

**GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA**

May 21, 2018

6:30 - Caucus

7:00 - Reg. Meet.

Presentations: Oath's of Office: Byers Chevrolet

FINANCE: Mr. Davis

Ordinance C-29-18

Authorize the City Administrator to enter into a Jobs Growth Incentive Agreement with Stonecrop Technologies and declare an emergency.

Ordinance C-31-18

Replace Exhibit "A" of the Town Center Commercial Revitalization Grant Program as approved by Ord.C-29-13. Second reading and public hearing.

Ordinance C-33-18

Determine to Proceed with the Acquisition, Installation, Equipment, and Improvement of Certain Public Improvements in the City of Grove City, Ohio in Cooperation with the Columbus Regional Energy Special Improvement District. First reading.

Ordinance C-34-18

Levy Special Assessments for the purpose of Acquiring, Installing, Equipping and Improving certain public improvements in the City of Grove City, Ohio in Cooperation with Columbus Regional Energy Special Improvement District; and Authorizing the Mayor and City Administrator to enter into an Energy Project Cooperative Agreement and a Special Assessment Agreement. First reading.

SAFETY: Ms. Houk

Ordinance C-32-18

Amend Section 155.05 of the Codified Ordinances titled Filling Vacancies above Rank of Police Officer. Second reading and public hearing.

SERVICE: Mr. Berry

Resolution CR-23-18

Amend the Rules of Council and the Rules Governing the Agenda of Council.

Resolution CR-24-18

Waive the provisions of Section 903.05(a & c) of the Codified Ordinances for the Annual Alumni Softball Tournament on July 29 & 30, 2018 at Fryer Park.

Resolution CR-25-18

Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Annual Homecoming Celebration on July 27, 2018 on the Streets of Town Center.

LANDS: Mr. Schottke

Ordinance C-21-18

Approve the Rezoning of 7.12 acres located South of Southwest Blvd. and West of Broadway from C-2 to PUD-R with Text. Second reading and public hearing.

Ordinance C-27-18

Approve the Rezoning of 1519 Borrer Road from PUD-R to SF-1. Second reading and public hearing.

Ordinance C-28-18

Approve the Rezoning of 1419 & 1399 Borrer Road from SF-1 to PUD-R with Text. Second reading and public hearing.

Ordinance C-35-18

Approve a Special Use Permit for the Sale, Rental, Barter or Trade of Weapons for Shoot Point Blank located on Turnberry Court. First reading.

Ordinance C-36-18

Approve the Rezoning of 5.511 acres located East of Hoover Road and Orders Roads from SD-2 to PUD-R with Text. First reading.

Resolution CR-16-18 Approve the Development Plan for The Ashford of Grove City.

Resolution CR-26-18 Approve the Development Plan for Grove City Family Dentistry Addition located at 3031 Columbus Street.

Date: 05/01/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Boso
Approved: Davis
Emergency: X 30 Days:
Current Expense:

No.: C-29-18
1st Reading: 05/07/18
Public Notice: 05/09/18
2nd Reading: 05/21/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-29-18

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO A JOBS GROWTH INCENTIVE AGREEMENT WITH STONECROP TECHNOLOGIES AND DECLARING AN EMERGENCY

WHEREAS, Stonecrop Technologies partners with national and regional telecom providers to effectively and efficiently deploy additions and upgrades to their cellular networks; managing these nationwide deployments using a proprietary, internally developed software platform to provide material management, warehouse services, pre-construction (kitting) and commissioning of equipment and logistics services; and

WHEREAS, Stonecrop Technologies desires to locate in the City to an existing building located at 3500 Southwest Boulevard; and

WHEREAS, as part of this project, Stonecrop Technologies will bring 50 employees to the City; and

WHEREAS, the Jobs Growth Incentives are major factors in the Company's decision to locate in the City; and

WHEREAS, an emergency exists for the preservation of the public peace, health and safety of the Municipality and its inhabitants for the immediate need to enable the new business to locate and provide job opportunities within our corporate limits.

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

SECTION 1. The Council hereby accepts the Jobs Growth Incentive Agreement with Stonecrop Technologies, and authorizes the City Administrator to enter into said agreement, attached hereto as Exhibit "A".

SECTION 2. For reasons stated in the preamble this ordinance is hereby declared an emergency measure and shall go into immediate effect.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this

C-29-18

JOBS GROWTH INCENTIVE AGREEMENT

Exhibit A

THIS JOBS GROWTH INCENTIVE AGREEMENT (this "Agreement") is made and entered into this the ____ day of April, 2018 by and between the City of Grove City, Ohio, (the "City"), a municipal corporation and political subdivision organized and existing under the Constitution and laws of the State of Ohio, and Stonecrop Technologies, LLC. (the "Company").

RECITALS

WHEREAS, the Company deploys additions and upgrades to national and regional telecom provider networks; and

WHEREAS, the Company is currently located in Petaluma, California; and

WHEREAS, the Company desires to relocate in the City to an existing building located at 3500 Southwest Boulevard ("Project"); and

WHEREAS, as part of this Project, the Company will bring 50 employees to the City; and

WHEREAS, the Company has the financial responsibility and business experience to create employment opportunities and improve the economic welfare of the people of the City; and

WHEREAS, the Jobs Growth Incentives discussed herein are major factors in the Company's decision to locate in the City; and

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

Section 1. Based on a review of the relevant information, the City has determined the following:

- A. The Project will create new jobs in the City.
- B. The Project will benefit the people in the City by increasing opportunities for employment and strengthening the economy of the City.
- C. Receiving the Jobs Growth Incentive is a major factor in the Company's decision to go forward with the Project.

Section 2. **Economic Inducement – Payroll Tax Sharing.**

The terms of this Agreement shall begin on MONTH, DAY, 2018 and continue for a period of Five (5) years (the "Term"). The City will make an annual payment to the Company in an amount equal to forty-percent (40%) of the net payroll tax payments, attributable to income earned in the City, collected from all employees during each year of the Term from the Company, subject to any credits, refunds or payments received from any other taxing authority. In order to be eligible to receive payments from the City following each year of the Term, the Company payroll, in the year for which it seeks payment, must be at least \$2.2 Million Dollars (\$2,200,000). This payment shall be made following each year of the Term during which the minimum payroll threshold is satisfied.

Section 3. **Submission of Request for Payment**

During the Term of this Agreement, the Company shall submit to the City an annual statement, certified by the Company's Chief Financial Officer or other officer authorized to sign tax returns, with the to-

tal number of employees employed in the City, their respective payroll and City income tax withheld. Company shall submit these materials to the City prior to the last business day of the month in October following the end of the year for which the Company is seeking payment.

Section 4. Records, Access and Maintenance

The Company shall establish and maintain for at least Two (2) years following end of the Term of this Agreement such records as are required by the City herein and all relevant supporting documentation.

Section 5. Authority, Execution and Delivery. Each party to this Agreement represents and warrants to each other party as follows:

- A. Authority. It has the full right, power and authority to enter into this Agreement and to carry out its obligations hereunder, and the execution and delivery of this Agreement and the performance of its obligations hereunder have been duly and validly authorized by all necessary action.
- B. Execution and Delivery. This Agreement has been duly executed and delivered by it, and constitutes a valid and binding obligation of it, enforceable against it in accordance with its terms.

Section 6. Audit and Inspections

The Company agrees to pay the cost of a one-time audit to determine the accuracy of the records due annually to the City. Such audit may be requested by the City at any time during the Term of this Agreement. The City, at their own expense, further reserves the right to additional audits during the Term of this Agreement.

Section 7. Miscellaneous.

- A. Amendment or Waiver. No amendment or waiver of any provision of this Agreement shall be effective against any party hereto unless in writing and signed by that party.
- B. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute one and the same agreement.
- C. Severability. If any provision of this Agreement is or becomes invalid, illegal or unenforceable for any reason, such invalidity, illegality or unenforceability shall not affect the remainder of this Agreement and the remainder of this Agreement shall be construed and enforced as if such invalid, illegal or unenforceable portion were not contained herein, provided and to the extent that such construction would not materially and adversely frustrate the original intent of the parties hereto as expressed herein.
- D. Jurisdiction. The provisions of this Agreement and all matters that relate to its interpretation or enforcement shall be governed by Ohio law. The venue for any action to enforce any provision of this Agreement shall be exclusively in the state and federal courts in Franklin County, Ohio and each of the parties hereby consents to and subjects itself to the exclusive jurisdiction of such courts.

- E. Further Assurances. Each party hereto shall cooperate, shall take such further action and shall execute and deliver such further documents as may be reasonably requested by the other party in order to carry out the provisions and purposes of this Agreement.
- F. Successors. This Agreement shall inure to the benefit of, and be binding upon, each party and that party's respective successors and assigns. This Agreement is not transferable or assignable without the express written approval of the City pursuant to Ordinance.
- G. Notices. All notices or other communications hereunder shall be sufficiently given and shall be deemed given when mailed by registered or certified mail, postage prepaid, addressed to the appropriate party at its address indicated as follows:

If to the City: City of Grove City, Ohio
 Attention: Charles W. Boso, City Administrator
 4035 Broadway
 Grove City, Ohio 43123

If to the Company: Stonecrop Technologies, LLC
 Attention:

or such different address of which notice shall have been given in accordance with this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and delivered as of the day and year first above written.

CITY OF GROVE CITY

STONECROP TECHNOLOGIES, LLC

Charles W. Boso, City Administrator

APPROVED AS TO FORM:

Stephen J. Smith
Law Director, City of Grove City

Date: 05/01/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Boso
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-31-18
1st Reading: 05/07/18
Public Notice: 05/09/18
2nd Reading: 05/21/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-31-18

AN ORDINANCE TO REPLACE EXHIBIT "A" OF THE TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM AS APPROVED BY C-29-13

WHEREAS, on July 2, 2001, the Council of the City of Grove City approved a Town Center Community Revitalization Grant Program with Ordinance C-43-01; and

WHEREAS, on March 1, 2010, Exhibit "A" was updated and replaced with the approval of Ordinance C-03-10; and

WHEREAS, on May 20, 2013, the Council repealed and replaced Ordinance C-03-10 with Ordinance C-29-13 to expand and define eligible projects and fund dispersal procedures; and

WHEREAS, it is the desire of the City to amend the Town Center Commercial Revitalization Grant Program to expand the program boundaries to more closely match the area identified as the Town Center Core in the GroveCity2050 Community Plan and to improve the aesthetics of the southern gateway into the Town Center.

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

SECTION 1. Exhibit "A" of Ordinance No. C-29-13 is hereby replaced as shown in "Exhibit A", attached hereto and made a part hereof.

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

Steven R. Robinette, 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

Exhibit "A"
(C-3)-18)

TOWN CENTER COMMERCIAL REVITALIZATION (TCCR) GRANT PROGRAM



What is the Town Center Commercial Revitalization Grant Program?

The Town Center Commercial Revitalization (TCCR) Grant Program is designed to assist business and property owners with improving commercial buildings and properties for the betterment of Grove City as a whole. The program was created in 2001 in the spirit of the 1987 Downtown Redevelopment Project. It was revised in 2009 following the completion of the 2008 Town Center Plan, and it has been recently revised to incorporate the principles of GroveCity2050 and other community plans, as well as expand the program's boundaries.

Program Description: Grant money is provided as a reimbursement and matched at \$.50 per \$1.00 of private investment up to a maximum of either \$5,000 or \$10,000 for eligible projects based on the location of the property within the program boundaries. The total reimbursement amount will be based on submitted quote(s) contained within and set as part of the approved grant application.

Eligible Geography: Commercial properties located in the Town Center Core and Broadway Corridor illustrated on Exhibit 1-A, attached hereto, are eligible to participate in the grant program. Program boundaries are generally based on the boundaries of the Town Center Core future land use in the GroveCity2050 Community Plan, modified to include properties previously included in the grant program eligibility area and extending south to the City's southern corporation boundary along Broadway. Within the Broadway Corridor, only principal buildings fronting on Broadway are eligible for funding.

Eligible Participants: Owners and/or tenants of buildings and properties primarily used to conduct business, non-profit or not-for-profit activities within the program's boundaries may apply for a TCCR grant. Ineligible businesses include national chains, check cashing, sexually oriented businesses, governmental or quasi-governmental agencies and other businesses determined by the City to be contrary to the goals and objectives of community plans. Eligibility of non-profit, not-for-profit organizations shall be determined by proof of 501(c) status. Portions of buildings occupied by ineligible businesses may make the building ineligible for program funds. Eligibility of participants is at the sole discretion of the City.

Applicants requesting funding through the program must be current in their real estate property taxes and must be in good standing with all local, regional, state and federal taxing authorities. All properties participating in the program shall be in compliance with all applicable zoning, building, and property maintenance standards.

Eligible Projects: Eligible projects are generally categorized into four types based on the nature of the proposed improvements. The following categories list examples of eligible improvements but do not represent an all-inclusive list. The Development Department will be responsible for determining the eligibility of proposed improvements. Eligibility of proposed improvements for participation in the grant program is at the sole discretion of the City. The City retains the right to approve an entire request, to approve portions of a request, suggest and/or ask for changes/additions to a request before approving, or to deny any request or portion thereof. Building permit fees and professional design fees may be eligible for funding if associated with a project listed in the categories below.

1. Façade and exterior building improvement projects that will enhance/preserve the appearance and/or integrity of the structure (some examples provided below):

- Paint
- Tuck point
- Gutters
- Roofing
- Windows
- Doors
- Exterior Lighting
- Awning and canopies
- Signage (wall & window)
- Entryway enhancements
- Siding

2. Exterior site improvement projects that will enhance/preserve the appearance and character of the Town Center (some examples provided below):

- Exterior furnishings (tables, chairs, benches and umbrellas)
- Bike racks (permanent)
- Permanent landscaping
- Sidewalk (new, repair and replacement)
- Signage
- Dumpster enclosures
- Parking lot enhancements and maintenance (striping, sealing, curb replacement and landscaping)
- Parking lot expansion, resurfacing and reconstruction (the use of permeable surfaces is strongly encouraged)

3. Exterior and/or interior building improvement projects that will protect the life, safety and welfare of occupants as well as the protection of surrounding structures and properties within Town Center (some examples provided below):

- Structural repairs
- Emergency egress lights
- Accessibility improvements in accordance with Americans with Disabilities Act (ADA) requirements
- Life safety projects (in order to comply with building and fire codes)

4. Utility improvement projects that will repair, replace or upgrade the mechanical facilities contained within or providing service to the structure (some examples provided below):

- Heating ventilation and air conditioning (HVAC)
- Electric service and circuits (excluding portable and plug-in electrical fixtures – e.g. light bulbs, fuses, window a/c units, etc.)
- Plumbing facilities (excluding new and replacement fixtures – e.g. sinks, toilets, etc.)
- Kitchen ventilation and suppression

Funding: Project funds are provided as a reimbursement and matched for qualifying projects at a rate of \$0.50 per \$1.00. The maximum award (or cumulative awards) for a given calendar year shall not exceed

\$10,000 for projects in the Town Center Core and \$5,000 in the Broadway Corridor. Owners and/or tenants are eligible to reapply until the maximum award is reached for the given calendar year. The City determines the total reimbursement award based on the submitted quote(s) contained within the approved grant eligibility application. Costs exceeding the originally estimated amount may not be eligible for reimbursement. Additionally, an exceptional circumstance may be granted by City Council to increase the maximum award amount or to increase the City's portion of the grant match (or reduce the applicant's portion).

Exceptional Circumstances: If an applicant believes their proposed project warrants an exceptional circumstance for increased funding, an Exceptional Circumstance Request Form shall be submitted to the City for review by City Council demonstrating that at least three of the criteria below are satisfied.

- (1) proposed improvement will substantially enhance the vitality and appearance of Town Center Core and Broadway Corridor;
- (2) proposed improvement will result in creation of jobs;
- (3) proposed improvement will result in the leveraging of additional economic investment and/or activity;
- (4) proposed improvement will result in the utilization of sustainable building and site design concepts;
- (5) proposed improvement will result in the attainment of a needed service or goal as set forth in the Town Center Plan;
- (6) proposed improvement will result in the attainment of a needed service or goal as set forth in the GroveCity2050 Community Plan;
- (7) proposed improvement will result in the maintenance and enhancement of exterior structures and their interior facilities;
- (8) proposed improvement will result in the update of building and facilities to meet current code requirements to better serve and protect the health, life and safety of their occupants; and
- (9) proposed improvement will result in substantially improved accessibility and compliance with current ADA standards.

Dispersal of Funds: Dispersed funds are to reimburse applicants for incurred expenses associated with approved project costs. Funds may be dispersed up to a maximum of two times during the duration of an approved project. Reimbursement requests will be processed upon the submission of proof of payment, photographs, inspection results and other needed documentation (as determined by staff) to verify the completion of the improvement.

Grant recipients are required to maintain records of expended funds and are to provide copies of all paid final invoices, paid receipts, inspection results and additional documentation demonstrating proper use of grant funds. Recipients not able to provide the necessary documentation/records will not be issued grant reimbursement funds.

