

GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA

June 01, 2020

7:00 p.m.

Regular Meeting

Call to Order: President Houk

Roll Call: Clerk of Council

Approval of Minutes from 5/04/2020

Welcome and Reading of Agenda: President Houk

Proclamation: Mr. Conner Lewis

LANDS: Mr. Schottke

Ordinance C-15-20 Accept the Annexation of 74.215 acres located West of S.R.104 and South of White Road. Second reading and public hearing. *Request for Postponement.*

Ordinance C-18-20 Accept the Plat of Meadow Grove Estates, Section 4 & 6A. Second reading and public hearing.

Ordinance C-19-20 Approve a Special Use Permit for a Day Care Center located at 2040-2140 Stringtown Road, Unit 2132. Second reading and public hearing.

FINANCE: Mr. Holt

Ordinance C-21-20 Appropriate \$1,046,016.00 from the Deposit Trust Fund for the Current Expense of Intersection Improvements to Demorest Drive and State Route 62. Second reading and public hearing.

Call for New Business: President Houk

Call for Dept. Reports & Closing Comments: President Houk

Adjourn meeting: President Houk - Unanimous Consent

ON FILE: Minutes of: 05/18/20 Council Meeting

Date: 03/27/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-15-20
1st Reading: 04/06/20 *BK*
Public Notice: 04/07/20
2nd Reading: 04/20/20 *6/01*
Passed: _____ Rejected: _____
Codified: _____ Code No: *per petitioner*
Passage Publication: _____

ORDINANCE NO. C-15-20

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 74.215+ ACRES LOCATED WEST OF STATE ROUTE 104 AND SOUTH OF WHITE ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 74.215+ acres, more or less, in Jackson Township was duly filed by Donald T. Plank; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on December 17, 2019; 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 January 27, 2020.

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 Donald T. Plank, agent for the Catherine M. Burgstaller Trust, Frank Burgstaller, and Elizabeth T. Morgitzer, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on November 26, 2019 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on December 17, 2019, be and the same is hereby accepted.

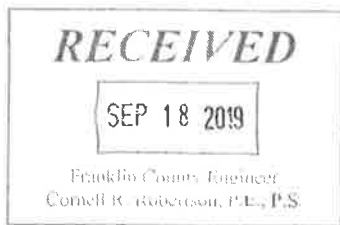
Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 469. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be SF-1, Single Family Residential, and shall be placed in Ward 3. A map is attached as "Exhibit B" and made a part hereof.

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

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

Christine Houk, President of Council



C-15-20
Exhibit A

ANNEXATION
PLAT OF DESCRIPTION
ACCEPTANCE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
9/18/19

LEGAL DESCRIPTION

Description of 74.215 ACRES +/- TO BE ANNEXED FROM JACKSON TOWNSHIP TO CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Jackson Township, Virginia Military Survey #469 and being all parts of the following tracts of land, a 14.144 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-001492, a 12.783 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-000056, a 12.758 acre tract as conveyed to Frank X. Burgstaller of record in Instrument Number 200803100036238 PID 160-002631, a 1.658 acre tract as conveyed to Elizabeth T. Morbitzer Tr. & Capital City Mechanical, Inc. of record in Instrument Number 201605040055425 PID 160-001019 and a 0.943 acre tract as conveyed to Elizabeth T. Morbitzer Tr. & Capital City Mechanical, Inc. of record in Instrument Number 201605040055425 PID 160-001018. Also, being parts of the following tracts, a 31.616 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-002459, a 1.000 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-002507, and a 0.312 acre Right-of-Way drop conveyed to the Franklin County Commissioners as recorded in Instrument Number 201609200127419;

All deed references are on record at the Recorder's Office of Franklin County, Ohio and described as follows:

BEGINNING, at a point in the southerly line of said 31.616 acre tract in the westerly Right-of-Way line of Jackson Pike and in the northerly line of a 146.799 acre tract of land as conveyed to Pinnacle Golf Club LLC of record in Instrument Number 200608100157983 PID 040-012705, also being a northeasterly corner of existing City of Grove City Corporation line Case 25-03 Ordinance Number C-29-03 of record in Instrument Number 200312240402634;

Thence, westerly with said existing City of Grove City Corporation Line and the southerly line of said 31.616 acre tract and said 14.144 acre tract, approximately 2,621 feet along said Corporation line to the southwest corner of said 14.144 acre tract;

Thence, northerly with the westerly line of said 14.144 acre tract and being the proposed City of Grove City Corporation line, a distance of approximately 507 feet to a point;

Thence, westerly continuing with said lines, a distance of approximately 121 feet to a point;

Thence, northerly continuing with said lines and through a portion of the Right-of-Way of White Road, a distance of approximately 1068 feet to a point in the northerly Right-of-Way Line of White Road, and the northerly line of said 0.312 acre tract, also being a southerly line of existing City of Grove City Corporation Line Case 15-04 Ordinance Number C-62-04 of record in Instrument Number 200408170192913;

Thence, easterly with said existing City of Grove City Corporation Line and the northerly line of said 0.312 acre tract, a distance of approximately 186 feet to a point;

Thence, southerly leaving said existing Corporation Line, through the Right-of-Way of White Road and partially with an easterly line of said 12.758 acre tract and partially with the westerly line of a 2.100 acre tract as conveyed to Patrick L. & Kimberly J. Torgerson of record in Instrument Number 199909020225095 PID 160-001491, also being the proposed City of Grove City Corporation line, a distance of approximately 463 feet to a point at the southwesterly corner of said a 2.100 acre tract;

