2020-1061
Sheet No:	1 of 1

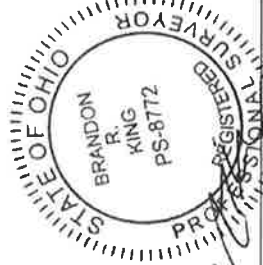


BASIS OF BEARINGS:

The bearings shown herein are based on the bearings as shown on the subdivision titled "Pinnacle Club Section 1 Phase 1", of record in Plat Book 105, Pages 62, Recorder's Office, Franklin County, Ohio. The portion of the centerline of White Road, having a bearing of North 74° 47' 24" West, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by EMH&T in January 2004 and an actual field surveyed performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in December 2020, February 2022, and June 2022.



By  Date 6-21-2022
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date: 6/14/23
Introduced By: Mr. Sigrist
Committee: Safety
Originated By: Mr. Holt
Sponsor: _____
Emergency: 30 Days: XX
Current Expense: _____

No. : C-24-23
1st Reading: 06/19/23
Public Notice: 06/20/23
2nd Reading: 07/03/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-24-23

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF CHAPTER 376 TITLED OPERATION RESTRICTED FOR LOW-SPEED AND UNDER-SPEED VEHICLES

WHEREAS, Section 4511.215 of the Ohio Revised Code grants municipalities the authority to regulate by ordinance the operation of low-speed and under-speed vehicles on public streets or highways under its jurisdiction; and

WHEREAS, on Oct. 21, 2019, Council adopted Ord. C-46-19 to enact Chapter 376 titled "Operation Restricted for Low-Speed and Under-Speed Vehicles"; and

WHEREAS, on July 20, 2020, Council adopted Ord. C-28-20 to make various amendments to this Chapter; and

WHEREAS, the City has seen an increase in the use of Low-Speed and Under-Speed Vehicles in the community and has received requests to make some adjustments to the current Chapter; and

WHEREAS, a review has been made to make Chapter 376 more community friendly and equal to other vehicles allowed upon the roadways, while keeping the community safe.

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 376.02 titled Restrictions is hereby amended in part, and shall read:

376.02 RESTRICTIONS

(b) No person shall operate a low-speed or under-speed vehicle upon the following streets:

- ~~(1) — Broadway~~
- (2) Stringtown Road
- (3) London-Groveport Road

(d) No person shall operate a low-speed or under-speed vehicle upon any street or highway with a speed limit of 35 miles per hour or lower, unless ~~in compliance with the following provisions:~~

- ~~(1) — The low-speed or under-speed vehicle shall be inspected by the Grove City Division of Police or other law enforcement agency that complies with inspection requirements established by the Department of Public Safety under R.C. § 4513.02 and listed below in section (e);~~
- (2) — The vehicle must successfully passed the required vehicle inspection in accordance with

the requirements set forth herein and in R.C. Chapters 4511 and 4513; be registered in accordance with R.C. Chapter 4503, and be titled in accordance with R.C. Chapter 4505.

(e) In order to pass the inspection required under (d)(1), the low-speed or under-speed vehicle must include the following equipment:

- (1) Adequate brakes and braking system;
- (2) Properly working brake lights, head lights, tail lights, and turn signals;
- (3) A properly working steering mechanism;
- (4) A windshield to prohibit injury from roadway debris;
- (5) A rearview mirror;
- (6) A working horn, audible from not less than 200 feet;
- (7) ~~Front and~~ Rear license plates and a license plate light to make the rear plate legible from a distance of 50 feet; and
- (8) Seatbelts for the driver and all passengers.

SECTION 2. 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