This grant may be treated as income subject to Federal Income Tax. The City of Grove City is not liable for any tax implications resulting from the extension of this grant through the Town Center Commercial Revitalization Grant Program. See your tax advisor for clarification. The distribution of funds will be made in accordance with the guidelines stipulated by the Housing Officer of the City of Grove City.

Conflict of Interest: No official, employee or agent of the City shall have any personal interest, either direct or indirect, in the TCCR grant program, nor shall any such official, employee or agent participate in any decision relating to the TCCR grant program which affects his personal interests or the interests of any corporation, partnership or association in which he is, either directly or indirectly, interested. Additionally, work completed by applicants and/or property owners that hold ownership in any firm performing that work,

or other instances in which the Development Department determines a conflict of interest is or may be present, shall be ineligible for TCCR funding.

Project Monitoring: Grant recipients must agree to allow any duly authorized representatives of the City of Grove City, at reasonable times and with twenty-four (24) hours prior notice, to have access to any portion of the project in which the City is involved and the period of such right to this access shall be until the City closes out the project.

Grant Approval Process:

- STEP 1 Pre-Application Meeting: It is recommended that prospective applicants have a pre-submittal meeting with Development Department staff. Please contact the Development Department at 614-277-3004 to obtain an application.
- STEP 2 Eligibility Application: This application is to determine if proposed projects are eligible for reimbursement and sets the maximum amount the City can reimburse. Eligibility is determined through project quotes, photos of the site's current conditions, and plans, drawings, and/or photos of what is proposed. Submittal requirements are set forth on the application form. Information the applicant provides will be used as the basis for evaluating the project. Applications will not be considered complete and eligible for participation in the program unless all items on the application are answered and all required attachments are included.
- STEP 3 Eligibility Approval Letter: This letter is sent to applicants when an Eligibility Application has been approved listing the eligible projects and maximum eligible reimbursement. A Reimbursement Application is sent to the applicant with the Eligibility Approval Letter.
- STEP 4 Permits Obtained: Participants in the grant program agree to obtain all necessary permits prior to the commencement of work and comply with all Grove City Ordinances.
- STEP 5 Work Completed: All projects shall be completed and have received approval of all required inspections prior to submittal of the Reimbursement Application. Approved projects should be completed within 180 days from the date of the approved Eligibility Application unless a written extension is granted by the Development Department.
- STEP 6 Reimbursement Application: This application is submitted after all work has been completed and received all necessary approvals (i.e. permits, inspections, approved plans, etc.). The Reimbursement Application determines the amount of possible reimbursement based on payments (i.e. paid invoices, copies of checks, credit card statements, etc.) and photos of the completed projects. Applications will not be considered complete and eligible for reimbursement unless all items on the application are answered and all required attachments are included.
- STEP 7 Funds Released: Funds are in the form of a check that can either be picked-up at City Hall or mailed.



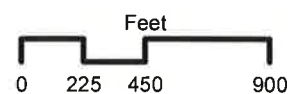
Town Center Commercial Revitalization Grant Program

Town Center Core and Broadway Corridor (Areas of Eligibility)



Areas of Eligibility

- Town Center Core
- Broadway Corridor



Date: 05/14/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Smith
Sponsor: Mr. Davis
Emergency: 30 Days: X
Current Expense:

No.: C-33-18
1st Reading: 05/21/18
Public Notice: 05/22/18
2nd Reading: 06/04/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-33-18

AN ORDINANCE TO DETERMINE TO PROCEED WITH THE ACQUISITION, INSTALLATION, EQUIPMENT, AND IMPROVEMENT OF CERTAIN PUBLIC IMPROVEMENTS IN THE CITY OF GROVE CITY, OHIO IN COOPERATION WITH THE COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT

WHEREAS, the Council of the City of Grove City, Ohio duly adopted Resolution No. CR-18-18 on May 7, 2018 (the "Resolution of Necessity"), (i) declaring the necessity of acquiring, installing, equipping, and improving energy efficiency improvements, including, without limitation, LED lighting and controls, a building envelope, an HVAC system, building automation systems, and a high efficiency domestic hot water system resulting in the reduction of natural gas consumption, and related improvements (the "Project," as more fully described in the Petition referenced in this Resolution) located on real property owned by Trivium Grove City LLC (the "Owner") at 5775 N. Meadows Drive within the City (the "Property", as more fully described in Exhibit A to the Petition); (ii) providing for the acquisition, installation, equipment, and improvement of the Project by the Owner, as set forth in the Owner's *Petition for Special Assessments for Special Energy Improvement Projects and Affidavit* (the "Petition"), including by levying and collecting special assessments to be assessed upon the Property (the "Special Assessments") in an amount sufficient to pay the costs of the Project, which was estimated to be \$625,909.40 in the Petition, including other related costs of financing the Project, which may include, without limitation, the payment of principal of and interest on nonprofit corporate obligations issued to pay the costs of the Project and other interest, financing, credit enhancement, and issuance expenses and ongoing trustee fees and Columbus Regional Energy Special Improvement District ("District") administrative fees and expenses; and (iii) determining that the Project will be treated as a special energy improvement project to be undertaken cooperatively by the City and the District; and

WHEREAS, the claims for damages alleged to result from, and objections to, the Project have been waived by one hundred percent (100%) of the Owners, and following notice of the adoption of the Resolution of Necessity which was personally delivered by the Clerk of this Council to the Owner on May 7, 2018, no claims for damages alleged to result from, or objections to, the Project have been filed within the times prescribed by Ohio Revised Code Sections 727.15 and 727.18; and

WHEREAS, the Finance Director has prepared the estimated Special Assessments for the cost of the Project as required by Section 13 of the Resolution of Necessity, which amount of Special Assessments is determined to be \$623,140.40 rather than the estimated amount of \$625,909.40 stated in the Petition and the Resolution of Necessity.

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

SECTION 1. Each capitalized term not otherwise defined in this Ordinance or by reference to another document shall have the meaning assigned to it in the Resolution of Necessity.

SECTION 2. This Council declares that its intention is to proceed or to cooperate with the District to proceed with the acquisition, installation, equipment, and improvement of the Project described in the Petition

and the Resolution of Necessity. The Project shall be made in accordance with the provisions of the Resolution of Necessity and with the plans, specifications, profiles, and estimates of cost previously approved and now on file with the Finance Director and the Clerk of this Council.

SECTION 3. The Special Assessments to pay costs of the Project, which are estimated to be \$623,140.40 including any and all architectural, engineering, legal, insurance, consulting, energy auditing, planning, acquisition, installation, construction, surveying, testing, and inspection costs; the amount of any damages resulting from the Project and the interest on such damages; the costs incurred in connection with the preparation, levy and collection of the special assessments; the cost of purchasing and otherwise acquiring any real estate or interests in real estate; expenses of legal services; costs of labor and material; trustee fees and other financing costs incurred in connection with the issuance, sale, and servicing of securities, nonprofit corporate obligations, or other obligations issued or incurred to provide a loan or to secure an advance of funds to the Owner or otherwise to pay costs of the Project in anticipation of the receipt of the Special Assessments, capitalized interest on, and financing reserve funds for, such securities, nonprofit corporate obligations, or other obligations so issued or incurred, including any credit enhancement fees, trustee fees, program administration fees, financing servicing fees, and District administrative fees and expenses; an amount to reflect interest on unpaid Special Assessments which shall be treated as part of the cost of the Project for which the Special Assessments are made at an interest rate which shall be determined by the District or the Columbus-Franklin County Finance Authority as its conduit financing entity to be substantially equivalent to the fair market rate that would have been borne by notes or bonds if notes or bonds had been issued by the District, the Columbus-Franklin County Finance Authority, or another issuer of notes or bonds to pay the costs of the Project; together with all other necessary expenditures, shall be assessed against the Property in the manner and in the number of semi-annual installments provided in the Petition and the Resolution of Necessity. Each semi-annual Special Assessment payment represents the payment of a portion of any principal repayment and interest and administrative fees payable with respect to the Project. The Special Assessments shall be assessed against the Property commencing in tax year 2019 for collection in 2020 and shall continue through tax year 2028 for collection in 2029; provided, however, if the proceedings relating to the Special Assessments are completed at such time that the County Auditor of Franklin County, Ohio determines that collections shall not commence in 2019, then the collection schedule may be deferred by one year. In addition to the Special Assessments, the County Auditor of Franklin County, Ohio may impose a special assessment collection fee with respect to each semi-annual payment, which amount, if imposed, will be added to the Special Assessments by the County Auditor of Franklin County, Ohio.

SECTION 4. The estimated Special Assessments for costs of the Project prepared and filed in the office of the Clerk of this Council and in the office of the Finance Director, in accordance with the Resolution of Necessity, are adopted.

SECTION 5. In compliance with Ohio Revised Code Section 319.61, the Clerk of Council is directed to deliver a certified copy of this Ordinance to the County Auditor of Franklin County, Ohio within 15 days after the date of its passage.

SECTION 6. All contracts for the construction of the Project will be let in accordance with the Petition, the Program Plan, and the Supplemental Plan, and the costs of the Project shall be financed as provided in the Resolution of Necessity.

SECTION 7. This legislative authority hereby finds and determines that all formal actions taken relative to the adoption of this Ordinance were taken in an open meeting of this legislative authority, and that all deliberations of this legislative authority and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with applicable legal requirements, included Section 121.22 of the Ohio Revised Code.

SECTION 8. This Ordinance shall take effect at the earliest opportunity allowed by law.

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: 05/14/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Smith
Sponsor: Mr. Davis
Emergency: 30 Days: X
Current Expense:

No.: C-34-18
1st Reading: 05/21/18
Public Notice: 05/22/18
2nd Reading: 06/04/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-34-18

AN ORDINANCE TO LEVY SPECIAL ASSESSMENTS FOR THE PURPOSE OF
ACQUIRING, INSTALLING, EQUIPPING, AND IMPROVING CERTAIN PUBLIC
IMPROVEMENTS IN THE CITY OF GROVE CITY, OHIO IN COOPERATION WITH
COLUMBUS REGIONAL ENERGY SPECIAL IMPROVEMENT DISTRICT; AND
AUTHORIZING THE MAYOR AND THE CITY ADMINISTRATOR TO ENTER INTO AN
ENERGY PROJECT COOPERATIVE AGREEMENT AND A SPECIAL ASSESSMENT AGREEMENT

WHEREAS, Trivium Grove City LLC (the "Owner") has submitted its Petition for Special Assessments for Special Energy Improvement Projects and Affidavit (the "Petition") in order to provide for the completion of a special energy improvement project on real property owned by the Owner in the City of Grove City, Ohio (the "City"); and

WHEREAS, this Council duly passed Resolution No. CR-18-18 on May 7, 2018 (the "Resolution of Necessity"), which approved the Petition and added the Owner's property, subject to the Petition, to the Columbus Regional Energy Special Improvement District (the "District") and declared the necessity of acquiring, installing, equipping, and improving energy efficiency improvements, including, without limitation, LED lighting and controls, a building envelope, an HVAC system, building automation systems, and a high efficiency domestic hot water system resulting in the reduction of natural gas consumption, and related improvements (the "Project"), as described in the Resolution of Necessity and as set forth in the Petition requesting those improvements; and

WHEREAS, this Council duly adopted Ordinance C-33-18 on June 04, 2018 and determined to proceed with the Project and adopted the estimated Special Assessments (as defined in the Resolution of Necessity) filed with the Clerk of this Council and the Finance Director pursuant to the Resolution of Necessity; and

WHEREAS, the City intends to enter into an Energy Project Cooperative Agreement (the "Energy Project Cooperative Agreement") with the District, the Owner, and the Columbus-Franklin County Finance Authority (the "Finance Authority") to provide for, among other things, (i) the making of the Project Advance (as defined in the Energy Project Cooperative Agreement) to pay costs of the Project, (ii) the disbursement of the Project Advance for the acquisition, installation, equipment, and improvement of the Project and the transfer of the Special Assessments by the City to the Finance Authority to pay principal and interest and other costs relating to the Project Advance; and

WHEREAS, to provide for the security for the Project Advance and for the administration of payments on the Project Advance and related matters, the City intends to enter into the Special Assessment Agreement with the County Treasurer of Franklin County, Ohio, the District, the Owner, and the Finance Authority; and

WHEREAS, the actual costs of the Project have been ascertained and have been certified to the City in the Petition and the Supplemental Plan for the Project.

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

SECTION 1. Each capitalized term not otherwise defined in this Ordinance or by reference to another document shall have the meaning assigned to it in the Resolution of Necessity.

SECTION 2. The list of Special Assessments to be levied and assessed on the Property (as further described on Exhibit A) in an amount sufficient to pay the costs of the Project, which is \$623,140.40, including other related financing costs incurred in connection with the issuance, sale, and servicing of securities, nonprofit corporate obligations, or other obligations issued to pay costs of the Project in anticipation of the receipt of the Special Assessments, capitalized interest on, and financing reserve funds for, such securities, nonprofit corporate obligations, or other obligations so issued, including any credit enhancement fees, trustee fees, and District administrative fees and expenses, which costs were set forth in the Petition and previously reported to this Council and are now on file in the offices of the Clerk of Council and the Finance Director, is adopted and confirmed, and that the Special Assessments are levied and assessed on the Property. The interest portion of the Special Assessments, which shall accrue at the annual rate of 5.00%, together with amounts used to pay administrative expenses, has been determined by the District to be substantially equivalent to the fair market rate that would have been borne by notes or bonds been issued by the District.

The Special Assessments are assessed against the Property commencing in tax year 2019 for collection in 2020 and shall continue through tax year 2028 for collection in 2029; provided, however, if the proceedings relating to the Special Assessments are completed at such time that the County Auditor of Franklin County, Ohio determines that collections shall not commence in 2019, then the collection schedule may be deferred by one year. The semi-annual installment of the Special Assessments shall be collected in each calendar year equal to a maximum semi-annual amount of Special Assessments as shown in Exhibit A, attached hereto and incorporated into this Resolution.

All Special Assessments shall be certified by the Finance Director to the County Auditor pursuant to the Petition and Ohio Revised Code Chapter 727.33 to be placed on the tax list and duplicate and collected with and in the same manner as real property taxes are collected and as set forth in the Petition.

The Special Assessments shall be allocated among the parcels constituting the Property as set forth in the Petition and the List of Special Assessments attached hereto as Exhibit "A" and incorporated herein.

SECTION 3. This Council finds and determines that the Special Assessments are in proportion to the special benefits received by the Property as set forth in the Petition and are not in excess of any applicable statutory limitation.

SECTION 4. The Owner has waived its right to pay the Special Assessments in cash, and all Special Assessments and installments of the Special Assessments shall be certified by the Finance Director to the County Auditor of Franklin County, Ohio as provided by the Petition and Ohio Revised Code Section 727.33 to be placed by him or her on the tax list and duplicate and collected with and in the same manner as real property taxes are collected and as set forth in the Petition.

SECTION 5. The Special Assessments will be used by the City to pay the cost of the Project in cooperation with the District in any manner, including assigning the Special Assessments actually received by the City to the District or to another party the City deems appropriate, and the Special Assessments are appropriated for such purposes.

SECTION 6. The Finance Director shall keep the Special Assessments on file in the Office of the Finance Director.

SECTION 7. This Council hereby approves the Energy Project Cooperative Agreement, a copy of which is on file in the office of the Clerk of this Council. The Mayor, the City Administrator, or either of them individually shall sign and deliver, in the name and on behalf of the City, the Energy Project Cooperative Agreement, in substantially the form as is now on file with the Clerk of this Council. The Energy Project Cooperative Agreement is approved, together with any changes or amendments that are not inconsistent with this Resolution and not substantially adverse to the City and that are approved the Mayor, City Administrator, or either of them individually, on behalf of the City, all of which shall be conclusively evidenced by the signing of the Energy Project Cooperative Agreement or amendments to the Energy Project Cooperative Agreement.

SECTION 8. This Council hereby approves the Special Assessment Agreement a copy of which is on file in the office of the Clerk of this Council. The Mayor, the City Administrator, or either of them individually shall sign and deliver, in the name and on behalf of the City, the Special Assessment Agreement, in substantially the form as is now on file with the Clerk of this Council. The Special Assessment Agreement is approved, together with any changes or amendments that are not inconsistent with this Resolution and not substantially adverse to the City and that are approved by the Mayor, the City Administrator, or either of them individually, on behalf of the City, all of which shall be conclusively evidenced by the signing of the Special Assessment Agreement or amendments to the Special Assessment Agreement.

SECTION 9. The City is hereby authorized to enter into such other agreements that are not inconsistent with the Resolution of Necessity and this Ordinance and that are approved by the Mayor, the City Administrator, or either of them individually, on behalf of the City, all of which shall be conclusively evidenced by the signing of such agreements or any amendments to such agreements.

SECTION 10. In compliance with Ohio Revised Code Section 319.61, the Clerk of the this Council is directed to deliver a certified copy of this Resolution to the County Auditor of Franklin County, Ohio within 20 days after its passage.