Thence, easterly with a northerly line of said 12.758 acre tract, a distance of approximately 412 feet to a point at the southeasterly corner of a 2.000 acre tract of land as conveyed to Dietra K. Sherwin of record in Instrument Number 201806110076724 PID 160-000632;

Thence, northerly with a westerly line of said 12.758 acre tract, a distance of approximately 199 feet to a point at the southwesterly corner of a 0.989 acre tract as conveyed to Jimmie A. Davis, Jr. & Lauren M. Davis of record in Instrument Number 201806040073732 PID 160-000632;

Thence, easterly with a northerly line of said 12.758 acre tract, a distance of approximately 363 feet to a point at the southwesterly corner of said 1.658 acre tract;

Thence, northerly with the westerly line of said 1.658 acre tract and through a portion of the Right-of-Way of White Road, a distance of approximately 240 feet to a point at the northwesterly corner of said 1.658 acre tract and in the centerline of White Road;

Thence, easterly with the centerline of White Road and with the northerly line of said 0.943 acre tract, a distance of approximately 469 feet to the northeast corner of said 0.943 acre tract;

Thence, southerly with the easterly line of said 0.943 acre tract and through a portion of White Road, a distance of approximately 242 feet to the southeasterly corner of said 0.943 acre tract and on the northerly line of said 12.758 acre tract;

Thence, easterly with a northerly line of said 12.758 acre tract and the northerly line of said 12.783 acre tract, a distance of approximately 622 feet to a point at the northeasterly corner of said 12.783;

Thence, southerly with the easterly line of said 12.758 acre tract, a distance of approximately 212 feet to a point at a northwesterly corner of said 31.616 acre tract, also being the southwesterly corner of a 1.114 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-001442;

Thence, easterly with a northerly line of said 31.616 acre tract and the northerly line of said 1.000 acre tract, a distance of approximately 436 feet to a point in the westerly Right-of-Way line of Jackson Pike;

Thence, southeasterly with the westerly Right-of-Way line of Jackson Pike, a distance of approximately 1,055 feet, to the point of beginning and containing 74.215 acres of land, more or less;

This annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a perimeter distance of 2807 feet contiguous with the existing City of Grove City Corporation line and a total perimeter of 9216 feet to be annexed, and 30% of the perimeter length is contiguous to the City of City of Grove City Corporation line.



CESO, Inc.

Jeffrey A. Miller, PS
Registered Surveyor No. 7211

Date: 9-17-19

Date: 05/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-18-20
1st Reading: 05/18/20
Public Notice: 5/19/20
2nd Reading: 06/01/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-18-20

AN ORDINANCE TO ACCEPT THE PLAT OF MEADOW GROVE ESTATES SECTIONS 4 AND 6A

WHEREAS, Meadow Grove Estates, Sections 4 & 6A, a subdivision containing lots 141, 188 – 212, 225 - 229 inclusive, and areas designated as Reserve “H”, “I”, and “J”, has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Meadow Grove Estates, Sections 4 & 6A, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6840, containing 22.221 acres of land, more or less. Said 22.221 acres being part of those tracts of land conveyed to Rockford Homes, Inc., 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: 05/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-19-20
1st Reading: 05/18/20
Public Notice: 5/19/20
2nd Reading: 06/01/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-19-20

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DAY CARE CENTER LOCATED AT 2040-2140 STRINGTOWN ROAD, UNIT 2132

WHEREAS, ACD Investments LLC, applicant, has submitted a request for a Special Use Permit for a Day Care Center located in the Park Square Shopping Center at 2040 – 2140 Stringtown Road, Unit 2132; and

WHEREAS, on May 05, 2020, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1p is hereby issued to ACD Investments, LLC, located in Unit 2132 of 2040 - 2140 Stringtown Road, 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: 05/12/20
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Boso
Approved: Mr. Berry
Emergency: 30 Days:
Current Expense: XX

No.: C-21-20
1st Reading: 5/18/20
Public Notice: 5/19/20
2nd Reading: 6/01/20
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-21-20

AN ORDINANCE TO APPROPRIATE \$1,044,016.00 FROM THE DEPOSIT TRUST FUND FOR THE CURRENT EXPENSE OF INTERSECTION IMPROVEMENTS TO DEMOREST DRIVE AND STATE ROUTE 62

WHEREAS, the City has identified the need to improve the intersection of Demorest Drive and state Route 62; and

WHEREAS, this improvement will include pavement reconstruction storm sewer additions, traffic signalization and street lighting; and

WHEREAS, the total cost including engineering, land acquisition, permitting, construction and construction administrative services is estimated to be \$1,296,016; and

WHEREAS, the 2019 Budget appropriated \$250,000.00 for this project, leaving a balance of \$1,046,016.00 to be funded; and

WHEREAS, the City has \$1,046,016.00 on deposit from the receipt of private development partner contributions.

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

SECTION 1. There is hereby appropriated \$1,046,016.00 from the unappropriated monies of the Deposit Trust Fund to be transferred to the Capital Improvement Fund and appropriated to account #305000.603180 for the Current Expense of Demorest Drive & State Route 62 improvements.

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

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

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