

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

May 15, 2017

6:30 - Caucus

7:00 - Reg. Meet.

Presentations:

FINANCE: Mr. Davis

Ordinance C-18-17 Grant an Exceptional Circumstance for 3871 - 3873 Broadway to make it Eligible for the Town Center Commercial Revitalization Grant Program. Second reading and public hearing.

Resolution CR-12-17 Opposing certain Sections of House Bill 49 related to Centralized Collection of Net Profit Tax Returns, Elimination of the "Throwback" provision and the Removal of Net Profit Taxes from Section 718.02 of the Ohio Revised Code and Replacing it with Chapter 5718 of the Ohio Revised Code which would allow the State Tax Commissioner Sole Authority to Administer and Enforce the Municipal Net Profit Tax.

Resolution CR-19-17 Accept the Joey Riley Memorial in Memory of SPC. Joseph W. Riley at Henceroth Park.

SERVICE: Mr. Berry

Resolution CR-20-17 Declaring the Necessity of the Improvement and Construction of Water and Sewer Line Extensions, and related facilities, in the right-of-way abutting properties on the North and South sides of Stringtown Road, to be paid by Special Assessment.

Resolution CR-21-17 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.

Resolution CR-22-17 Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Annual Homecoming Celebration on July 28, 2017 on the streets of Town Center.

LANDS: Mr. Bennett

Ordinance C-19-17 Appropriate a 0.033 Acre Fee Simple Right-of-Way from Dencil Weethee at 1448 Stringtown Road for the Public Purpose of Constructing Roadway Improvements and to declare an emergency.

Ordinance C-20-17 Appropriate a 0.038 Acre Fee Simple Right-of-Way from Dwayne E. Rice at 1444 Stringtown Road for the Public Purpose of Constructing Roadway Improvements and to declare an emergency.

Ordinance C-21-17 Appropriate a 0.553 Acre Permanent Utility Easement and a 1.426 Acre Temporary Easement from Jennie H. and Ilin Huang on Jackson Pike for the Public Purpose of Locating Utilities as part of the Roadway Improvements and to declare an emergency

Ordinance C-22-17 Approve a Special Use Permit for a Pet Store for 4 Paws & a Tail located at 3899 Grove City Road. First reading.

Ordinance C-23-17 Approve the Plat of Meadow Grove Estates North, Section 2. First reading.

Resolution CR-23-17 Approve the Development Plan for Grove City MOB located on Meadows Pond Blvd

Date: 04/25/17
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Rauch
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-18-17
1st Reading: 05/01/17
Public Notice: 05/04/17
2nd Reading: 05/15/17
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-18-17

AN ORDINANCE TO GRANT AN EXCEPTIONAL CIRCUMSTANCE FOR 3871 - 3873 BROADWAY TO MAKE IT ELIGIBLE FOR THE TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM

WHEREAS, on June 19, 2013, Council approved Ord. C-29-13, replacing Exhibit A of the Town Center Commercial Revitalization Grant Program; and

WHEREAS, the replaced Exhibit A provides, in part, that an exceptional circumstance may be granted by City Council *"upon a specific finding of the City Council that a commercial building or property located within 400 feet of the program boundary merits special consideration, Council may grant an exceptional circumstance making said building or property eligible for grant funding; and*

WHEREAS, "special consideration" may be found when a minimum of three of the following criteria are satisfied: (1) proposed improvement will substantially enhance the vitality and appearance of Town Center; (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 maintenance and enhancement of exterior structures and their interior facilities; and (7) 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

WHEREAS, the property is within the 400 feet requirement of the program boundary; and

WHEREAS, the property owner wishes to upgrade the exterior of the property to enhance and preserve the buildings on the property; and

WHEREAS, it is believed that the improvements meet #5, 6 and 7 of the "Special Consideration" Criteria.

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

SECTION 1. This Council finds that special considerations have been satisfied and hereby grants an Exceptional Circumstance to 3871 - 3873 Broadway making it eligible for the Town Center Commercial Revitalization Grant Program.