SECTION 11. This legislative authority hereby finds and determines that all formal actions taken relative to the adoption of this Ordinance were taken in an open meeting of this legislative authority, and that all deliberations of this legislative authority and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with applicable legal requirements, included Section 121.22 of the Ohio Revised Code.

SECTION 12. This Ordinance shall take effect at the earliest opportunity allowed by law.

Steven R. Robinette, 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

EXHIBIT A

**LIST OF SPECIAL ASSESSMENTS AND
SCHEDULE OF SPECIAL ASSESSMENTS**

LIST OF SPECIAL ASSESSMENTS

<u>Name</u>	<u>Assessed Properties Description</u>	<u>Portion of Benefit and Special Assessment</u>	<u>Amount of Special Assessments</u>
Trivium Grove City LLC	040-015419-00	100%	\$623,140.40

SCHEDULE OF SPECIAL ASSESSMENTS
FOR FRANKLIN COUNTY PARCEL NOS.:

040-015419-00¹

The following schedule of Special Assessment charges shall be certified for collection in 20 semi-annual installments to be collected with first-half and second-half real property taxes in calendar years 2020 through 2029:

Special Assessment Payment Date ²	Special Assessment Installment Amount ³
January 31, 2020	\$31,157.02
July 31, 2020	31,157.02
January 31, 2021	31,157.02
July 31, 2021	31,157.02
January 31, 2022	31,157.02
July 31, 2022	31,157.02
January 31, 2023	31,157.02
July 31, 2023	31,157.02
January 31, 2024	31,157.02
July 31, 2024	31,157.02
January 31, 2025	31,157.02
July 31, 2025	31,157.02
January 31, 2026	31,157.02
July 31, 2026	31,157.02
January 31, 2027	31,157.02
July 31, 2027	31,157.02
January 31, 2028	31,157.02
July 31, 2028	31,157.02
January 31, 2029	31,157.02
July 31, 2029	31,157.02

¹ As identified in the records of the County Auditor of Franklin County, Ohio as of April 3, 2018.

² Pursuant to Ohio Revised Code Chapter 323, the Special Assessment Payment Dates identified above are subject to adjustment by the Franklin County Auditor under certain conditions.

³ Pursuant to Ohio Revised Code Section 727.36, the Franklin County Auditor may charge and collect a fee in addition to the amounts listed in the above schedule.

Date: 05/01/18
Introduced By: Ms. Houk
Committee: Safety
Originated By: Mr. Smith
Approved: Houk
Emergency: 30 Days: X
Current Expense:

No.: C-32-18
1st Reading: 05/07/18
Public Notice: 05/09/18
2nd Reading: 05/21/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-32-18

AN ORDINANCE TO MAKE AMENDMENTS TO SECTION 155.05 OF THE CODIFIED ORDINANCES TITLED FILLING VACANCIES ABOVE RANK OF POLICE OFFICER

WHEREAS, the Grove City Civil Service Commission oversees the testing for all classified positions in the City; and

WHEREAS, the Commission approves, following testing, the eligibility lists for all positions; and

WHEREAS, the eligibility lists are generally good for one year and may be extended for an additional one year with the approval of the Commission; and

WHEREAS, under the current code, eligibility list for promotions in the Division of Police expire immediately upon the filling of a position; and

WHEREAS, the City would like to make the term for the eligibility list consistent.

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

SECTION 1. Section 155.05(c) is hereby amended, in part, as follows:

(c) No examination or promotional examination shall be held unless there are at least two persons eligible and willing to compete. Whenever the Commission determines that there are fewer than two persons eligible and willing to compete, such Commission shall allow persons in the Division of Police holding positions in the second lower rank than the position to be filled who are eligible and willing, to compete for the position to be filled. Whenever a vacancy occurs in the position above the rank of police officer in the Division of Police and there is no eligibility list for such rank, the Commission shall, within 180 days of such vacancy, hold a promotional examination. After such examination(s) has been held and an eligibility list has been established, the Commission, or its designee, shall forthwith certify to the appointing authority the names of the three (five for position of Chief of Police) persons receiving the highest rating, including any applicable seniority or other preference points. When less than three (five for position of Chief of Police) names are certified to an appointing authority, appointment from that list shall not be mandatory. When the minimum number of names required herein are certified, the appointing authority shall appoint one of the three (five for position of Chief of Police) persons so certified within 30 days from the date of such certification. ~~The certified list expires upon the filling of the position(s) for which the list was requested.~~ **An eligibility list expires one year after its creation or upon the administration of a new examination. The Commission may approve an additional one-year extension.**

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

Date: 05/07/18
Introduced By: Mr. Berry
Committee: Service
Originated By: Mr. Robinette
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-23-18
1st Reading: 05/07/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-23-18

A RESOLUTION TO AMEND THE RULES OF COUNCIL AND THE RULES GOVERNING THE AGENDA OF COUNCIL

WHEREAS, the Rules of Council and the rules covering the Agenda of Council were adopted by Resolution CR-44-63 and were amended by Resolutions CR-11-76, CR-28-87, CR-64-91 and CR-44-16; and were adopted in subsequent years at the Council's Organizational Meeting; and

WHEREAS, Council conducted a thorough review of its Rules and desire to make certain updates and changes.

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

SECTION 1. The Rules of Council and the Rules Governing the Agenda of Council is hereby amended and adopted as shown in Exhibit A, attached hereto and made a part hereof.

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

Steven R. Robinette, 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

RULES GOVERNING AGENDA OF COUNCIL

As adopted by Resolution CR-44-63, amended by Resolution
CR-11-76, Resolution CR-28-87, Resolution CR-64-91 and by CR-44-16

1. ~~All matters submitted for consideration by the City Council at a regularly scheduled meeting must be first placed on the Agenda.~~
2. ~~The agenda shall consist of the ordinance and resolution number (if a number has been given), the subject matter (by descriptive title only) and the name of the committee chair of each item.~~
3. ~~The President of Council shall work collaboratively with the Clerk of Council shall have exclusive control of in assimilating and preparing the agenda subject only to the rules and regulations as prescribed by the City Council.~~
4. ~~All matters to be put on the agenda shall be delivered to the Clerk of Council in writing or electronically via e-mail and be signed by the interested proponent except members of the City Council, who may submit matters to the Clerk orally. Matters submitted electronically via e-mail shall be deemed signed by the individual sending the e-mail. All matters submitted by someone other than the Administration or Clerk of Council, must have a Council sponsor, unless provided for by Charter and/or the Code.~~
5. ~~The Clerk of Council shall keep on file all written requests for agenda recognition until such requests have been addressed.~~
6. ~~Matters submitted to be considered by the Council at its next regular meeting shall be given to the Clerk of Council no later than 12:00 noon, six working days before the next regularly scheduled meeting of Council.~~
7. ~~The Clerk of Council shall prepare or cause to be prepared and deliver or cause to be delivered to the following officials, a copy of the agenda and all legislation at the place so designated prior to the end of the regular day of business on the Thursday prior to the next regular meeting of Council:~~

1. Mayor	City Hall
2. Council	City Hall
3. Administrative Assistant	City Hall
4. Director of Law	City Hall
5. City Consulting Engineer	Via E-Mail
6. Service Director	Via E-Mail
7. Safety Director	Via E-Mail
8. Finance Director	Via E-Mail
9. Chief Building Official	Via E-Mail
10. Chief of Police	Via E-Mail
11. Development Director	Via E-Mail
12. Parks & Rec. Director	Via E-Mail
13. Information Systems Director	Via E-Mail
8. ~~The Clerk of Council shall have prepared a sufficient number of agenda's, complete with legislation for each representative of the press who will pick them up in the Clerk's office prior to the meeting and shall have copies of the cover agenda ready for the general public that will attend the regular council meeting.~~

RULES OF COUNCIL

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APPENDIX A	Job Descriptions
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RULES OF COUNCIL

As adopted by Resolution No. CR-43-63

(amended by Resolution No. CR-10-76, Resolution No. CR-28-87, Resolution No. CR-64-91, and CR-44-16)

I. MEETINGS

1. REGULAR Meetings

Regular meetings of Council shall be held in the Council Chambers at 7:00 p.m. on the first and third Mondays of each month. Council may, by majority vote, change the day and/or hour determined by a like vote of the members present if constituting a quorum. In cases of emergency, the President of Council may cancel a meeting.

1.01 Caucus

Prior to each Regular meeting of Council, Council may hold a caucus session. The caucus session shall be an opportunity for Council to review and/or discuss the agenda prior to the Regular meeting. The general public shall be permitted to attend but shall not participate unless invited by Council or the Mayor. In the event that the Regular meeting of Council is cancelled, the caucus session shall also be cancelled.

2. SPECIAL Meetings

Council shall hold such special meetings as may be found necessary, which may be called by the Clerk upon the request of three (3) members of Council or as the President of Council deems necessary.

Any such vote or request for the calling of a special meeting shall state the subject or subjects to be considered thereat and no other subject or subjects shall be considered except upon the approval of four (4) or more of the members of Council in attendance at such special meeting. Twenty-four (24) hours notice of such special meetings called by three members of Council or the President of Council shall be given to each member of Council and to the Mayor and any other persons involved in the action to be taken.

3. Notice

The Clerk shall maintain in a conspicuous place in City Hall an announcement of the time, date and place of the regular meeting of Council and, upon receipt thereof of notice of any special meeting of Council, shall post an announcement thereof in a conspicuous place in City Hall and shall give notice at least 24 hours before the time scheduled for such meeting ~~to every newspaper of the time, date, place and purpose of such special meeting~~ per the Charter. The Clerk shall provide a copy of the agenda for any regular or special meeting to any person who requests same and shall mail a copy of such agenda to any person requesting same and supplying the Clerk with a preaddressed, stamped envelope or e-mail address. The Clerk shall provide an electronic copy for free, or a hard copy of any ordinance or resolution to be considered as an item on any agenda to any person who requests same and who pays to the City the sum of \$0.05 per page of the ordinance or resolution requested.

4. Open Meetings

All meetings of Council shall be open to the public, ~~as per the provisions of the City Charter except for those exemptions set forth in the Ohio Revised Code and approved by two-thirds vote of all of the members of Council~~. All official actions of the Council shall be taken in open session.

5. Minutes

Minutes of all regular and special meetings shall be open to the public for inspection, during business hours of the City, upon reasonable advance request to the Clerk to inspect the same.

6. Recordings

Meetings of Council shall be recorded electronically and placed on the City's website for public viewing. The recordings shall not constitute the official record of action for the meeting.

7. Executive Session

Pursuant to the City Charter, Council may enter into Executive Session. The Mayor shall attend with the right to participate in debate, per Section 3.05 of the Charter.

II. CLERK OF COUNCIL

8. Clerk

Council shall elect a Clerk who shall act as Clerk of Council/City Clerk and appoint such number of Deputy Clerks as Council may determine to be advisable. The Clerk shall be present at all Council meetings and shall record the proceedings in the official journal, compile the agenda and other duties as prescribed by the Ohio Revised Code, the Charter and ordinances of the City, and as determined by Council.

Deputy Clerks shall follow the duties as determined by the Clerk. A Deputy shall attend such meetings as may be required by the Clerk, and in the absence of the Clerk at a regular or special meeting of Council, shall assume the duties of the Clerk for that meeting alone.

In the event that the Clerk or Deputy cannot attend a regular or special meeting of Council, the Director of Law shall record the proceedings for that meeting alone, or the Clerk may obtain such service from a retired or other community Clerk/Deputy.

Job descriptions for the Clerk of Council and Deputy can be found in Appendix A of the Rules.

III. THE CHAIR Powers and Duties

9. Roll Call

The President of Council shall take the Chair at the hour appointed for Council to meet and immediately shall call the Council to order. The roll shall then be called by the Clerk, who shall enter into the Journal of each meeting the names of members present thereat. In the absence of a quorum at the time appointed for a meeting, the members present may take a recess or recesses and cause the Clerk to procure the attendance of absent members.

10. Temporary Chair

The President of Council shall serve as Chair to preside over its sessions.

In case of the absence of the President of Council, the Clerk shall call the Council to order. The Clerk shall call the roll and if a quorum is found to be present, the Council shall proceed to elect, by a majority vote, a temporary Chair of the meeting until the appearance of the President of Council.

11. Substitute Chair

The Chair, i.e., President of Council or Temporary Chair, may call any other member to take their place in the Chair, such substitution not to continue beyond adjournment.

12. Appeals from Decisions of the Chair

The Chair shall preserve decorum and decide all questions of order, subject to appeal to Council. If any member transgresses the Rules of Council, the Chair shall, or any member may, call to order and in the latter instance, the Chair shall render a decision as to the point of order. In case of any appeal from a ruling of the Chair, the question shall be "Shall the decisions of the Chair stand as the decision of the Council". The Chair shall be sustained unless overruled by a majority vote of the members of Council present.

13. Chair's Power to Vote

Any member of Council who is serving as Chair shall have the same power to vote as other members.

14. Annual Budget

The President will prepare the Annual Budget for Council with the input from Members of Council and the Clerk.

15. Evaluation of the Clerk of Council

The President will prepare the Annual Evaluation of the Clerk of Council with the input from the Members of Council. The President will conduct the evaluation meeting with the Clerk.

IV. MEMBERS DUTIES AND PRIVILEGES

16. Seating Arrangement

The President of Council may, if it is deemed it advisable, arrange the seating of the members of Council in the Council Chamber, and all members shall occupy said seats so designated during the time of their term of office.

17. Addressing the Chair

Members when about to speak to a question or make a motion, shall address the Chair as "Mr./Madam President", who shall pronounce the name of the member entitled to the floor. Members addressing Council shall confine themselves to the question under debate and avoid personalities.

18. Limitation of Debate

No member shall be allowed to speak more than once upon any one subject until every member choosing to speak shall have spoken, nor for a time longer than three (3) minutes, without leave of Council as expressed by a majority vote of the members present. No person other than members of Council and Mayor of the City may be heard or enter into the debate of question or other matter before Council during the regular or special session except with leave of Council as expressed by a majority vote of the members present, or by being allotted time and being placed on the agenda as provided in Rule 47 24(c) and (d).

The Chair shall be limited in debate in the same manner as Members of Council.

19. Voting

Every member present when a question is put shall vote on same, unless Council, shall, for special reasons, excuse them from voting. Said excuse shall be granted only if the members states reasons for the request before voting begins and the Council by majority vote of the members present accepts them. There shall be no debate upon this question.

Upon the opinion of the Director of Law or a Formal Opinion of the Ohio Ethics Commission, a Member shall be exempt from voting when such action may result in the violation of any State or Local law.

20. Roll Call

The roll call on each vote shall be rotated, so that the members whose name was called first on the last preceding roll call vote shall be called last; the members whose name was called second on preceding roll call vote shall be called first, etc., and each member shall cast a vote when their name is called.

21. Demand for Roll Call Vote

Any member may demand a roll call vote upon any question before Council at any time before the decision on said question is announced by the Chair.

22. Excusal from Attendance

No member shall be excused from attendance at a Council meeting, except upon request to and permission by the President of Council prior to such meeting or by a vote of a majority of the members present. Refer to ORC 731.45 for being unexcused for two (2) months.

23. Excusal During Meeting

No member shall be excused while Council is in session except upon permission of the Chair.

V. ORDER OF BUSINESS & AGENDA

24. Order of Business & Agenda

The order of business at meetings of Council shall be as follows:

- A. Roll call, to determine presence of a quorum.
- B. Reading of the Journal of the preceding meeting unless such reading shall be dispensed with by consent of a majority of the members present. If no objection is made to the Journal, the same shall be approved.
- C. Consideration of agenda:
 1. All matters submitted for consideration by the City Council at a regularly scheduled meeting must be first placed on the Agenda.
 2. The agenda shall consist of the ordinance and resolution number (if a number has been given), the subject matter (by descriptive title only) and the name of the committee chair of each item.
 3. The President of Council shall work collaboratively with the Clerk of Council ~~shall have exclusive control of in~~ assimilating and preparing the agenda subject only to the rules and regulations as prescribed by the City Council. ~~The President may call upon any other member of Council to assist in his/her absence.~~
 4. All matters to be put on the agenda shall be delivered to the Clerk of Council in writing or electronically via e-mail and be signed by the interested proponent except members of the City Council, who may submit matters to the Clerk orally. Matters submitted electronically via e-mail shall be deemed signed by the individual sending the e-mail. All matters submitted ~~by someone other than the Administration or Clerk of Council~~, must have a Council sponsor, ~~unless provided for by Charter and/or the Code.~~
 5. The Clerk of Council shall keep on file all written requests for agenda recognition until such requests have been addressed.
 6. Matters submitted to be considered by the Council at its next regular meeting shall be given to the Clerk of Council no later than 12:00 noon, six working days before the next regularly scheduled meeting of Council.
 7. The Clerk of Council shall prepare or cause to be prepared and deliver or cause to be delivered to the following officials, a copy of the agenda and all legislation at the place so designated prior to the end of the regular day of business on the Thursday prior to the next regular meeting of Council:

1. Mayor	City Hall
2. Council	City Hall
3. Administrative Assistant	City Hall
4. Director of Law	City Hall
5. City Consulting Engineer	Via E-Mail
6. Service Director	Via E-Mail
7. Safety Director	Via E-Mail
8. Finance Director	Via E-Mail
9. Chief Building Official	Via E-Mail
10. Chief of Police	Via E-Mail
11. Development Director	Via E-Mail
12. Parks & Rec. Director	Via E-Mail
13. Information Systems Director	Via E-Mail

8. The Clerk of Council shall have prepared a sufficient number of agenda's, complete with legislation for each representative of the press who will pick them up in the Clerk's office prior to the meeting and shall have copies of the cover agenda ready for the general public that will attend the regular council meeting.

94. Assignment by chair of each item on the agenda to respective committee chair.

102. Each item shall be heard in the order as printed on the agenda with the committees being listed in the order below.

Land Usage and Zoning Committee

Safety Committee

Service Committee

Finance Committee

a. Upon motion of any Council member, the order of business at any meeting may be altered by affirmative vote of a majority of the members present.

113. Each Agenda Item shall be given its reading, public hearing and opened for discussion by the Council, Administration and the general public. There shall be ~~three opponents & three proponents~~ permitted to speak on each item, for no more than three minutes.

D. After completion of the agenda items, the Chair shall request that any business to be brought to the attention of Council by anyone present in the Council Chambers be done so at that time. This is the time for any open discussion from the floor. Comments shall be limited in time to three minutes unless otherwise allowed by a majority vote of the members present.

E. Reports and communications from the Mayor and other city officials, the Clerk and the Council.

F. Adjournment.

VI. COMMITTEES

25. Appointment of Committees.

The following Standing Committees are hereby authorized:

- (a) Land Usage and Zoning Committee
- (b) Safety Committee
- (c) Service Committee
- (d) Finance Committee

Appointment of a member to chair each committee shall be made by the President of Council at the Organizational Meeting subject to approval by a majority vote of Council.

The President of Council may appoint such Special Committees as deemed necessary provided that matters referred to or pending before a Standing Committee may not, without consent of its members, be referred to or considered by a special committee.

26. Temporary Chair

A Temporary Chair appointed by the President of Council shall preside when Council resolves itself into the Committee of the Whole. These Rules of Council shall govern the Committee of the Whole. All questions shall be decided by a majority vote of those members present. When this Committee arises, any measure, together with any amendments thereto, reported out, shall receive the immediate consideration of Council unless otherwise ordered and placed upon the calendar or agenda.

27. Meetings

Committees shall meet on call of the Chair of the Committee.

28. Quorum

A majority of members of Council shall constitute a quorum.

29. Temporary Committee Chair

In the absence of the Chair, the member named next shall act as Temporary Chair.

30. Secretary to Committees

The Clerk or Clerk's designee shall act as secretary to each Committee and shall keep a record of attendance and business transacted at meetings thereof.

VII. MOTIONS

31. Motions

When a motion is made, it shall be stated by the Chair before debate. A motion shall not be withdrawn by the mover without the consent of Council. Unless otherwise required by law, a motion shall be deemed passed if it receives the affirmative vote of a majority of the members present.

32. Order of Precedence

When a question is before Council, no motion shall be entertained except the following:

- a. To adjourn
- b. To lay on the table
- c. The previous question
- d. To postpone to a time certain
- e. To refer
- f. To amend
- g. To postpone indefinitely

Said motions shall have precedence in the foregoing order.

33. Motion to Adjourn

Motion to adjourn shall be in order at any time, except as follows:

- a. When repeated without intervening business or discussion.
- b. When made while another member is speaking.
- c. When the previous question has been ordered.
- d. While a vote is being taken.

34. Motion to Lay on the Table

A motion to lay on the table shall preclude all amendments or debate of the subject under consideration. If the motion prevails, the consideration of the subject may be resumed only upon motion of a member voting with the majority and with the consent of the majority of the members present.

35. Previous Question

The previous question shall be stated in these words: "Shall debate now close?" The motion shall pass if a majority of the members present shall favor it. If the said motion is ordered, there shall be no further amendment or debate, but the question shall be put immediately.

36. Motion to Postpone

Motions to postpone may be amended as to time, excepting a motion to postpone indefinitely. If a motion to postpone indefinitely is carried, the principal question shall be declared lost.

37. Motion to Amend

A motion to amend shall be susceptible of but one amendment. An amendment once rejected may not be moved again in the same form.

38. Motion to Suspend Rules

A motion to suspend the Rules of Five Day Notice (Sec. 36-F) must receive the affirmative vote of four-fifth (4/5) of the members elected to Council and shall be open to debate. All other rules may be suspended by a majority of the members present without debate.

39. Motion to Reconsider

A motion to reconsider a proposal that has been acted upon favorably must be made before adjournment of the session of Council at which the vote was taken. A motion to reconsider any proposal that has been acted upon unfavorably by Council may be made no later than the next regular meeting after the vote of Council thereon. In either case, such motion may be made only by a member who voted with the prevailing side. The concurrence of a majority of the members present shall be sufficient for reconsideration of a vote. If a motion to reconsider is lost, it shall not be entertained again.

VIII MISCELLANEOUS

10. Procedures in Absence of Rules

In the absence of a rule to govern a point of procedure, reference shall be had to the practice set forth in Robert's Rules of Order, or if it cannot there be found, then to approved practice in other parliamentary bodies. The Clerk and/or Law Director shall be the Parliamentarian.

11. Decorum in Council Chambers

The Chair shall maintain decorum in Council Chambers during the session.

12. Rules on Reading and Suspension of Rules

Ordinances: Every action of the Council establishing any offense and providing for the imposition of any penalty, or providing for the levy of any tax or assessment or for the expenditure of any public funds or for the contracting of any indebtedness, as well as all actions required by Charter shall be taken by ordinance. Each ordinance shall contain but one subject which shall be clearly set forth in its title.

Ordinances shall be introduced in writing and shall conform to the following procedures:

- A. Council may reject such ordinances at the time of its first introduction.
- B. Those ordinances not rejected shall be given a first reading ~~at length~~ by title.
- C. Seven days shall lapse between the first reading and any further action by Council.
- D. This waiting period may be waived by 4/5 of the elected members of Council in an emergency.
- E. If the waiting period is waived, Council shall immediately vote on whether or not the ordinance shall be adopted, with or without amendments, or rejected.
- F. During the waiting period and not less than five days before a second reading, the Clerk shall cause to be published ~~in a newspaper of general circulation~~ on the City's website, a summary of the contents of the proposed ordinances, together with a notice of the time and place of the Council meeting at which it will be next considered, inviting interested citizens to be present and to express their opinions thereon.
- G. Council must convene at the time and place so advertised in the public notice described in (F) above and shall give a second reading. This reading may be by title only.
- H. Should any person be present who desires to be heard for or against the adoption of the ordinance, such person shall address the respective committee to which the ordinance has been referred to upon leave of the Chair of the respective Committee.
- I. Written arguments and briefs for or against the ordinance may be filed with the Clerk at the hearing or thereafter, within twenty-four hours. Such time may be extended by a majority vote of Council.
- J. After the hearing and the report of the Committee, Council shall vote on the ordinance.

However, Council need not vote at this particular meeting. Final action may be postponed to such time as Council desires.

- K. A favorable vote of three (3) members of Council shall be necessary to adopt any ordinance.
- L. Final passage shall be attested by the President of Council and the Clerk and shall be presented for the Mayor's signature.
- M. After passage, public notice shall be given by publication, by summary only, ~~one time, in a newspaper of general circulation in~~ for ten days on the City's website and a prominent location in City Hall. Such summary shall consist of a brief statement of the purpose and effect of the ordinance. A copy of the full text of the ordinance shall be posted for not less than ten (10) days after passage in a public place in City Hall.
- N. All ordinances except as below described shall take effect thirty (30) days after publication.
 - (1) Ordinances raising revenue, making appropriations for current expenses, and those declared to be an emergency by 4/5 vote of Council shall go into effect upon passage, approval of the Mayor, attestation and publication by the Clerk. Posting of Ordinances and publication by summary in a prominent location at City Hall and on the City's website ~~newspaper of general circulation~~ shall be deemed publication.
- O. The Annual Appropriation Ordinance is exempt from the above procedure and shall conform to the following procedures:
 - (1) The annual appropriation ordinance shall be prepared by the Mayor with the assistance of the Administrative Assistant and the Director of Finance and shall be forwarded to Council not later than ~~December 7th~~ November 15th.
 - (2) Council shall cause five (5) days public notice to be given of the meeting at which it proposes to consider and adopt the ordinance.
 - (3) The appropriation ordinance shall be adopted not later than December 24th and shall take effect on January 1 whether or not such action has been taken by Council.
 - (4) Copies of the appropriation ordinance shall be supplied to the head of each department, to such County, State and Federal officials as is required by law.

43. Resolutions: Action by Council which is not required by Charter to be by ordinance, and which is not of general public application or interest, may be taken by resolution. Such a resolution shall be introduced in writing, by a member of Council, and may be adopted by voice vote of a majority of ~~a quorum~~ Council.

44. Amending Rules

A majority vote is required to alter, amend, rescind or supplement these rules. Any proposed alterations, or amendments or supplements shall be submitted in writing at a regular meeting and placed on the agenda or calendar for the next regular meeting with the order of new business. By unanimous recorded vote of all members elected to Council, such proposed alterations, amendments or supplements may be adopted at the meeting at which the same are submitted.

45. Quorum

A majority of all members elected to Council shall constitute a quorum.

46. Director of Law

The Director of Law shall, when requested by a member of Council, give a verbal opinion on any question of law concerning City affairs in open council, but they may deem the matter of importance and take a reasonable time to submit their opinion in writing. They shall not be required to draw any ordinances or resolution except upon a majority vote of the members.

47. Resignation

The resignation of a member of the Council shall not take effect until the same has been accepted by a majority vote of members of Council, exclusive of the member tendering the resignation.

48. Community Organization Liaison

A Community organization who desires a Council Member to be a liaison, shall submit a written request to the Clerk and the President shall appoint a member.

APPENDIX A

Job Descriptions

CLERK OF COUNCIL/CITY CLERK

DEFINITION

The Clerk of Council/City Clerk is responsible for the day-to-day operations of the legislative branch of government. He/She serves as the Administrator and legal records office for Council and directs the work of all proceedings of the City Council and the care and custody of the official seal, papers, and records of the City. Works under the general direction of the Council and within requirements and limitations defined by the City Charter, ordinances and resolutions.

CHARACTERISTIC WORK

Presides at the organizational meeting of Council and conducts the election of Council president. Attends all regular and special meetings of the Council and committees, when needed. Assist members in defining problems or procedures coming before council. Certifies the sufficiency of petitions, ordinances and resolutions. Supervises and/or prepares the publications, filing indexing, cross-referencing, and permanent custody of meeting minutes and agendas. Supervises and/or prepares the publication of notifications of public hearings, filing, and other related details on budget, sidewalk assessments and zoning changes. Supervises and/or prepares the public notification of proposed Charter amendments. Schedules presentations and open hearings before Council and committees. Serves as the point of contact between City Council and other City departments, other governmental bodies and the general public. Oversees the processing of various citizen complaints. May attend Planning Commission meetings in order to properly forward legislation to Council, as well as act as Council representative, if needed. Writes letters and reports; maintains various activity records and actions taken. Prepares most legislation. Prepares the agenda for all Council meetings and supervises its distribution. Manages and maintains the computer files/system for council office. Serves as special secretary to council committees, if needed. Responsible for newspaper publications of legislation to come before Council and adopted by Council and notification of special meetings. Manage and maintain the budget for Council. Serves as Council's representative to meetings and various functions, as needed. Oversees the scheduling of Council Chambers and conference room. Maintains the Council office and such other duties as required by the Charter and Ordinances of the City.

Maintains master copy of the Codified Ordinances of the City, updates it, keeps record of all holders of Code Books, supervises the codification through an independent agency and that replacement pages are provided to all code holders. Maintains the safe keeping of all legislation and indexing of all ordinances and resolutions adopted by the Council. Maintains the safe keeping of all minutes, correspondence and other papers of the Council. Maintains the safe keeping of all deeds, easements and lot splits. Responsible for the Zoning Map and maintains an updated Zoning Map and Address Listing Map.

Responsible for filing with the Board of Elections any charter changes to be put on the ballot, any changes of elected officials, changes in salaries of elected officials and all annexations. Responsible for distributing Financial Disclosure Statements to all elected officials, to be filed with the Ohio Ethics Commission.

Additionally, work involves responsibility for managing/performing a variety of clerical duties, research, report writing, writing and preparing legislation, maintain Council budget; serve as parliamentarian; serve as a member of the Solicitation's Board; publicity and related operations of the City Council, individually and collectively.

SUGGESTED EMPLOYMENT STANDARDS

Graduate from high school and two years of college OR advanced training in supervision, general office experience including both secretarial and public contact work; a minimum of four years of progressively responsible general office experience preferably some administrative liaison and public relations work or an equivalent combination of training and experience. Maturity. Have or obtain, within the first five years of employment, a CMC from the International Institute of Municipal Clerks AND have or continue with IIMC to receive MMC designation.

Full or Part-Time Deputy Clerk of The Office of the Clerk of Council

Description

Any Deputy Clerk staff member of the City shall be appointed by the City Council as established by the Rules of Council and be under the direct supervision of the Clerk of Council.

Employment Provisions

The positions of Deputy Clerk are non-civil service positions and report to the Clerk of Council and City Council. The individuals holding these positions serve strictly at the pleasure of City Council. Since these positions are non-civil service, there is no probation period. Employees can be hired and released solely at the option of City Council, with the recommendations of the Clerk of Council.

All full and part-time staff members shall be entitled to the benefits entitled to each as set forth in Chapters 159 and 161 of the Codified Ordinances of Grove City, Ohio.

Compensation for such employment shall be recommended by the Clerk of Council and approved by the Council through the signing of a Personnel Action Form by the President and the Clerk of Council.

Duties

All staff members shall perform such duties as shall be provided by the Clerk of Council. These duties shall include, but not be limited to, the following:

- Assist in the preparation and distribution of the Council Agenda.
- Assist in the preparation and distribution of the meeting minutes.
- Assist with correspondence.
- Post approved ordinances.
- Update any legislative tracking system.
- Scan and transfer ordinances and/or resolutions and/or meeting minutes for inclusion on the Web database.
- Assist with filing records and maintaining filing system.
- Assist with public and departmental requests.
- Attend Council Meetings and sit in for Clerk of Council, when the Clerk of Council is unable.

Suggested Knowledge and Skills

- Ability to work with little or no supervision – a self-starter.
- Ability to organize work and to work, at times, under pressure.
- Considerable knowledge of the structure and purpose of local government.
- Considerable knowledge of modern office practices and procedures, standard record maintenance procedures and use of office equipment.
- Considerable knowledge of the role of a City Council in the Mayor-Council-Administrative Assistant form of government, especially as a council's policy making and legislative activities relate to the responsibilities of the Administrative branch.
- Considerable knowledge of business English, spelling and grammatical structure, punctuation and arithmetic.
- Knowledge of news media for the appropriate dissemination of various kinds of information or publicity.
- Ability to exercise good judgment; have courtesy and tact in handling phone inquiries and persons requesting information.
- Ability to work closely with the Clerk of Council and work with the Law Director, City's Consulting Engineer, City Administrator and Department Heads.
- Ability to compose a variety of memos and letters; skill in taking oral dictation or direction.
- Ability to assimilate the City Code, Charter, zoning map and zoning code and to read and interpret the Ohio Revised Code as it relates to duties and responsibilities of the City Clerk.

Date: 05/14/18
Introduced By: Mr. Berry
Committee: Service
Originated By: Mr. Robinette
Sponsor: Ms. Houk
Emergency: 30 Days:
Current Expense:

No.: CR-24-18
1st Reading: 05-21-18
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-24-18

A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 903.05(a & c) OF THE CODIFIED ORDINANCES FOR THE ANNUAL ALUMNI SOFTBALL TOURNAMENT ON JULY 29 & 30, 2017 AT FRYER PARK

WHEREAS, the Annual Alumni Softball Tournament will be held at Fryer Park on July 28 and 29, 2018 and in the event of postponement due to rain, this tournament will be held on August 4 & 5, 2018; and

WHEREAS, Grove City Rotary Club wish to sell beer during this Alumni Tournament; and

WHEREAS, Section 903.05(a & c) of the Codified Ordinances of the City states: No drugs or alcoholic beverages shall be permitted on park property.

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

SECTION 1. The provisions of Section 903.5(a & c) of the Codified Ordinances that no alcoholic beverages be permitted on park property is hereby waived for the sale and consumption of alcoholic beverages provided by Grove City Rotary Club for this one occasion for the Alumni Softball Tournament at Fryer Park on July 28 and 29, 2018 and in the event of postponement due to rain, this provision shall be waived on August 4 & 5, 2018.