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

Roby Schottke, President of Council

Richard L. Stage, Mayor

Passed:

Date: 04/07/16
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mayor Stage
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-12-17
1st Reading: 04/17/17
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR 12-17

A RESOLUTION OPPOSING CERTAIN SECTIONS OF HOUSE BILL 49
(STATE BIENNIAL OPERATING BUDGET) RELATED TO CENTRALIZED COLLECTION
OF NET PROFIT TAX RETURNS, ELIMINATION OF THE "THROWBACK" PROVISION
AND THE REMOVAL OF NET PROFIT TAXES FROM SECTION 718.02 OF THE OHIO REVISED
CODE AND REPLACING IT WITH CHAPTER 5718 OF THE OHIO REVISED CODE WHICH
WOULD ALLOW THE STATE TAX COMMISSIONER SOLE AUTHORITY TO
ADMINISTER AND ENFORCE THE MUNICIPAL NET PROFIT TAX

WHEREAS, the Mayor and Council have been advised of a proposal by the Governor and his Administration to institute a state-operated program for the centralized collection of Ohio Municipal Income taxes; and

WHEREAS, House Bill 49 includes language that transfers the Municipal Net Profit Tax Section 718.02 Ohio Revised Code to a new Section 5718 Ohio Revised Code which allows for the State Tax Commissioner sole authority to administer and enforce the municipal net profit tax which is a usurpation of constitutionally-granted local municipal power known as Home Rule; and

WHEREAS, this proposed language also includes a provision that would eliminate portion of the sales factor, known as "throwback", substantially reducing reportable tax revenue to municipalities with warehouses, distribution centers, and any business providing online sales; and

WHEREAS, only municipalities can ensure the prompt and proper auditing of local tax returns to ensure all applicable deductions and declarations are reported, thus also ensuring that all taxpayers pay their fair share without causing higher costs of compliance for all, and must be able to do so without burdensome and costly restrictions included in the Governor's budget proposal created with the only purpose of restricting municipalities from correcting / auditing business return filings or making assessments; and

WHEREAS, provisions in this proposal will hamper municipalities' ability to audit and correct municipal income tax business returns, to equitably enforce the municipal income tax laws and has been crafted as a vehicle to control the administrative process of municipal income tax to the benefit of specific taxpayer interests; and

WHEREAS, the municipal income tax is the single largest revenue source, which provides essential municipal services, promoting a positive quality of life that residents and businesses alike rely upon, and any forced reduction in this revenue will have a negative impact on residents and businesses, creating an environment detrimental to retaining and attracting business in Ohio.

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

SECTION 1. The City of Grove City, Ohio declares its opposition to certain sections of House Bill 49 (State Biennial Operating Budget) related to centralized collection of net profit tax returns, elimination of the "throwback" provision and the removal of net profit taxes from Section 718.02 of the Ohio Revised Code

(municipal net profit tax) and replacing it with Chapter 5718 of the Ohio Revised Code which would allow the State Tax Commissioner sole authority to administer and enforce the municipal net profit tax.

SECTION 2. The City of Grove City also urges the Ohio Legislature and Administration to work with municipalities to address concerns outlined above.

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

Roby Schottke, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

Date: 05/08/17
Introduced By: Mr. Davis
Committee: Finance
Originated By: Ms. Conrad
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No.: CR-19-13
1st Reading: 05/15/17
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-19-17

A RESOLUTION TO ACCEPT THE JOEY RILEY MEMORIAL IN MEMORY OF SPC. JOSEPH W. RILEY AT HENCEROTH PARK

WHEREAS, Henceroth Park is the site for the annual Ohio Flags of Honor event held in June, an event to honor Ohio's fallen soldiers post 9/11/01; and

WHEREAS, Henceroth Park has designated permanent areas to honor Grove City's fallen soldiers and safety service units; and

WHEREAS, Dakota Sizemore, Eagle Scout candidate from Boy Scout Troop 136, has designated his project to be a Memorial Statue to honor Grove City's Fallen soldier SPC Joseph W. Riley; and

WHEREAS, the memorial will be gifted to the City as a permanent fixture in Henceroth Park upon acceptance by the City.

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

SECTION 1. This Council hereby accepts the Joey Riley Memorial, as gifted by Eagle Scout Candidate Dakota Sizemore, Boy Scout Troop 136, and thank him for his worthwhile gift.