SECTION 2. The provisions shall only be waived between the hours of 11:00 a.m. to the end of the last game, not to extend beyond 10:30 p.m., within the areas designated in Exhibit "A". A Certificate of Liability Insurance shall be provided stating the City as a Certificate Holder and an additional insured with respect to \$1 million per occurrence; \$2 million aggregate liability limits and liquor liability coverage.

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

Steven R. Robinette, 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

Date: 05/14/18
Introduced By: Mr. Berry
Committee: Service
Originated By: Mr. Vedra
Sponsor: Ms. Houk
Emergency: 30 Days:
Current Expense:

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

RESOLUTION NO. CR-25-18

A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 529.07(b)3 OF THE CODIFIED ORDINANCES FOR THE ANNUAL HOMECOMING CELEBRATION ON JULY 27, 2018 ON THE STREETS OF TOWN CENTER

WHEREAS, the Annual Homecoming Celebration will be held on the streets of Town Center on July 27, 2018; and

WHEREAS, The Grove City Kids Association wish to sell beer during this Homecoming Celebration; and

WHEREAS, Section 529.07(b)3 of the Codified Ordinances of the City states: No person shall have in his possession an open container of beer or intoxicating liquor in a public place.

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

SECTION 1. The provisions of Section 529.07(b)3 of the Codified Ordinances that no person shall have in his possession an open container of beer or intoxicating liquor in a public place is hereby waived for this one occasion for the Annual Homecoming Celebration on the streets of Town Center on July 27, 2018.

SECTION 2. The provisions shall only be waived between the hours of 6:00 p.m. to 11:30 p.m. within the areas designated in Exhibit "A" attached hereto and made a part hereof. The pouring of beer shall be from 6:30 – 10:00 p.m.

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

Steven R. Robinette, 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: 03/13/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-21-18
1st Reading: 03/19/18
Public Notice: 03/22/18
2nd Reading: 05/21/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-21-18

AN ORDINANCE FOR THE REZONING OF 7.12 ACRES LOCATED SOUTH OF SOUTHWEST BLVD. AND WEST OF BROADWAY FROM C-2 TO PUD-R 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 March 6, 2018, with the following stipulation:

1. The Zoning Text shall stated that open space shall meet the requirements of Section 1101.09(b).

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-2 to PUD-R with Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1388 *and being part of that 8.567 acre parcel described in a deed to LS Grove City Realty LLC, as recorded in Official Records, Instrument #200812300185704, 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.

Steven R. Robinette, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest: _____

C-21-18
Exhibit A

DESCRIPTION OF 7.198 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Virginia Military Survey Number 1388, and being a part of that 8.567 acre parcel described in a deed to **LS Grove City Realty, LLC**, of record in Instrument Number 200812300185704, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being more particularly bounded and described as follows:

BEGINNING at a 5/8 inch iron pin found at the intersection of the south right-of-way line for Southwest Boulevard and the east railroad property line for CSX Transportation, of record in Official Record 13276 B15 and Deed Book 592, Page 1, being the northwest corner of said 8.567 acre parcel;

Thence **South 70 degrees 40 minutes 56 seconds East**, along the south right-of-way line for said Southwest Boulevard, along the north line of said 8.567 acre parcel, a distance of **141.47 feet** to a point;

Thence **South 63 degrees 06 minutes 53 seconds East**, continuing along the south right-of-way line for said Southwest Boulevard and the north line of said 8.567 acre parcel, a distance of **189.61 feet** to a point;

Thence **South 62 degrees 55 minutes 39 seconds East**, continuing along the south right-of-way line for said Southwest Boulevard and the north line of said 8.567 acre parcel, a distance of **31.56 feet** to the northeast corner of said 8.567 acre parcel, being the northwest corner of a parcel of land described in a deed to CVS 1223 OH, LLC, of record in Instrument Number 200601060003601;

Thence **South 34 degrees 11 minutes 41 seconds West**, along an east line of said 8.567 acre parcel, along the west line of said CVS parcel, a distance of **320.35 feet** to a southeast corner of said 8.567 parcel, being a southwest corner of said CVS parcel;

Thence **South 55 degrees 48 minutes 19 seconds East**, along a north line of said 8.567 acre parcel, along the south line of said CVS parcel, a distance of **31.70 feet** to a northwest corner of that 1.368 acre parcel described in a deed to Falls Advance LLC, of record in Instrument Number 201612130171457;

Thence **South 34 degrees 11 minutes 44 seconds West**, across said 8.567 acre parcel, along a west line of said 1.368 acre parcel, a distance of **160.49 feet** to a west corner of said 1.368 acre parcel;

Thence **South 01 degree 24 minutes 20 seconds East**, continuing across said 8.567 acre parcel and along a west line of said 1.368 acre parcel, a distance of **131.38 feet** to a southwest corner of said 1.368 acre parcel, being a southeast corner of said 8.567 acre parcel, and being a northwest corner of that 0.933 acre parcel described in a deed to Nancy Jo Taylor and Hal Herbert Taylor, Trustee of the Nancy Jo Taylor Revocable Living Trust Dated October 15, 2009, of record in Instrument Number 201001050001369;

Thence **South 35 degrees 07 minutes 03 seconds West**, along an east line of said 8.567 acre parcel, along the west line of said 0.933 acre parcel, a distance of **136.96 feet** to the southeast corner of said 8.657 acre parcel, being the southwest corner of said 0.933 acre parcel, and being on the north line of a parcel of land described in deeds to Broadway Grove Apartments LLC, of record in Instrument Number 200810030148335 and Instrument Number 200911200167610;

Thence **North 79 degrees 44 minutes 31 seconds West**, along the south line of said 8.567 acre parcel, along the north line of said Broadway Grove parcel, a distance of **481.10 feet** to the southwest corner of said 8.567 acre parcel, being the northwest corner of said Broadway Grove parcel, and being on the east railroad property line for said CSX Transportation;

Thence **North 32 degrees 42 minutes 34 seconds East**, along the west line of said 8.567 acre parcel and the east line of said CSX Transportation, a distance of **552.29 feet** to a point;

Thence **North 32 degrees 40 minutes 30 seconds East**, continuing along the west line of said 8.567 acre parcel and the east line of said CSX Transportation, a distance of **303.45 feet** to the **POINT OF BEGINNING** for this description, containing a total of **7.198 acres** and being all of Franklin County Auditor's Parcel Number 040-013660.

Bearings described herein are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established using a GPS survey and NGS OPUS solution.

This description was prepared based on an actual field survey of the premises performed by American Structurepoint, Inc. and is intended for zoning purposes only.



B. P. Bingham
3/14/2018

C-2118

THE ASHFORD OF GROVE CITY
ZONING AND DEVELOPMENT STANDARDS TEXT



EXISTING ZONING: C-2 (Retail Commercial)
PROPOSED ZONING: PUD-R (Planned Unit Development, Residential)
EXISTING PROPERTY ADDRESS: West Southwest Boulevard, West of Broadway
EXISTING PARCEL ID: 040-013660-00 (7.2 acres)
CURRENT OWNER: LS Grove City Realty, LLC
APPLICANT: Wallick Asset Management LLC, as the agent for Owner
DATE OF TEXT: February 21, 2018
APPLICATION NUMBER: 201801240003

GENERAL PROVISIONS:

The provisions outlined within these development standards shall apply to the Property unless otherwise modified by Grove City Council (the "Council") through the Development Plan process. Provisions of the Codified Ordinances of Grove City (the "Code") shall apply only to the extent not otherwise addressed in this Zoning and Development Standards Text (the "Text").

For the purposes of this Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future tense and the plural words include the singular and the singular the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied". In case of any conflict between this Text and the Code, this Text shall control.

All provisions of this Text are severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be deemed affected by that decision.

Any use not permitted herein shall be considered prohibited, except that a use may be permitted if approved by Council.

Deviations from the standards and requirements set forth herein as well as the Code, Stream Corridor Protection Policy and Standard Drawings may be approved by Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between uses or integrity of proposed construction improvements within or in proximity of the Property.



INTRODUCTION

The property is 7.12 +/- acres of vacant land as depicted on the Final Development Plan dated February 2018 (the "Site Plan") and located south of Southwest Boulevard and west of Broadway in Grove City, Jackson Township, Franklin County, Ohio. The property is currently zoned C-2. The applicant requests the approval of a PUD-R rezoning and development plans for the construction and operation of a senior living campus which will include Assisted Living and Memory Care (the "Project") on the subject property as shown on the Site Plan.

The proposed development contemplates a community focused on resident wellness and will offer multiple social destinations, restaurant-style dining and spacious private rooms and bathrooms, all under a single roof. The community will offer health and wellness classes, social activities, healthy flexible meal plan options as well as spiritual and educational opportunities. The project will serve senior loved ones of Grove City residents and many long-term members of the community in a high-quality living environment that is close to home.

PERMITTED USES

Uses permitted on the property shall be:

- 1) A Senior Living Campus that will offer personal and assisted living care services to its residents, as defined by the Ohio Administrative Code rules 3701-17 to 3701-17-26 and licensed by Ohio Department of Health at a maximum of 160 units of Assisted Living and Memory Care. Independent senior living may also be offered.
- 2) All C-2 uses shall be permitted as alternatives to the Senior Living Campus upon meeting all requirements and following all approval procedures under the Grove City Zoning Code.
- 3) Accessory uses shall be regulated in accordance with the Grove City Zoning Code.

ZONING AND DEVELOPMENT STANDARDS:

The development of the Property shall comply with the following development standards and the approved Site Plan for the property:

SITE SIZE: 7.12 Acres

MAXIMUM PERMITTED DENSITY (Senior Living Campus):

By Unit: 160 units / 7.12 acres = 22.5 units/acres
By Bed: 170 Beds / 7.12 acres = 23.8 beds/acre

MINIMUM BUILDING SETBACKS (As shown on Site Plan):

Front = 80'-0" (from ROW)
Side = 25'-0"
Rear = 25'-0"
Side (from ROW) = 40'-0"



MINIMUM OFF-STREET PARKING SETBACKS (As shown on Site Plan):

Front = 50'-0" (from ROW)

Side (adjacent to shared access drive) = 15'-0"

Rear = 10'-0"

Side (adjacent to railroad property) = 20'-0"

LOT COVERAGE / IMPERVIOUS AREA:

Maximum Coverage by Buildings: 45%

Proposed Coverage: 43%

Proposed Impervious Area: 3.06 Acres

Proposed Green Space: 3.53 Acres

OPEN SPACE REQUIREMENTS:

Open space shall be as shown on the approved Final Development Plan and may be permitted to deviate from the standards of Code Section 1101.09(b).

LANDSCAPING:

Senior Living Campus:

Landscaping and buffering for a Senior Campus use shall be as shown on the approved Final Development Plan and may be permitted to deviate from the standards of Code Chapter 1136.

C-2 Uses:

Landscaping and buffering for C-2 uses shall meet the requirements of Code Chapter 1136, as applicable.

OFF STREET PARKING / DRIVES:

Minimum Parking Requirement:

1 space/2 units

(160 units / 2 = 80 units)

The parking calculation is based on the operational experience at similar facilities and expectation that:

(1) the number of residential vehicles will likely be less than 20% (or 30) of the total number of beds, and

(2) the maximum number of employees on site will be no more than 20 during three shift changes.

(3) most visitor traffic and parking occur on weekends and evenings that "off-peak" from normal rush hour traffic.

Standard Parking Stall: 9' x 20'

ADA Parking Stall: 9' x 20'

Minimum Drive Isle Width: 24'



SIDEWALKS:

Sidewalks shall be constructed as shown on the approved Final Development Plan; this includes but is not limited to minimum width, location, and materials.

SITE LIGHTING:

All site light fixtures shall be cut off fixture with a maximum pole height of 20'-0".

Exterior lighting fixtures shall match the character of site lighting fixtures used on adjacent properties.

Any C-2 uses shall be required to light all vehicular and pedestrian areas on the property to at least 0.5 foot-candles.

FENCING:

Fencing shall be limited to the areas as shown on the Final Development Plan.

RETENTION PONDS:

Retention ponds shall comply with and be constructed in accordance with the Grove City Stormwater Design Manual

SIGNAGE:

Signage shall meet the provisions of the City Sign Code.

The property shall have a primary monument sign along the Southwest Boulevard frontage.

The property may be allowed as secondary monument sign along the shared access drive along Route 62 provided that necessary easements and agreements are submitted showing that the adjacent property owners is agreeable to the proposed sign. The size, design and placement of all monument signs shall be approved through the development plan.

Wall Signage for C-2 Use:

Wall signage shall be permitted on a C-2 permitted use, so long as it meets the requirements of Code Chapter 1145 or as otherwise approved by Council or the Grove City Board of Zoning Appeals.

BUILDING AREA:

Maximum building square-footage on site shall be 102,000 Square-Feet



BUILDING HEIGHT / STORIES:

Maximum Building Height (Senior Living Campus):	3 Stories for a Maximum Building Height of 50'-0" (Measured to the Building Peak)
Maximum Building Height (C-2 Use):	Uses other than the Senior Living Campus shall conform to the C-2 development standards in Section 1135.12 and Table 1135.12-II of Code unless otherwise approved by Council or the Grove City Board of Zoning Appeals.

EXTERIOR MATERIALS:

Building elevation drawings and completed construction shall demonstrate a consistent level of quality of architectural design and materials on all sides of the building, as shown on the Building Elevations and Material List/Board as approved and further defined below.

Building Materials:	Building elevation materials shall include: Full, thin set and synthetic brick Fiber cement siding and trim Vinyl siding, trim and accessories Metal and aluminum siding, trim and accessories Asphalt, metal and membrane sheet roofing At least 50% of the building frontages along Southwest Boulevard and Broadway shall consist of masonry as well as additional architectural details that help break up the mass of the building.
Exterior Colors:	
Siding:	Natural earth tones and or warm neutral colors, including white. High-chroma colors are not permitted
Trim:	Natural earth tones and or warm neutral colors, including white. Complementary or contrasting to siding color. High-chroma colors are not permitted.
Roof:	Single colors shall be from the color range of natural materials.

ACCESSORY STRUCTURES:

The project shall be permitted to have one detached shed for the entire site. Structure shall utilize materials similar to the primary structure(s) on the site and shall be at a maximum height of no greater than 15'.

Note: All architectural features shall be as described within this text or depicted on the Final Development Plan.

PHASING: The property shall be developed as a single phase.



Date: 04/10/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-27-18
1st Reading: 04/16/18
Public Notice: 04/18/18
2nd Reading: 05/07/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-27-18

AN ORDINANCE FOR THE REZONING OF 1519 BORROR ROAD FROM PUD-R TO SF-1

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 April 3, 2018; 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 PUD-R to SF-1:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6115 *and being part of a 63 acre First Parcel conveyed to Alice M. Huffman by deed, as recorded in Official Records, Deed Book 2992, page 452, 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.

Steven R. Robinette, 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

Mar.27.2018 02:55 PM V Rossi

6145398904

PAGE. 2/ 2

C-27-18

Exhibit "A"
Legal Description
For File: 77146611

Situated in the State of Ohio, County of Franklin and in the City of Grove City.