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

Roby Schottke, 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: 05/09/17
Introduced By: Mr. Berry
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No.: CR-20-17
1st Reading: 05/15/17
Public Notice: 0 / /17
2nd Reading: 0 / /17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR-20-17

A RESOLUTION DECLARING THE NECESSITY OF THE IMPROVEMENT AND CONSTRUCTION OF WATER AND SEWER LINE EXTENSIONS, AND RELATED FACILITIES, IN THE RIGHT-OF-WAY ABUTTING PROPERTIES ON THE NORTH AND SOUTH SIDES OF STRINGTOWN ROAD, TO BE PAID FOR BY SPECIAL ASSESSMENT

WHEREAS, Section 727.01 of the Ohio Revised Code provides that the legislative authority of a municipal corporation may levy special assessments for any part of the cost connected with the construction of sewers, water mains, and laying of water pipe; and

WHEREAS, the improvements for which assessments are authorized under Section 727.01 include extension of sanitary sewer and water lines to properties abutting Stringtown Road; and

WHEREAS, Section 727.08 of the Ohio Revised Code provides that the costs to be paid with funds derived from special assessment may include, but are not limited to, the cost of real estate; the cost of surveys; the cost of preparation of plans, specifications, profiles, and estimates; the cost of printing and publishing notices; the cost of special proceedings; the cost of labor and material; the interest on securities issued or moneys advanced; the costs incurred in the levy and collection of the special assessment; and other incidental costs directly connected with the improvement; and

WHEREAS, Section 727.12 of the Ohio Revised Code requires that the plans, specifications, profiles, and estimated cost of the proposed improvement be filed for public inspection in the office of the Clerk of Council prior to passage of a resolution of necessity for the improvement; and

WHEREAS, the plans, specifications, profiles, and estimated cost of the proposed improvement have been filed in the office of the Clerk of Council;

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

SECTION 1. Council hereby determines and deems it necessary to construct water and sanitary sewer line extensions, and related facilities, located in the right-of-way of Stringtown Road ("the Extension Project") and benefiting the abutting properties depicted on the plans and specifications on file in the office of the Clerk of Council, as shown in Exhibit A of this Ordinance.

SECTION 2. The Extension Project shall be constructed in accordance with the plans and specifications on file in the office of the Clerk of Council, which plans and specifications and accompanying cost estimates are hereby approved, subject to such changes as are permitted by Chapter 727 of the Ohio Revised Code.

SECTION 3. The estimated cost of labor and material costs for the Extension Project, and the incidental costs is One Million Seven Hundred and Ninety-Eight Thousand and Eight Hundred and Thirty dollars (\$1,798,830). The estimated cost of labor and material costs for the Extension Project, and the incidental costs authorized to be paid by funds derived from special assessment under Section 727.08 of the Ohio Revised Code, is One Million Three Hundred and Seventy-Nine Thousand and Ten dollars (\$1,379,010).

SECTION 4. The actual cost of the Extension Project, including all items set forth in Section 727.08 of the Ohio Revised Code, shall be paid entirely by special assessment, except that the City shall pay any statutorily required amounts pursuant to Section 727.05 of the Ohio Revised Code.

SECTION 5. The method of levying the special assessment shall be by the front foot of the property bounding and abutting upon the Extension Project and the proportion to the benefits which may result from the improvement, and the City has or will issue securities in anticipation of the collection of the special assessment or the levy of the special assessment.

SECTION 6. The assessment shall be paid in semi-annual installments for a period of up to thirty years, totaling sixty semi-annual installments, with interest thereon at the same rate as any securities issued in anticipation of the levy of the special assessment or the collection of the special assessment.

SECTION 7. The Council hereby directs that an estimated assessment be prepared in accordance with the method of assessment set forth in this Resolution, showing the amount of the assessment against each lot or parcel of land to be assessed, and filed in the office of the Clerk of Council.

SECTION 8. When preparing the estimated assessment, the total front footage calculated shall include front footage of parcels located within Jackson Township, such that a proportionate share of cost and assessment is attributed to them. Upon annexation of any of these parcels they shall be assessed in accordance with the terms of this Resolution and any subsequent ordinance to proceed, ordinance levying assessment, and other resolution or ordinance required or authorized by Chapter 727 or 729 of the Ohio Revised Code.

SECTION 9. When preparing the estimated assessment, any amounts paid by property owners for the Extension Project pursuant to agreement shall be subtracted from the total cost of the improvement, with the remaining balance assessed by the front foot of the property bounding and abutting upon the Extension Project and the proportion to the benefits which may result from the improvement for those properties whose owners have not entered an Agreement with the City to reimburse the City for the costs of the Extension Project.

SECTION 10. The City Administrator, Law Director, Finance Director, and Public Service Director are hereby authorized to take any and all necessary actions to implement the provisions of this Ordinance.

SECTION 11. The Clerk of Council is hereby directed to cause notice of the adoption of this Resolution and of the filing of the estimated assessment to be served upon the owners of all properties to be assessed, as provided in Section 727.13 of the Ohio Revised Code.

SECTION 12. It is hereby found and determined that all formal actions and deliberations of this Council relating to passage of this Ordinance were conducted in an open meeting in

compliance with the laws of the State of Ohio and the Charter and Ordinances of the City of Grove City.

SECTION 13. The provisions of this Resolution are severable, and if any is found by a court of competent jurisdiction to be invalid, the balance shall remain in full force and effect.

SECTION 14. This resolution shall take effect at the earliest opportunity allowed by law.

Roby Schottke, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

Exhibit "A"

ASSESSMENT BASED ON 25% FRONTAGE and 75% ACREAGE

Does not include costs for LAND ACQUISITION, UTILITY RELOCATION, or INTEREST/CARRYING COSTS OF ASSESSED COSTS

PARCEL INFORMATION					TOTAL ASSESSMENT			
	Ref No.	Parcel ID	Owner	Location	BENEFITS			TOTAL UTILITY - WATER/SANITARY (100% ASSESSED)
					Roadway	Water	Sanitary	Cost
Stringtown Road (Northside)	1	160-001100	1200 Stringtown LLC	00000 Stringtown Road	N/A	100%	100%	\$18,651.00
	2	160-001099	1200 Stringtown LLC	1200 Stringtown Road	N/A	100%	100%	\$15,553.00
	3	160-001098	1200 Stringtown LLC	1210 Stringtown Road	N/A	100%	100%	\$17,663.00
	4	160-001097	Daniel R Menninger	1220 Stringtown Road	N/A	100%	100%	\$17,682.00
	5	160-001096	Daniel R Menninger	1230 Stringtown Road	N/A	100%	100%	\$17,716.00
	6	040-014329	Michael & Molly Adamets	1240 Stringtown Road	N/A	100%	100%	\$17,691.00
	7	040-014328	Roy C Korth	1250 Stringtown Road	N/A	100%	100%	\$17,767.00
	8	040-014327	Roy C Korth	1260 Stringtown Road	N/A	100%	100%	\$17,645.00
	9	040-014326	James O Rauck	1270 Stringtown Road	N/A	100%	100%	\$17,615.00
	10	040-014325	James O Rauck	1280 Stringtown Road	N/A	100%	100%	\$17,776.00
	11	040-009263	Elizabeth F Scott	1320 Stringtown Road	N/A	100%	100%	\$50,244.00
	12	040-011797	Aretta M Estep	1350 Stringtown Road	N/A	100%	100%	\$52,445.00
	13	040-011803	Marjorie L Upp	1370 Stringtown Road	N/A	100%	100%	\$41,803.00
	14	160-	1380	1380	N/A	100%	100%	\$47,317.00

		000943	Stringtown LLC	Stringtown Road					
	15	040-007342	Manheim Services Corp	1394 Stringtown Road	N/A	0%	100%		\$27,402.00
	16	160-000886	Dwayne E Rice	1444 Stringtown Road	N/A	0%	0%		\$0
	17	160-000955	Dencil Weethee	1448 Stringtown Road	N/A	0%	0%		\$0
Stringtown Road (Southside)	18	160-002848	Stringtown & Jackson LLC	Jackson Pike	N/A	100%	100%		\$64,399.00
	19	160-000336	Stanley & Margaret Clay	1209 Stringtown Road	N/A	100%	100%		\$113,444.00
	20	160-002847	Richard Paddock	1213 Stringtown Road	N/A	100%	100%		\$113,736.00
	21	160-002838	Reorganized Church of Jesus Christ Latter Day Saints	1255 Stringtown Road	N/A	100%	100%		\$113,531.00
	22	160-002831	Reorganized Church of Jesus Christ Latter Day Saints	1255 Stringtown Road	N/A	100%	100%		\$114,783.00
	23	160-000186	Ohio Health Corp	1293 Stringtown Road	N/A	100%	100%		\$102,110.00
	24	160-003012	Ohio Health Corp	1351 Stringtown Road	N/A	100%	100%		\$32,151.00
	25	160-000271	Ohio Health Corp	1345 Stringtown Road	N/A	100%	100%		\$79,432.00
	26	160-001507	Ohio Health Corp	1363 Stringtown Road	N/A	100%	100%		\$111,464.00
	27	160-000475	Ohio Health Corp	1393 Stringtown Road	N/A	100%	100%		\$110,735.00
	28	160-000134	Ohio Health Corp	Stringtown Road	N/A	0%	100%		\$28,257.00
	29	160-000486	Tim & Susanna Lyday	1425 Stringtown Road	N/A	0%	0%		\$0
	30	160-000487	Tim & Susanna	1445 Stringtown	N/A	0%	0%		\$0

			Lyday	Road					
	31	160-000829	Margaret Smalley	1443 Stringtown Road	N/A	0%	0%		\$0
				TOTAL =					\$1,379,010.00

Date: 05/08/17
Introduced By: Mr. Berry
Committee: Service
Originated By: Mr. Robinette
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-21-17
1st Reading: 05-15-17
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION NO. CR-21-17

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 29 and 30, 2017 and in the event of postponement due to rain, this tournament will be held on August 5 & 6, 2017; 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 29 and 30, 2017 and in the event of postponement due to rain, this provision shall be waived on August 5 & 6, 2017.