Situate in the State of Ohio, County of Franklin and in the Township of Jackson and being part of Survey No. 6115, Virginia Military Lands, also being part of a 63 acre First Parcel conveyed to Alice M. Huffman by deed shown of record in Deed Book 2992, page 452, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin in the centerline of Borrer Road at the northwesterly corner of said First Parcel and at the northeasterly corner of a 1.526 acre tract conveyed to Harry and M.V. Weaver by deed shown of record in Deed Book 2634, page 114;

thence N. 74° 37' 04" E. along the centerline of Borrer Road and along the northerly line of said First Parcel a distance of 330 feet to an iron pin;

thence S. 15° 22' 56" E. a distance of 30 feet to an iron pin;

thence with a curve to the right having a radius of 30 feet the long chord of which bears S 60° 22' 56" E. a distance of 28.28 feet to an iron pin;

thence S. 15° 22' 56" E a distance of 180 feet to an iron pin;

thence S. 74° 37' 04" W. parallel to the centerline of Borrer Road, a distance of 426.83 feet to an iron pin in the westerly line of said First Parcel and in the easterly line of said 1.526 acre tract;

thence N. 3° 05' 26" E. along the westerly line of said First Parcel and along the easterly line of said 1.526 acre tract a distance of 242.49 feet to the place of beginning, (passing an iron pin on line at 212.12 feet);

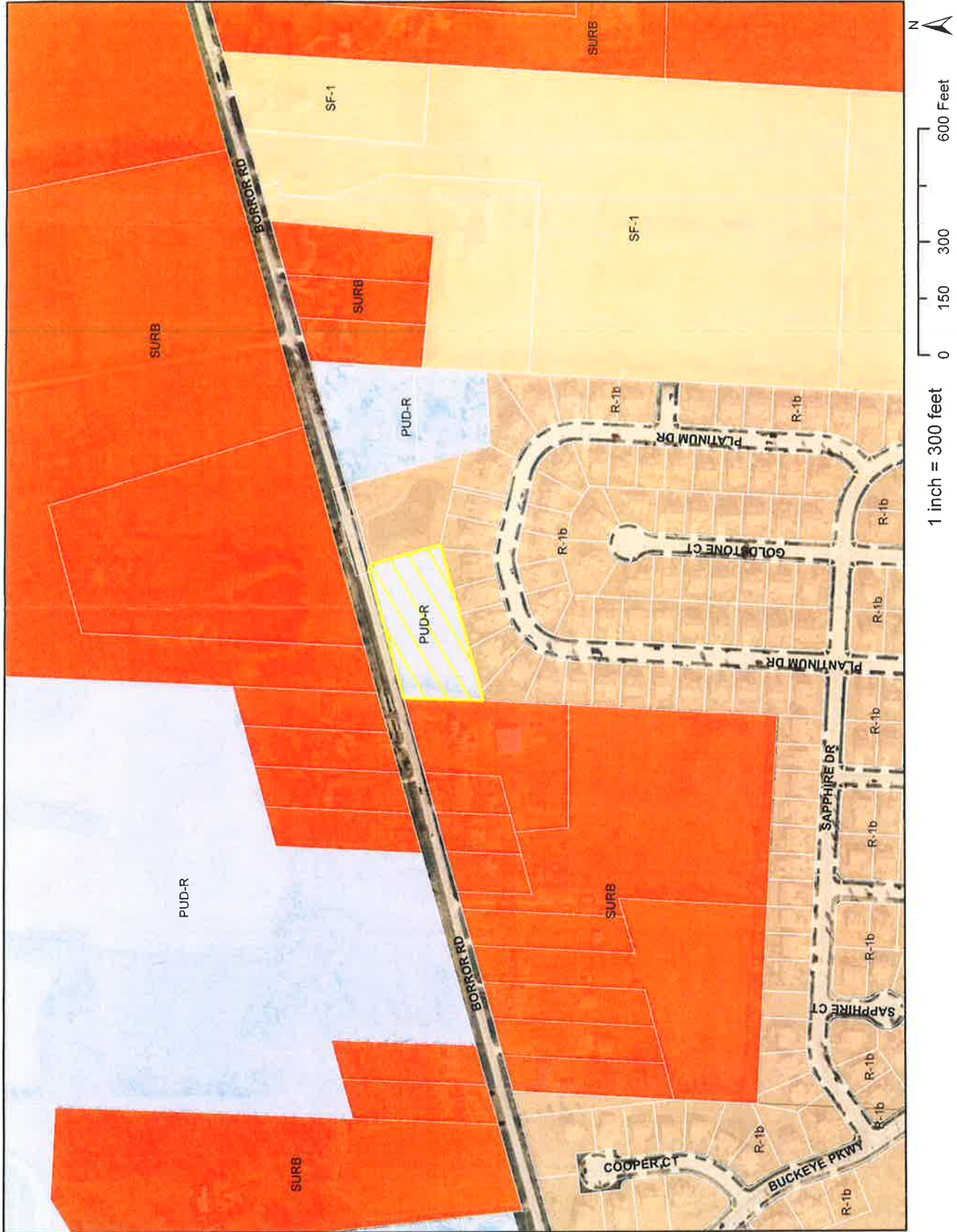
containing 2.035 acres, more or less, subject to all easements and restrictions shown of record also subject to all legal highways.

Surveyed by Roland L. Edwards, Registered Surveyor No. 4224.

Known As: Borrer Road, Grove City, OH 43123
Parcel No. 040-005233-00



C-27-18



Kelly, Tami

C-27-18

From: Brandon Gazarek [gazarek.3@gmail.com]
Sent: Thursday, May 03, 2018 2:21 PM
To: Kelly, Tami
Cc: Shields, Kimberly; Havener, Mary; Spergel, Kendra
Subject: Re: 1519 Borror Road Rezoning
Attachments: Borro Road Auditor Proof.pdf

Tami,

Good afternoon, My name is Brandon Gazarek and I wanted to touch base with you to inform you that I want to withdraw the application on my lot to re zone to SF-1 by the previous owner Tony Selimi. I have attached the Auditors website documentation showing that my wife and I purchased it from him last month. We submitted to Kendra yesterday re zoning paperwork to re zone to SF-2.

Please confirm that we have pulled application from Tony for zoning SF-1. Again I submitted yesterday all my paperwork with Kendra to re zone to S-2.

Please call with qith any questions at all. I am a builder so I understand the process.
See attached

Thanks again for your time and help,
Brandon Gazarek
614.306.9494

On Wed, May 2, 2018 at 11:45 AM, Spergel, Kendra <kspergel@grovecityohio.gov> wrote:

Hi Brandon,

I checked with our Council Clerk, Tami Kelly, regarding the status of the rezoning that Tony had started at 1519 Borror Road. She hasn't heard back from him about withdrawing the application, but we did contact our Law Director, and he said you could withdraw that application as you are the current property owner. To formally withdraw the application, you'll need to email Tami (tkelly@grovecityohio.gov) and state that you would like the SF-1 rezoning case withdrawn. Tami has also requested that you submit something to her that shows you're the current property owner (i.e. the Auditor summary information on the property or deed).

Please let me know if you have any questions.

Kendra Spergel

Development Planner

Development Department

City of Grove City

Date: 04/10/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: C-28-18
1st Reading: 04/16/18
Public Notice: 04/18/18
2nd Reading: 05/21/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-28-18

AN ORDINANCE FOR THE REZONING OF 1419 & 1399 BOROR ROAD FROM SF-1 to PUD-R WITH ZONING TEXT

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

WHEREAS, the Planning Commission approved the rezoning on April 3, 2018, with the following stipulations:

1. The maximum permitted density on the site shall be 2.2 dwelling units per acre;
2. General Site Development Standard V(d) (Open Space) shall be amended to remove the sentence "Subject to Council granting a variance to allow all open space being dedicated to the City as depicted on the City's Master Parks Plan to be counted toward the open space requirement";
3. General Site Development Standard V(i)(1) shall be removed from the proposed Zoning Text;
4. General Site Development Standard V(i)(3) shall be amended as follows:
"~~Three~~ Four trees shall be provided per residential unit ~~that meet the requirements of Section 1136.09.~~ One shade tree (2-inch caliper minimum) shall be provided between the sidewalk (or street if a sidewalk is not present) and the front of each residential home ~~to function as the street tree.~~ All other trees and plantings shall be arranged within the front, side or rear yard areas with emphasis on the front facades. ~~One ornamental tree shall be provided in an area around the dwelling selected by the developer and a third tree may be located in the extra space at the front or rear of the home.~~"
5. A new standard should be added to General Site Development Standard V(i) stating that "The owner, builder or developer shall be required to pay to the City's Community Environment Fund a fee in the sum of six (6) dollars per lineal foot of curb/street pavement frontage for the purpose of purchasing, planting and maintaining trees on public properties";
6. General Site Development Standard V(k)(2) (Signage) shall be amended to state "Any additional signage not included on the final development plan shall be reviewed and, if deemed appropriate for the site, approved by the Development Department;
7. The Zoning Text shall state that character fencing shall be installed along the project's property lines where adjacent to parcel 040-015527;
8. The Zoning Text shall state that homes on corner lots shall utilize side-loading garages.

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

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

SECTION 1. The following described premises are rezoned from SF-1 to PUD-R to SF-1:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6115 *and being part of Lot 6 of the partition of the Huffman Lands, and being a 23.026 acre tract of land now or formerly conveyed to Mildred A. Christian, Trustee, 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.

Steven R. Robinette, 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

RECEIVED

SEP 18 2015

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

C-28-18

Exhibit A

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By 33 Date 9/18/15

Description of a 51.683 acre tract for annexation purposes

Situated in the State Ohio, County of Franklin, Township of Jackson, in Virginia Military Survey #6115, being a part of Lot 6 of the partition of the Huffman Lands (Plat Book 1, Pg. 260), and being a 23.026 acre tract of land now or formerly conveyed to Mildred A Christian, Trustee (Parcel 1 of O.R. 16047 J-08), and a 28.657 acre tract of land now or formerly conveyed to Timothy J Christian (First Parcel of Instr. 200411160262813), further bounded and described as follows:

Beginning for reference at a disk, known as FCGS 1324 (Franklin County Geodetic Survey), found in a monument box assembly at the center line intersection of Borror Road, a 60' public right-of-way (Road Record 4, Page 359), with west line of said Lot 6, also being on the north line of said Virginia Military Survey #6115;

thence with the center line of said Borror Road and north line of VMS #6115 N 75°03'05" E, 377.63 feet, to a mag nail found at the northeast corner of land conveyed to Mildred A Christian, Tr. (Instr. 201011100151228), said point being the TRUE PLACE OF BEGINNING for the parcel hereinafter described;

thence N 75°05'10" E, 255.04 feet continuing along said center line of Borror Road to a mag nail found at the northwest corner of land conveyed to Mildred A Christian, Tr. (Instr. 201011100151226);

thence S 05°31'37" W, 510.11 feet along the westerly line of said Mildred A Christian, Tr tract, passing over a rebar capped "C&A" found at 32.02', to a rebar capped "C&A" found at the southwesterly corner of said Christian tract;

thence S 85°50'44" E, 214.44 feet along said Christian tract to a rebar capped "C&A" found on the westerly line of land conveyed to Mark R and Leslie R Harbold (D.B. 3578, Pg. 416);

thence S 04°09'13" W, 2669.44' feet along said Harbold tract, passing over a rebar capped "6579" found at 679.74' referencing a northwesterly corner of land conveyed to Marilyn S Swackhammer (D.B. 3576, Pg. 633 and Instr. 201212130191702), also passing a rebar capped "C&A" at 1122.01', continuing along said Swackhammer tract to the northerly line of land conveyed to Lois L Hancock Ltd. (Parcel 3 of Instr. 199808050198537) and Jess H Hancock Ltd. (Instr. 199808050198533), reference 3/4" pipes found N 04°09'13 E, 5.00' and N 87°07'18" W, 5.00';

thence N 87°07'18" W, 577.96 feet along said Hancock tract to a rebar capped "C&A" found at an angle point therein;

thence S 73°02'42" W, 229.50 feet, continuing along said Hancock tract, to a 1/2" pipe found on the westerly line of Grant Run Estates, Section 3 (Plat Book 103, Pg. 35) and the existing City of Grove City corporation line (Ordinance No. C-70-75, Official Record 165-584);

thence N 03°45'19" E, 1638.39 feet along said corporation line, Grant Run Estates, Section 3 and Grant Run Estates Section 4, Part 1 (Plat Book 105, Pg. 5) to a 3/4" pipe found in the easterly line of Sublot 140 of Grant Run Estates Section 4, Part 2 (Plat Book 105, Pg. 9);

thence N 04°16'56" E, 1102.74 feet continuing along said corporation line, said Grant Run Estates and the westerly line of land conveyed to Michael H and Nancy L Gosztyla (Instr.200306270196007) to a 3/4" pipe found at the southwesterly corner of land conveyed to J. Joseph Parsley and Ann Marie Garland (Instr.201410070132556);

thence S 85°42'16" E, 356.70 feet, leaving said corporation line, along the southerly line of said Parsley and the southerly lines of lands conveyed to David and Kayla Spellman (Instr.200209200235280) and the aforesaid Mildred Christian tract, to a rebar capped "C&A" found;

thence N 04°15'51" E, 451.40 feet along said Christian tract to the TRUE PLACE OF BEGINNING, passing over a 3/4" pipe found at 419.88'.

Containing 51.683 acres of land, more or less, of which 0.175 acres is contained within the right-of-way of Borror Road, as surveyed under the direct supervision of Matthew L. Campbell, P.S. 8546 of Campbell and Associates, Inc. in August of 2015.

The basis of bearings for this description is N 04°16'56" E as shown for the easterly line of Grant Run Estates Section 4, Part 2. All capped rebars set are 5/8" in width and 30" in length with ID cap marked C&A.

Subject to all legal highways, easements, restrictions, covenants, agreements and reservations of record.

All documents referenced herein are Franklin County Recorder's records.

ABOVE DESCRIPTION IS FOR ANNEXATION PURPOSES ONLY.



STATE OF OHIO, COUNTY OF FRANKLIN,
TOWNSHIP OF JACKSON

Part of Virginia Military Survey 6115
Part of Lot 5 of Huffman Lands (Plat Book 1, Page 280)
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS N 04°16'56" E FOR THE WEST PROPERTY LINE AS SHOWN ON THE PLAT FOR GRANT RUN ESTATES SEC. 4 PT. 2.

PERTINENT DOCUMENTS

- Tax maps and deeds of record
- Grant Run Estates Subd. Plats
- SURVEYS
- Myers Surveying 12/2012
- Hanvey 4/1975
- Hallines 9/2010

- ① Mildred A. Christian, Jr.
Inst. 2001/01/01/1228
- ② David & Kayla Spellman
Inst. 2002/04/00/2285280
- ③ J. Joseph Parsley
Inst. 2014/00/01/012556
- ④ Michael H. & Nancy L. Goodridge
Inst. 2003/06/21/040007

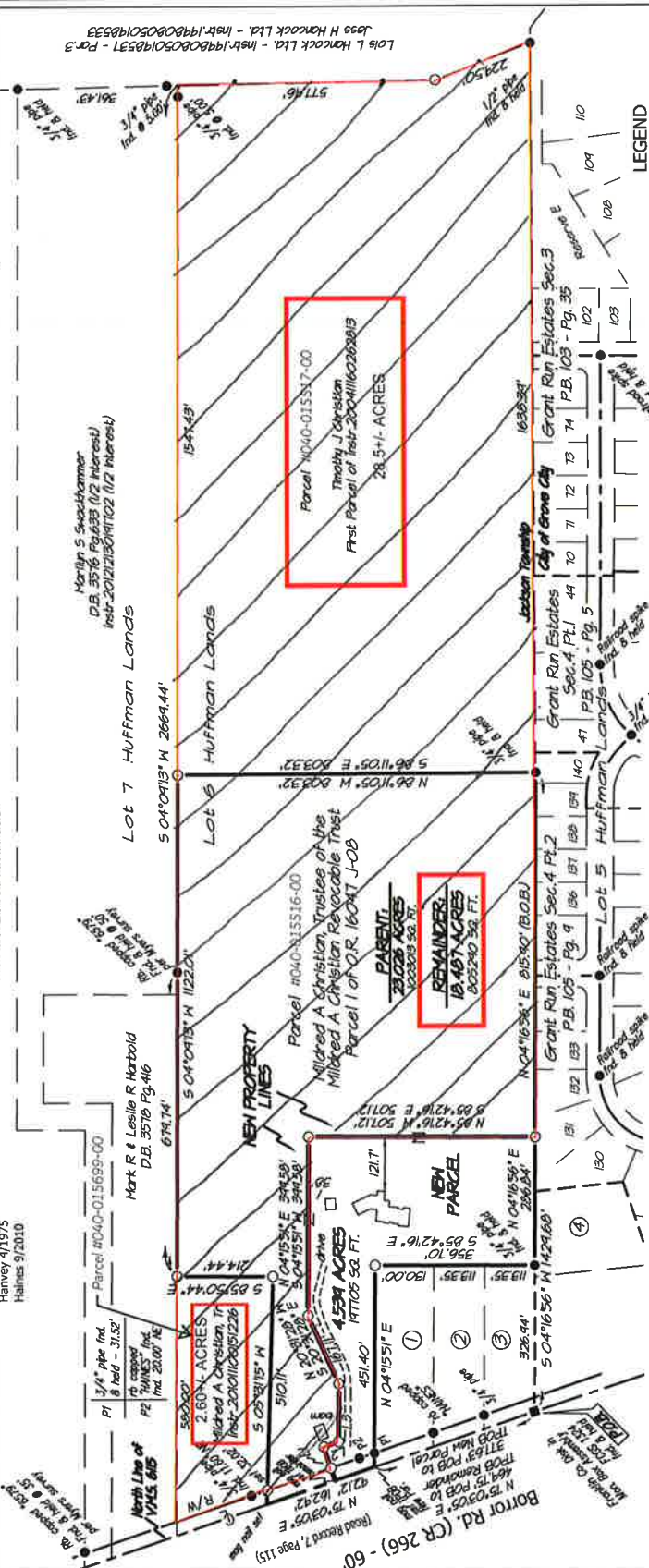
PARENT:
30.26 ACRES
1003013 Sd. Ft.
0175 acres
1842 sq.ft.
in right-of-way

NEW PARCEL:
4.59 ACRES
177105 Sd. Ft.
0107 acres
2420 sq.ft.
in right-of-way

REMAINDER:
18.487 ACRES
805240 Sd. Ft.
0109 acres
4120 sq.ft.
in right-of-way



DATE: Nov 2015
BY: mlc
SCALE: 1"= 250'
Revised: 1/27/2016
altered frontage to meet
Grove City zoning standards



NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

MATTHEW L. CAMPBELL
CAMPBELL & ASSOCIATES, INC.
REG. NO. 8546
DATE



CAMPBELL &
ASSOCIATES, INC.
Land Surveying

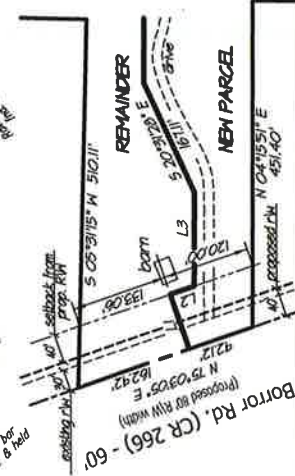
77 E Wilson Bridge Rd Ste 205
Columbus, Ohio 43085
(600) 233-4117
www.campbellsurvey.com

JOB NO.
C0130502BNDY

SHEET 1 OF 1

LEGEND

- T.P.O.B. - TRUE PLACE OF BEGINNING
- P.O.B. - PLACE OF BEGINNING
- REC. - RECORD DISTANCE OR ANGLE
- CALC. - CALCULATED DISTANCE OR ANGLE
- Obs. - OBSERVED DISTANCE OR ANGLE
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP GSA TO BE SET



C-28-18

Trailview Run & Treetops @ Trailview Run

Zoning Text

Grove City, Ohio



CURRENT ZONING: SF-1 (SINGLE FAMILY)

PROPOSED ZONING: PUD-R (PLANNED UNIT DEVELOPMENT- RESIDENTIAL)

Property Owners:

Timothy J Christian
334 Founders Circle
Avon Lake, Ohio 44012

Diane S Peurach
4037 Waterwheel Lane
Bloomfield, Michigan 48302

Applicant:

Karl Billisits
Harmony Development Group
3650 Olentangy River Road
Suite 401
Columbus, Ohio 43214

Authorized Representative:

Tom Hart
Isaac Wiles
2 Miranova Drive, Suite 700
Columbus, Ohio 43215

I. PROPERTY

The property ("Property") consists of approximately 49.5± acres south of Borrer Road, east of the Grant Run Estates subdivision, approximately 3,400 feet north of London-Groveport Road, and approximately 3,200 feet west of SR 104 as further described on the attached legal description (Exhibit A) and Survey (Exhibit B).