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.

Roby Schottke, 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: 05/09/17
Introduced By: Mr. Berry
Committee: Service
Originated By: Mr. Boso
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-22-17
1st Reading: 05/15/17
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-22-17

A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 529.07(b)3 OF THE CODIFIED ORDINANCES FOR THE ANNUAL HOMECOMING CELEBRATION ON JULY 28, 2017 ON THE STREETS OF TOWN CENTER

WHEREAS, the Annual Homecoming Celebration will be held on the streets of Town Center on July 28, 2017; 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 28, 2017.

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.

Roby Schottke, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

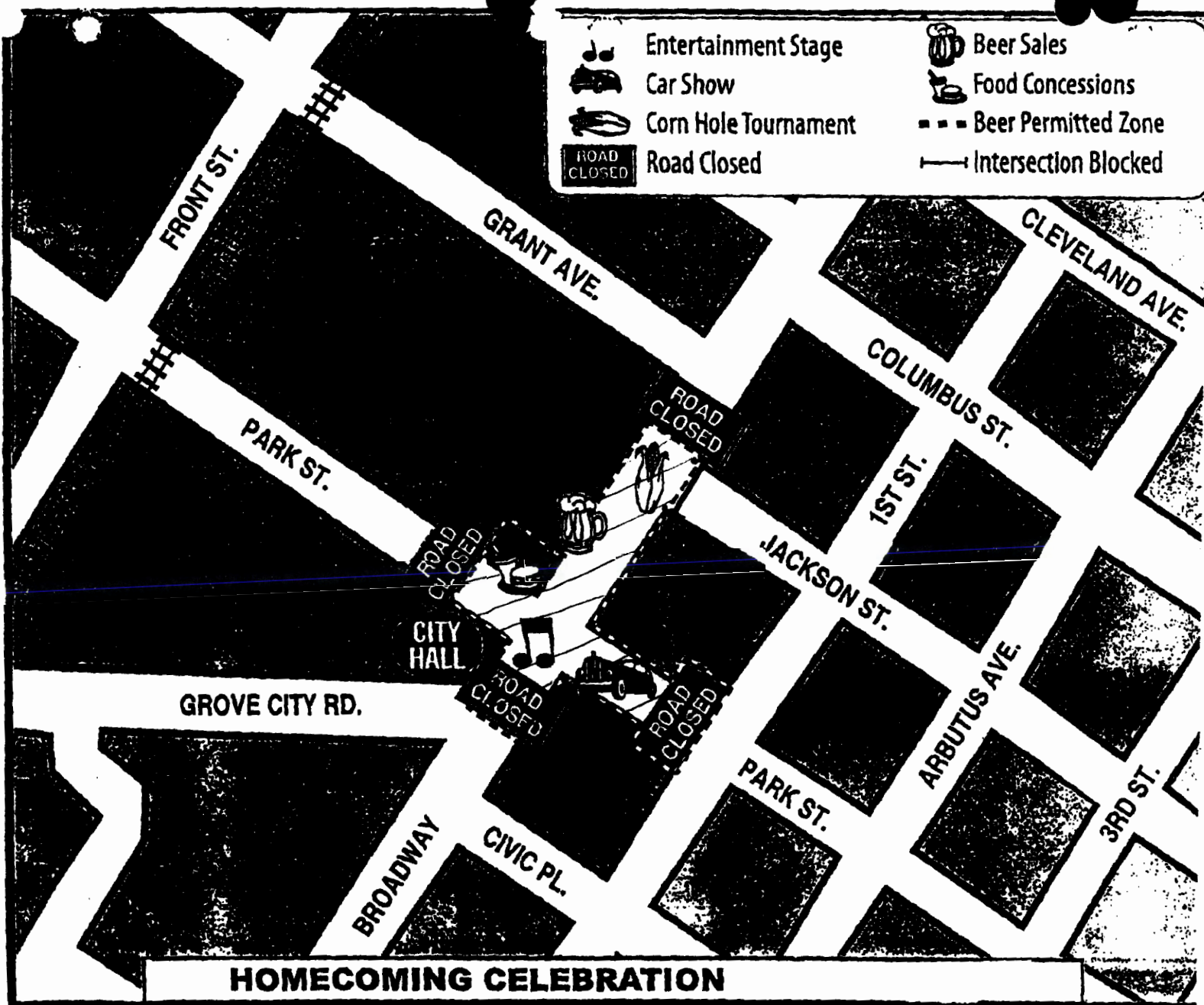
Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form

Stephen J. Smith, Director of Law

EXHIBIT "A"
CC-22-17



Date: 05/09/17
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: XXX 30 Days:
Current Expense:

No.: C-19-17
1st Reading: 05/15/17
Public Notice: 0 / /17
2nd Reading: 0 / /17
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-19-17

AN ORDINANCE TO APPROPRIATE A 0.033 ACRE FEE SIMPLE RIGHT-OF-WAY FROM DENCIL WEETHEE AT 1448 STRINGTOWN ROAD, FOR THE PUBLIC PURPOSE OF CONSTRUCTING ROADWAY IMPROVEMENTS AND DECLARING AN EMERGENCY

WHEREAS, the City of Grove City the City is making improvements to Stringtown Road including widening of the roadway and extending water and sewer lines; and

WHEREAS, the Project requires that the City obtain a fee simple right-of-way from Dencil Weethee at 1448 Stringtown Road, as described in the attached Exhibit A and depicted in the attached Exhibit B; and

WHEREAS, an emergency exists for the health, safety and general welfare of the community in that City received and opened bids for the Project on May 11, 2017 and this appropriation in necessary to move forward with the Project.

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

SECTION 1. Council considers it necessary and declares its authorization to appropriate, for the appraised value of \$6,600.00 for the public purpose of constructing roadway improvements to be open to the public without charge, a 0.033 acre fee simple right-of-way, as described in the attached Exhibit A and depicted in the attached Exhibit B.

SECTION 2. The City Law Director's office is hereby authorized to file a petition for appropriation and utilize its quick-take authority in the county Court of Common Pleas should it become necessary.

SECTION 3. This Council further hereby authorizes and directs the City Administrator, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other actions as may be appropriate to implement this Ordinance.

SECTION 4. For reasons stated in the preamble, this ordinance is hereby declared an emergency measure and shall go into immediate effect.

Roby Schottke, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

Exhibit A

C-19-17

0.033 ACRE
Dencil Weethee
Auditors Parcel Number 160-000955

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 469 and being out of that Original 4 acre tract conveyed to Dencil Weethee by deed of record in Deed Book 3465, Page 623 (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless noted otherwise) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the intersection of the centerline of Stringtown Road and the centerline of Jackson Pike (S.R. 104) as shown on ODOT Plans S.H. 453 Sec. B(Pt.) & A(Pt.) and FRA - 104 - (2.73 - 7.64), and recorded in Plat Book 17, Page 363;

thence North 74° 44' 44" West, with the centerline of said Stringtown Road as shown on the 1940 Franklin County Engineer's Plans for Stringtown Road No. 135, a distance of 2226.53 feet to the southerly common corner of that 0.134 acre tract conveyed to the City of Grove City by deed of record in Instrument Number 200208300215839 and that 0.153 acre tract conveyed to the City of Grove City by deed of record in Instrument Number 200208300215806;

thence North 16° 41' 38" East, with the line common to said 0.134 and 0.153 acre tracts, a distance of 40.01 feet to an iron pin set at the northerly common corner of said 0.134 and 0.153 acre tracts, the current southerly common corner of said 4 acre tract and that Original 3.006 acre tract conveyed to Dwayne Edward Rice by deed of record in Instrument Number 200804280064572, in the northerly right-of-way line of Stringtown Road, the True Point of Beginning;

thence North 74° 44' 44" West, with said northerly right-of-way line, the northerly line of said 0.134 acre tract, a distance of 145.75 feet to an iron pin set at the northwesterly corner of said 0.134 acre tract, the easterly line of that 2.151 acre tract conveyed to the City of Grove City, Ohio by deed of record in Instrument Number 200209060221713, in the City of Grove City and Jackson Township Corporation line and an angle point in said northerly right-of-way line;

thence North 16° 41' 38" East, with the line common to said 2.151 and 4 acre tracts, said Corporation line and northerly right-of-way line, a distance of 10.00 feet to an iron pin set;

thence South 74° 44' 44" East, across said 4 acre tract, a distance of 145.75 feet to an iron pin set in the westerly line of said 3.006 acre tract;

thence South 16° 41' 38" West, with the line common to said 4 and 3.006 acre tracts, a distance of 10.00 feet to the True Point of Beginning.