II. INTRODUCTION

The proposed community will consist of a mixture of single family homes designed for families with children and free standing patio homes designed with a minimum of two bedrooms on the first floor and no more than 50% of the first floor area permitted on the second floor (if a second floor option is chosen by the customer). The Patio Homes are designed for the active adult consumer who desires single floor living and community lifestyle services such as lawn/landscape maintenance and snow removal.

The patio home lifestyle living is in high demand in the area. The community provides an enclave opportunity for this type of living in an area with access to parks and trails in close proximity to children and grandchildren living near by.

The style, size and types of homes are consistent with the adjacent community Grant Run Estates. The Single Family Homes minimum square home footage exceeds the requirements of Grant Run Estates and the Single Family lot size meets or exceeds the R1B standards. In addition the plan incorporates an open space buffer along the West property line of the property (As shown on the Preliminary and Final Development plans) to be restricted to a no disturbance zone or deeded to the Grant Run Lot owner immediately adjacent to the land.

III. GENERAL PROVISIONS

- a. The provisions outlined within these development standards shall apply to the 49.5 +/- acres of land as described in Exhibit A unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply to the extent that this Zoning Text and Development Standards do not address such matters.
- b. For the purposes of this Zoning and Development Standards Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as through followed by the words "or intended, arranged or designed to be used or occupied". In case of any difference of meaning or implicated between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.
- c. All provisions of this Zoning and Development Standards Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid, the remaining provisions and application of those provisions to other persons or circumstances are not affected by that decision.
- d. Deviations from the standards, requirements, and uses set forth herein as well as the Zoning Code may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall

intent of the development and do not diminish, detract or weaken the overall compatibility between the uses within or proximity of the property.

IV. PERMITTED AND ACCESSORY USE

- a. Trailview Run and The Treetops at Trailview Run will be a residential neighborhood that shall contain a mixture of detached single-family homes on public streets (Subarea A) and detached patio homes on a combination of public and private streets (Subarea B).
- b. Each home shall be on its own lot.
- c. The density of the site shall not exceed 2.5 dwelling units per acre.
- d. Accessory uses shall be regulated in accordance with the Grove City Zoning Code.

V. GENERAL SITE DEVELOPMENT STANDARDS:

- a. Entryway. A landscaped entry to the site will be located on Borror Road and shall incorporate design elements in keeping with the area. The fencing depicted on the Final Development Plan will match the fencing on the North Side of Borror Road; In addition, the existing Barn will remain and be incorporated into part of the entry feature.
- b. Streets. All Public Streets shall be a minimum of 28 feet in width (as measured from back to back of curb). All Private Streets shall be a minimum of 26 feet in width (as measured from back to back of curb), owned and maintained by the Patio Home Owners Association.
- c. Bike Path. An 8-foot wide asphalt path shall be constructed and dedicated for public use to provide recreational opportunity to the residents of the neighborhood as well as the larger community. The path will connect the 11+/- acre new city park at the southern end of the Property to the new Proposed Bike path planned with the Borror Road Widening.
- d. Open Space. Open space shall be provided as depicted on the Final Development Plan and shall meet the requirements of Section 1101.09(b); **Subject to Council granting a variance to allow all open space being dedicated to the City (as depicted on the City's Master Parks Plan) to be counted towards the open space requirement.** The open space will be owned and maintained by the Homeowners Association except for the area along Grant Run that will be dedicated to the City of Grove City. Open space be reserved for passive activities, and will include benches and other seating areas, along with connections generally from the north to the south through the open space system as well as amenities described in the Final Development Plan.
- e. Amenity. The developer shall construct a 20'x20' picnic shelter in the new park at the southern end of the site as well as a parking lot and bike paths depicted on the Final Development Plan within the Park.
- f. Site Lighting. Site lighting on the public streets shall meet the current requirements of Grove City Code and the lighting fixtures will match the fixtures in the adjacent community of Grant Run. The Private Street lighting will match

the fixtures in the Public Street area but will be owned and maintained by the Patio Home Owners Association.

- g. Fencing. Fencing shall be limited to entry feature fencing, courtyard privacy fencing and pool fencing. No other lawn or common areas shall be fenced.
- h. Retention Ponds. Retention Ponds shall comply and be constructed in accordance with Grove City's Stormwater Design Manual.
- i. Landscaping, Screening, Tree Survey and Tree Preservation
 - 1. Street Trees shall be provided per 1136.09. Tree Genus and species shall be subject to the review and approval of the City's Urban Forester. Street trees shall be provided in the Private Street Patio Home Area to the same spacing as the Public Street area as depicted on the Final Development Plan. In the case that trees die, street trees shall be installed by the HOA per the final development plan.
 - 2. Existing healthy trees with fifteen (15) feet of the sites perimeter (measured from the property line) and within the 100-year floodplain or Stream Corridor Protection Zone shall be preserved with the exception of utility and road crossings. All Ash Trees shall be removed as directed by the City's Urban Forester.
 - 3. Three trees shall be provided per residential unit that meet the requirements of Section 1136.09. One shade tree shall be provided between the street and the front of each residential home to function as the street tree. One ornamental tree shall be provided in an area around the dwelling selected by the developer and a third tree may be located in the extra space at the front or rear of the home.
 - 4. A tree survey was provided with the Final Development plan. All six inch (healthy) trees and larger shall be protected and preserved except for Ash trees that may be removed at the direction of the City's Urban Forester.
 - 5. Lots adjacent to properties to the west shall retain existing vegetation as a buffer. This buffer will be preserved by either deeding 20' of property to each lot owner to the west as shown on the exhibit, or restricted to a no disturb zone owned by the future lot owners in Trailview Run. This extra depth in lots provides adequate space to preserve existing tree rows that will provide significant buffering. A 20' No Disturb Zone shall also be dedicated at the rears of the lots on either side of the main entry as shown on the Development Plan.
- j. Parking
 - 1. Four parking spaces shall be provided for each dwelling unit with a minimum of two spaces in an attached of each home and two spaces in each driveway.
 - 2. Additional parking will be provided in the park (8 spaces as shown on the final development plan)
 - 3. On-Street parking will be restricted to one side of the street (Non-Fire Hydrant side of the street). "No Parking" signs shall be installed as directed by the Fire department.
 - 4. The parking or storage of boats, trailers, or recreational vehicles in a driveway within the subdivision shall be prohibited.
- k. Signage.

1. There shall be an entry feature sign on each side of the Borror Road entrance for this subdivision. The sign shall meet signage requirements and setbacks of Chapter 1145 and the landscaping requirements of Section 1136.09(a)(1).
2. Any additional signage proposed on site shall meet the requirements of Chapter 1145 and landscaping requirements of Section 1136.09(a)(1).
- l. Utilities. All utilities shall be located underground except for pedestals for electricity, cable, phone, or similar utilities. Pedestals shall be located in rear.
- m. No trash dumpsters shall be used except during construction, alteration, or repair of a home. Each resident shall be responsible for trash pickup and have individual trash containers.
- n. Mailboxes shall meet standard postal service requirements or match the mailboxes within Grant Run if permitted by the postal service.

VI. ARCHITECTURAL DEVELOPMENT STANDARDS AND AREA REQUIREMENTS

- a. The following standards shall apply to the **Subarea A single family lots.**

Min lot width	70'
Min. Lot size	8,400 sf
Max. building coverage	40%
Max. height	35'
Min. parking	4 spaces, including garages
Min. sideyard setback	7.5'
Min. sideyard setback adjacent R.O.W. ..	25'
Min. frontyard setback	25'
Min. rearyard setback	25'
Min. square footage	1,800 sf two story 1,600 sf one story
- b. The following standards shall apply to the **Subarea B Patio Homes.**

Min lot width	50'
Min. Lot depth	120'
Max. building coverage	55%
Max. height	35'
Min. parking	4 spaces, including garages
Min. setback between units	10'
Min. frontyard setback from curb	See Exhibit
Min. rearyard setback	25'
Min. square footage	1,350 sf one and two story

VII. BUILDING ARCHITECTURE AND MATERIALS

All single family dwellings and Patio Homes shall meet the minimum requirements set forth in section 1143 Residential Building Standards. Building elevations shall be approved with the final development plan.

- a. The exterior of the buildings shall include any of the following. Deviations to these requirements shall be approved by City Council.
 1. LP Smart Side and Trim
 2. Fiber cement siding such as Hardy Plan
 3. Aluminum or vinyl soffits and fascia
 4. Cultured stone
 5. Brick
 6. Single hung, low e vinyl windows
 7. 25 year, dimensional architectural shingles
 8. Faux shutters
 9. Dormers (active and inactive)
 10. EIFS accents
 11. Vinyl siding premium/architectural grade with a minimum thickness of .044 mills
 12. Other materials used as minor accents subject to approval of City Council.
- b. Exterior Colors
 1. Siding colors. Natural earth tones and/or warm neutral colors, including white. High-Chroma colors are not permitted
 2. Trim colors. Natural earth tones and/or warm neutral colors, including white. Complementary or contrasting siding color. High-Chroma colors are not permitted.
 3. Roof Colors. Shingle colors shall be from the color range of natural materials; such as, but not limited to wood shakes, slate, etc.
- c. Basements. All homes in Subarea A shall have partial or full basements at buyer's selection, soil conditions permitting.
- d. Garages. All homes shall have a minimum attached two-car garage. Garage door openings shall not exceed 45% of the width of the house façade for a two-car garage or 50% of the width of the house façade for a three-car garage, including the garage.
- e. Diversity. No two homes of the same front elevation shall be constructed within two homes adjacent to, across from, or diagonal from each other. Houses with the same footprint may be allowed within this distance provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall have the final approval as to whether a change is "substantial."
- f. Accessory Structures. No detached garages, sheds or other accessory structures shall be permitted.

VIII. PHASING

The property will property will be developed in three phases as depicted on the Final development Plan.

IX. HOME OWNERS ASSOCIATION AND PATIO HOME OWNERS ASSOCIATION

- b. The developer prior to occupancy by any residents will establish a homeowners association. Control of the association shall be turned over to the residents according to Ohio Law. Association responsibility shall include care for the entryway and all open spaces. All association responsibilities and obligations shall be set forth in the HOA declaration prepared and recorded by the developer prior to occupancy.
- c. The developer prior to occupancy by any residents will establish a patio homeowners association. Control of the association shall be turned over to the residents according to Ohio Law. The Patio Home Owners will be a member of the Home Owner Association for maintenance of the open spaces and entryway. The Patio Home Owners Association responsibility shall include private street maintenance; snow plowing, lawn and landscape maintenance, street lighting and other duties as agreed to by members. All association responsibilities and obligations shall be set forth in the PHOA declaration prepared and recorded by the developer prior to occupancy.

Kelly, Tami

C-28-18

From: Thomas L. Hart [thart@isaacwiles.com]
Sent: Tuesday, May 15, 2018 9:25 AM
To: Kelly, Tami
Cc: Shields, Kimberly; Spergel, Kendra; Karl Billisits (kbillisits@harmonydg.com)
Subject: Postponement of Trail View Run Rezoning - Project Number 201712270047 [WBBB-DMS.FID1753587]

Tami:

This email represents my client Harmony Development Company's request to postpone the Trail View Run Rezoning hearing (Project No. 201610040071, 1399 and 1421 Berror Road) at Grove City Council scheduled for May 21. Harmony Development would like the Trail View Run Rezoning case to be postponed until the June 4th Council hearing. Please let me know if any other action is required on my part to accomplish this postponement.

Thank you for your consideration and that of Council.

Tom Hart
Attorney for Harmony Development



Thomas L. Hart

Attorney at Law

Two Miranova Place, Ste. 700

Columbus, Ohio 43215-5098

t 614.340.7415 • f 614.365.9516

d 614.340.7415

thart@isaacwiles.com

www.isaacwiles.com

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Date: 05/16/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-35-18
1st Reading: 05/21/18
Public Notice: 5/23/18
2nd Reading: 06/04/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-35-18

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR THE SALE, RENTAL, BARTER OR TRADE OF WEAPONS FOR SHOOT POINT BLANK GUN RANGE AND SHOPS LOCATED ON TURNBERRY COURT

WHEREAS, Shoot Point Blank Gun Range and Shops, applicant, has submitted a request for a Special Use Permit for the Sale, Rental, Barter or Trade of Weapons located on Turnberry Court; and

WHEREAS, on May 08, 2018, the Planning Commission of the City of Grove City recommended the denial of a Special Use Permit at this location.

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)A1o is hereby issued to Shoot Point Blank Gun Range and Shops, located on Turnberry Court.

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

Steven R. Robinette, 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: 05/16/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: C-36-18
1st Reading: 05/21/18
Public Notice: 05/23/18
2nd Reading: 07/16/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-36-18

AN ORDINANCE FOR THE REZONING OF 5.511 ACRES LOCATED EAST OF THE HOOVER AND ORDERS ROADS INTERSECTION FROM SD-2 TO PUD-R

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 May 08, 2018 with the following stipulation:

1. Section 3(h)(3)(b) Building materials shall be amended to require 50% brick on the front (west) and rear (east) elevations.

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 SD-2 to PUD-R contingent upon the stipulation set by Planning Commission:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6840 and being all of the remainder of that original 3.801 acre tract and that 3.004 acre tract conveyed to the Grove City Church of the Nazarene by deed, as recorded in Official Records, Instrument #200207030164295 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.