Containing 0.033 acre of land, more or less.

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

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

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 35, FCGS 0025, FCGS 4480 and FCGS 0024 RESET. A bearing of North 74° 44' 44" West was held for a portion of the centerline of Stringtown Road.

This description was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey performed in October, 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

Date

EMHT

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

emht.com

RIGHT OF WAY ACQUISITION

VIRGINIA MILITARY SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

(DENCIL WEETHEE - A.P.N. 160-000955)

Date: February 22, 2017

Scale: 1" = 30'

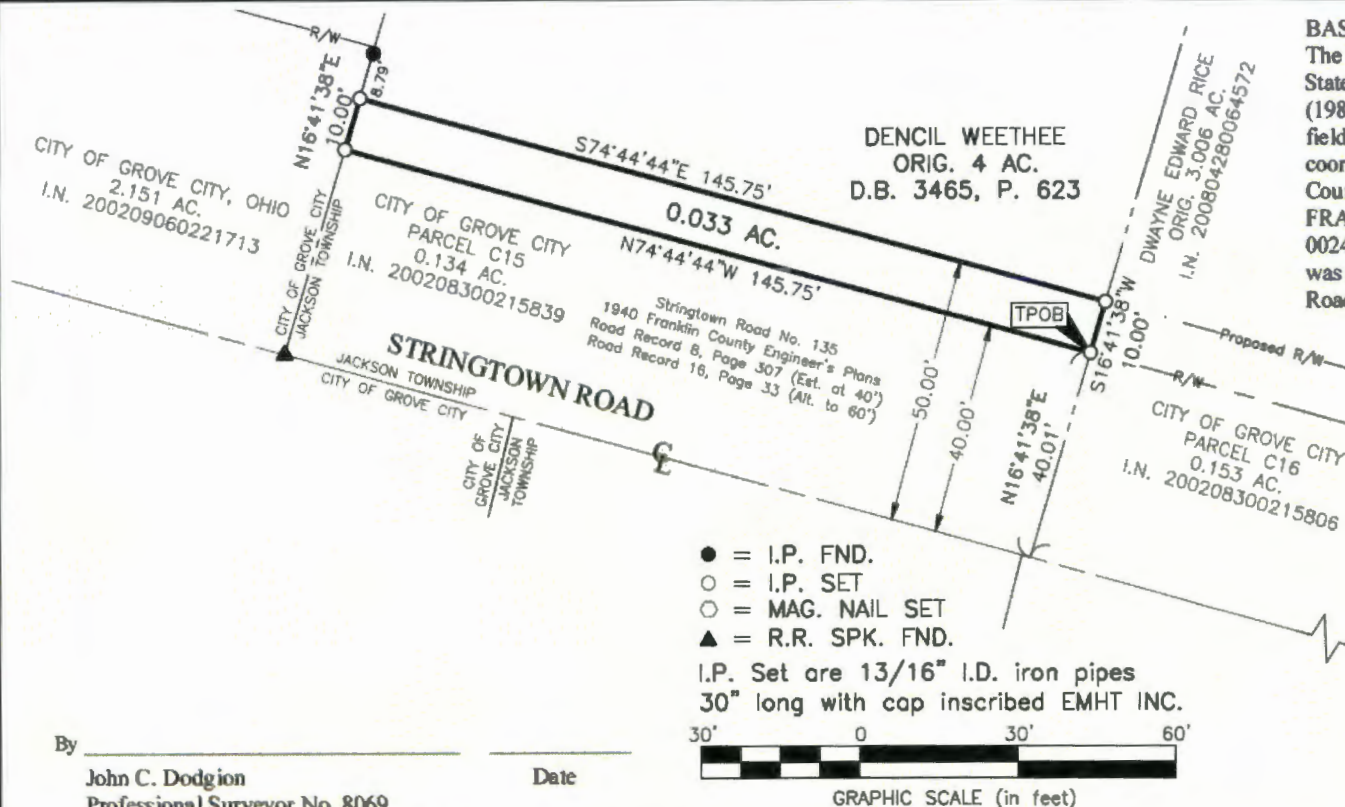
Job No: 2016-1042

BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 35, FCGS 0025, FCGS 4480 and FCGS 0024 RESET. A bearing of North 74° 44' 44" West was held for a portion of the centerline of Stringtown Road.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey in October, 2016.