Steven R. Robinette, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

C-36-18
Exhibit A
ZONING DESCRIPTION
5.5 +/- ACRES



Situated in the State of Ohio, County of Franklin, City of Grove City, being a part of Virginia Military Survey No. 6840, and being all of the remainder of that original 3.801 acre tract and that 3.004 acre tract as conveyed to Grove City Church of the Nazarene in Instrument Number 200207030164295, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of said 3.801 acre tract and in the centerline of Old Hoover Road;

Thence along the northerly line of said 3.801 acre tract and the southerly line of that 34.239 acre tract as conveyed to Grove City Church of the Nazarene in Instrument Number 200310230339960, South 83° 49' 22" East, 924.36 feet, to a point in the northeasterly corner of said 3.801 acre tract, being in the northerly right of way line of Interstate 71;

Thence along said northerly right-of-way line and the easterly lines of said 3.801 acre tract and said 3.004 acre tract, South 50° 12' 50" West, 570.02 feet, to a point in the southeasterly corner of said 3.004 acre tract;

Thence along the southerly line of said 3.004 acre tract and the northerly line of that 1.292 acre tract as conveyed to Dale S. Weygandt and Denise M. Weygandt in Official Record 17516 E03, North 82° 39' 46" West, 328.62 feet, to a point in the southeasterly corner of that 1.294 acre tract as conveyed to the District Advisory Board of the Central Ohio District Church of the Nazarene in Instrument Number 200504180071317;

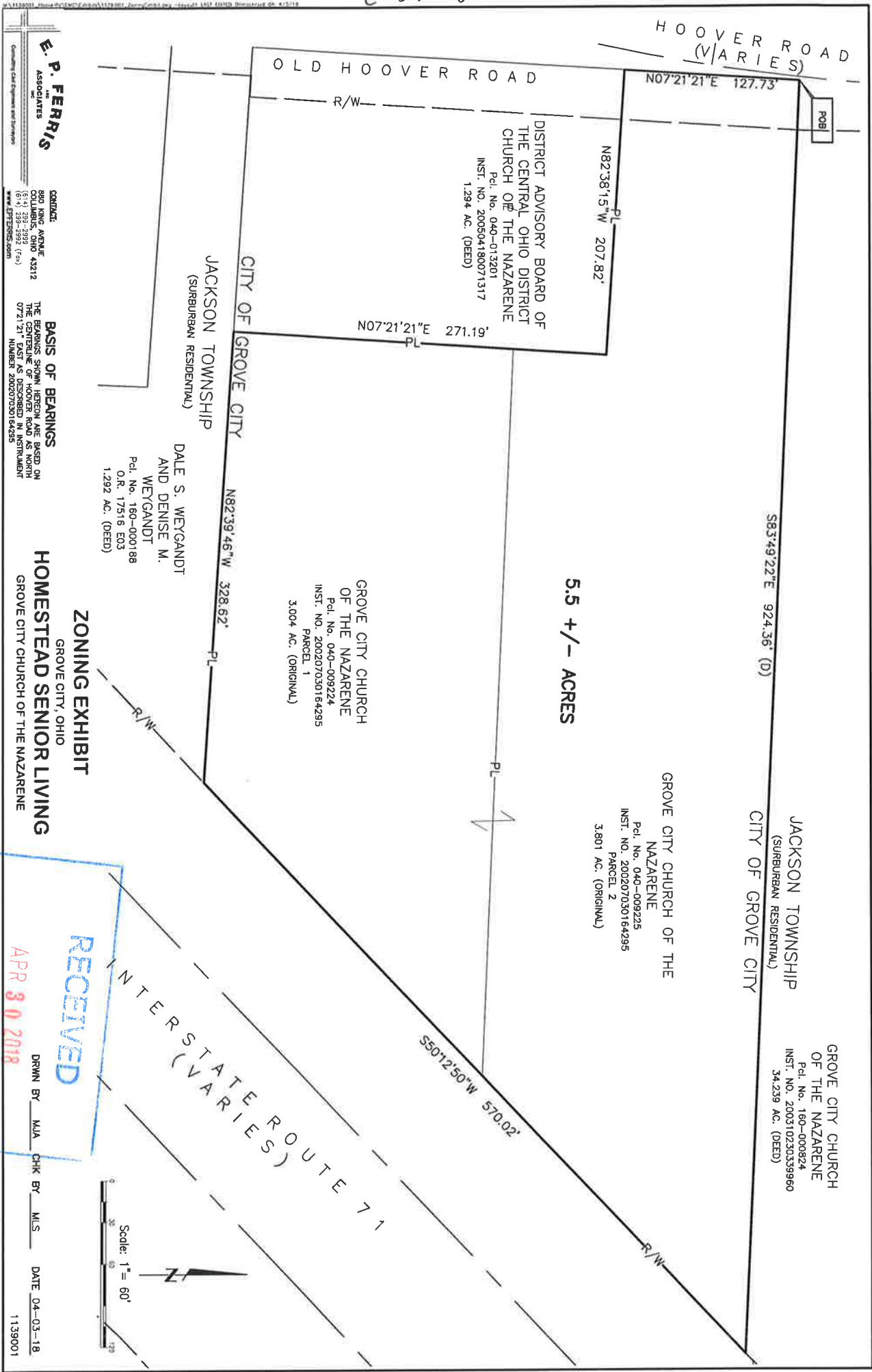
Thence along the easterly line of said 1.294 acre tract, North 07° 21' 21" East, 271.19 feet, to a point in the northeasterly corner of said 1.294 acre tract;

Thence along the northerly line of said 1.294 acre tract, North 82° 38' 15" West, 207.82 feet, to a point in the northwesterly corner of said 1.294 acre tract, being in the centerline of Old Hoover Road;

Thence along centerline of Old Hoover Road and the westerly line of said 3.801 acre tract, North 07° 21' 21" East, 127.73 feet, to the **POINT OF BEGINNING**, containing 5.5 acre, more or less.

This description is based on records obtained by E.P. Ferris and Associates in 2018 and is intended to be used for zoning purposes only.

C-36-18



E. P. FERRIS
ASSOCIATES

CONTACT:
880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 239-2392 (FAX)
WWW.EPFERRIS.COM

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON
THE CENTERLINE OF HOOVER ROAD AS NORTH
072°12'12" EAST AS DESCRIBED IN INSTRUMENT
NUMBER 200207030164295

HOMESTEAD SENIOR LIVING
GROVE CITY, OHIO
GROVE CITY CHURCH OF THE NAZARENE

ZONING EXHIBIT

RECEIVED
APR 30 2018
GC PLANNING COMMISSION

DRAWN BY MJA CHK BY MJS DATE 04-03-18
1139001

OLD HOOVER ROAD

HOOVER ROAD
(VARIES)

N07°21'21"E 127.73'

POB

N82°38'15"W 207.82'

DISTRICT ADVISORY BOARD OF
THE CENTRAL OHIO DISTRICT
CHURCH OF THE NAZARENE
Pct. No. 040-013201
INST. NO. 200504180071317
1.294 AC. (DEED)

N07°21'21"E 271.19'

JACKSON TOWNSHIP
(SUBURBAN RESIDENTIAL)

DALE S. WEGANDT
AND DENISE M.
WEGANDT
Pct. No. 160-000188
O.R. 17516 E03
1.292 AC. (DEED)

GROVE CITY CHURCH
OF THE NAZARENE
Pct. No. 040-009224
INST. NO. 200207030164295
PARCEL 1
3.004 AC. (ORIGINAL)

5.5 +/- ACRES

S83°49'22"E 924.36' (D)

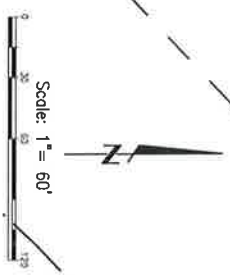
JACKSON TOWNSHIP
(SUBURBAN RESIDENTIAL)
CITY OF GROVE CITY

GROVE CITY CHURCH OF THE
NAZARENE
Pct. No. 040-009225
INST. NO. 200207030164295
PARCEL 2
3.801 AC. (ORIGINAL)

GROVE CITY CHURCH
OF THE NAZARENE
Pct. No. 160-000824
INST. NO. 200310230359960
34.239 AC. (DEED)

S50°12'50"W 570.02'

INTERSTATE ROUTE 71
(VARIES)



PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R) ZONING TEXT

ZONING DISTRICT: Planned Unit Development-Residential (PUD-R) Zoning Text
PROPERTY ADDRESS: 5.511 Acres at the Intersection of Orders and Hoover Roads
OWNER: Grove City Church of the Nazarene
APPLICANT: AB Partners, LLC
c/o Brian Barker
Barker Holdings Ltd.
369 East Livingston Avenue
Columbus, Ohio 43215
Email: barker@sbi360.com
ATTORNEY: Donald T. Plank
Plank Law Firm, LPA
411 East Town Street, Floor 2
Columbus, Ohio 43215
Email: dtp@planklaw.com
DATE OF TEXT: April 4, 2018
APPLICATION #: 201804040014

1. INTRODUCTION:

The real property, the subject of this Zoning Text, is approximately 5.511 acres of vacant land as more particularly described on the attached legal description, submitted as part of the Method of Rezoning Application commonly known as Franklin County Auditor Tax Parcel Id. No.'s: 040-009224-00 and 040-009225-00 (the "Property"). The Property is located at the east side of the intersection of Hoover Road and Orders Road. The Property is currently owned by the Grove City Church of the Nazarene and is zoned SD-2. Vehicular traffic to and from the Property will be from Hoover Road.

For purposes of this Zoning Text, the terms and words contained herein carry their customarily understood meanings. Words used in the present tense include the future, and plural includes the singular and singular the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied". In case of any conflict between this Zoning Text and the City Planning and Zoning Code (the "Zoning Code"), this Zoning Text shall control.

All provisions of this Zoning Text are severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection, section, or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be deemed affected by that decision.

Any use not permitted herein shall be considered prohibited, except that use may be permitted if approved by City Council as part of the Development Plan.

2. PERMITTED USES:

Uses permitted on the Property shall be residential condominiums and/or multi-family dwellings, and private support facilities and accessory uses such as a multi-family rental office/management site, dog park, and other indoor and outdoor activity areas limited to the use by residents, occupants, and their guests. All residential units on the Property shall be age restricted to ages 55 years and older in compliance with The Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended).

3. DEVELOPMENT STANDARDS:

The development of the Property shall comply with the following development standards and the approved final development plan for the Property.

- a. **Density.** The maximum number of residential dwelling units shall not exceed one hundred and thirty (130), for a maximum density of twenty-four (24) dwelling units per acre.
- b. **Maximum Percentage of Lot Coverage.** (Principal and Accessory Buildings). twenty-five percent (25%).
- c. **Minimum Unit Floor Area.** One-bedroom units shall be a minimum of five hundred and ten (510) square feet. Two-bedroom units shall be a minimum of seven hundred and forty (740) square feet.
- d. **Maximum Height of Principal Building.** Three-story or a maximum of forty-five (45) feet above the finished first floor elevation.
- e. **Minimum Setbacks.**

Property Line	Building	Parking & Drive Aisle
North	40'	10'*
South	50'	10'
West (from adjacent property)	25'	10'
West (from Hoover Road R.O.W.)	25'	25'**
East	40'	10'

**The parking/drive aisle setback at 10' from the north property line shall apply, except for any and all entrance drives into the Property from the public right-of-ways and those drives that encroach onto the adjacent property to the north.*

***The parking/drive aisle setback at 25' from the west property line shall apply, except for any and all entrance drives into the Property from the public right-of-ways.*

- f. **Minimum Off-Street Parking Space Requirements.** There will be a minimum of 1.25 spaces provided per dwelling unit (157 total) with handicapped spaces provided per ADA requirements (6 spaces, included within total). Parking spaces will be nine (9) feet by eighteen (18) feet.
- g. **Common Open Space.** Open space will be depicted on, and approved as part of, the Development Plan. Applicant will cluster buildings and units to create open space and outdoor amenities and to encourage internal pedestrian connectivity. Connectivity will be provided to the existing multi-purpose trail and sidewalk along Hoover Road.

The Applicant will establish and reserve an easement area over a portion of the Property for a City-owned pedestrian bridge for a multi-purpose trail from the City-owned property east of I-71 (future park) to connect to the existing multi-purpose trail along Hoover Road. The easement area shall be above ground and generally located in the northeast corner of the Property, as shown on the exhibit/plan sheet entitled, Potential Pedestrian Bridge Easement Area, dated 02/26/2018.

Please note: It is not feasible for Applicant to provide a total of 5.824 acres of open space for the proposed development of this Property, which is required pursuant to Section 1101.09(b)(2)(C) of the Zoning Code. The total acreage of the Property is 5.511 acres; thus, the total acreage required for the required open space is more than the total acreage of the Property. If the open space requirements pursuant to Section 1101.09(b)(2)(C) are not met, Applicant is either required to pay a recovery fee under Section 1101.09(a) of the Zoning Code or may request, and obtain, approval of a "good cause" deviation as set forth in Section 1101.09(b)(7) of the Zoning Code.

Therefore, in exchange for the grant of easement to the City as further described in this Zoning Text at Section 3(g) above, Applicant requests a "good cause" deviation pursuant to Section 1101.09(b)(7) of the Zoning Code (from the requirements of Section 1101.09(b)(2)(C) and/or Section 1101.09(a)) as participating in "providing a significant infrastructure improvements that benefit areas outside the proposed development".

- h. **Access/Traffic-Related Commitments.** Internal drives and drive aisles providing access to the building and parking areas shall be privately owned and maintained with a minimum pavement width of twenty-four (24) feet. Drives composition and other standards may be permitted to deviate from public roadway standards. Such deviations shall be approved as part of the Development Plan. Drives will feature curbs, and sidewalks five (5) feet in width. Parking shall be prohibited on both sides of the drives per the Code. "No Parking Fire Lane" signs shall be posted on both sides of drives.
- i. **Building Design and/or Exterior Treatment.**
 - 1. **Roof:** The main architectural roof on the building shall have a minimum 6:12 pitch. Roof accents shall have roof pitches ranging from 4:12 to 12:12. The roof shall have a minimum of 25-year asphalt dimensional shingles with pre-finished gutters and downspouts, minimum 240 pound per square and maximum of 5-5/8 inch exposure.

Other approved roofing materials shall include slate tile, standing seam metal (for accent roofing details only), and wood shingles or shakes.

2. Architecture:

- a. The building shall feature articulated building elements such as porticos, dormers, recesses, awnings, or similar elements to break up the building mass.
- b. Accessory structures including maintenance structures, garages, carports, dumpster enclosures, and other community facilities shall be designed and finished with the same level of architectural detail and treatment as the primary building.

3. Building Materials:

- a. Smart wood, brick, stone, fibrous cement siding (with wood board appearance), stucco, and vinyl siding products are the permitted finish building materials.
- b. The building will have brick on all elevations with each of its front (west elevation) and rear (east elevation) façades ranging from thirty percent (30%) to fifty percent (50%) of the elevation surface (windows and doors, including garage doors, if any, shall be excluded from the calculation).
- c. All finished materials shall be low-gloss, and the use of high-chroma colors is prohibited.
- d. Vinyl: Shall be a minimum of 0.044" thickness, applied over a minimum of 7/16" sheathing. All vinyl elevations shall have a minimum 4" side frieze or fascia boards.
- e. Stucco: Includes material such as E.I.F.S, when resulting in a true stucco appearance.

4. Window Trim:

- a. A minimum of forty percent (40%) of all windows on the front elevation, a minimum of twenty-five percent (25%) of all windows on the rear elevation of the building, and a minimum of fifteen (15%) of side elevations windows, shall have decorative shutters.
- b. Shutters shall be standard width (not less than 12" width).
- c. Special brick detailing, such as soldier course or rowlock shall be used on the top and bottoms of windows within a brick elevation and windows within a stone elevation shall use lintels and sills to create a "trim" on the top and bottom of those windows.

j. Buffering, Landscaping, and/or Screening Commitments.

- a. Decorative fencing, landscape screening and improvements, or carports (designed and finished with the same level of architectural detail and treatment, including type of building materials, as the primary building), or a combination thereof, will be installed along the south property line of the Property to screen the development from the single-family residential use to the south. All other buffering, landscaping, and/or screening, including an embellished and landscaped front entrance feature, shall be as shown on the landscape plan approved as part of the Development Plan.
- b. Landscaping within and around parking areas and buildings shall meet the requirements of Section 1136.06 of the Zoning Code, unless deviations are requested and approved by the City Council as part of the Development Plan.
- c. As set forth in Section 3(j)(a) above, an embellished entrance feature shall be provided at the Property's entrance, including a landscape median separating traffic lanes; substantial landscaping; and a pond, if feasible, similar to that at the entrance to the Margie's Cove subdivision west of Hoover Road.

k. Miscellaneous.

- a. The Stream Corridor Protection Zone ("SCPZ") and 100-year floodplain zone are located in the northeastern portion of the Property. A portion of the parking area shall be permitted within both areas. Applicant will mitigate and provide any necessary controls due to this impact as required in the Grove City Stormwater Design Manual.
- b. Deviations from the standards, requirements, and permitted uses set forth herein as well as the Zoning Code, the Stream Corridor Protection Policy, and standard drawings may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract, or weaken the overall compatibility between the uses within or in proximity of the Property.

Date: 04/10/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

POSTPONE
TO 5/21

No.: CR-16-18
1st Reading: 04/16/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-16-18

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE ASHFORD OF GROVE CITY

WHEREAS, on April 03, 2018, the Planning Commission recommended approval of the Development Plan for The Ashford of Grove City, with the following deviations and stipulations:

1. A deviation shall be granted from Section 1136.09(a)(3) to permit areas for irrigation as shown on the landscape plan, Sheet L1.0, of the final development plan;
2. The applicant shall provide a monetary contribution for the installment of the Southwest Boulevard bike path;
3. All sidewalks on site shall be at least five (5) feet in width;
4. Additional landscaping shall be provided around the proposed retention pond that meets Grove City Standard Drawing C-GC-98;
5. The evergreen hedge along the Southwest Blvd. frontage shall be at least 24" in height at installation on top of mounding.

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 Ashford of Grove City, contingent upon the deviations and 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.

Steven R. Robinette, 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: 05/17/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

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

RESOLUTION NO. CR-26-16

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR GROVE CITY FAMILY DENTISTRY ADDITION LOCATED AT 3031 COLUMBUS STREET

WHEREAS, on May 08, 2018, the Planning Commission recommended approval of the Development Plan for Grove City Family Dentistry Addition, as submitted.

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

SECTION 1. This Council hereby approves the Development Plan for Grove City Family Dentistry Addition located at 3031 Columbus Street, as submitted.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Steven R. Robinette, 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