Date: 05/19/17
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: X 30 Days:
Current Expense:

No.: C-20-17
1st Reading: 05/15/17
Public Notice: 0 / /17
2nd Reading: 0 / /17
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-20-17

AN ORDINANCE TO APPROPRIATE A 0.038 ACRE FEE SIMPLE RIGHT-OF-WAY FROM DWAYNE E. RICE AT 1444 STRINGTOWN ROAD, FOR THE PUBLIC PURPOSE OF CONSTRUCTING ROADWAY IMPROVEMENTS AND DECLARING AN EMERGENCY

WHEREAS, the City of Grove City the City is making improvements to Stringtown Road including widening of the roadway and extending water and sewer lines; and

WHEREAS, the Project requires that the City obtain a fee simple right-of-way from Dwayne E. Rice at 1444 Stringtown Road, as described in the attached Exhibit A and depicted in the attached Exhibit B; and

WHEREAS, an emergency exists for the health, safety and general welfare of the community in that City received and opened bids for the Project on May 11, 2017 and this appropriation is necessary to move forward with the Project.

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

SECTION 1. Council considers it necessary and declares its authorization to appropriate, for the appraised value of \$6,650.00 for the public purpose of constructing roadway improvements to be open to the public without charge, a 0.038 acre fee simple right-of-way, as described in the attached Exhibit A and depicted in the attached Exhibit B.

SECTION 2. The City Law Director's office is hereby authorized to file a petition for appropriation and utilize its quick-take authority in the county Court of Common Pleas should it become necessary.

SECTION 3. This Council further hereby authorizes and directs the City Administrator, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other actions as may be appropriate to implement this Ordinance.

SECTION 4. For reasons stated in the preamble, this ordinance is hereby declared an emergency measure and shall go into immediate effect.

Roby Schottke, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

Exhibit A
C-20-17

0.038 ACRE
Dwayne Edward Rice
Auditors Parcel Number 160-000886

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 469 and being out of that Original 3.006 acre tract conveyed to Dwayne Edward Rice by deed of record in Instrument Number 200804280064572 (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless noted otherwise) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the intersection of the centerline of Stringtown Road and the centerline of Jackson Pike (S.R. 104) as shown on ODOT Plans S.H. 453 Sec. B(Pt.) & A(Pt.) and FRA - 104 - (2.73 - 7.64), and recorded in Plat Book 17, Page 363;

thence North 74° 44' 44" West, with the centerline of said Stringtown Road as shown on the 1940 Franklin County Engineer's Plans for Stringtown Road No. 135, a distance of 2060.83 feet to the southerly common corner of that 0.153 acre tract conveyed to the City of Grove City by deed of record in Instrument Number 200208300215806 and that tract conveyed to Manheim Services by deeds of record in Official Records 10748H14, 10748H20 and 31643I16, at a corner of the City of Grove City and Jackson Township Corporation line;

thence North 16° 42' 03" East, with the line common to said 0.153 acre and Manheim Services tracts, said Corporation line, a distance of 40.01 feet to an iron pin set at the northeasterly corner of said 0.153 acre tract, the current southeasterly corner of said 3.006 acre tract and in the northerly right-of-way line of Stringtown Road, the *True Point of Beginning*;

thence North 74° 44' 44" West, with the northerly line of said 0.153 acre tract, said northerly right-of-way line (being 40.00 feet from the centerline thereof), a distance of 165.70 feet to an iron pin set at the northerly common corner of said 0.153 acre tract and that 0.134 acre tract conveyed to the City of Grove City by deed of record in Instrument Number 200208300215839, the current southerly common corner of said 3.006 acre tract and that Original 4 acre tract conveyed to Dencil Weetsee by deed of record in Deed Book 3465, Page 623;

thence North 16° 41' 38" East, with the line common to said 3.006 and 4 acre tracts, a distance of 10.00 feet to an iron pin set;

thence South 74° 44' 44" East, across said 3.006 acre tract (being 50.00 feet from the centerline thereof), a distance of 165.71 feet to an iron pin set in the westerly line of said Manheim Services tract, said Corporation line;

thence South 16° 42' 03" West, with the line common to said 3.006 acre and Manheim Services tracts, said Corporation line, a distance of 10.00 feet to the *True Point of Beginning*.

Containing 0.038 acre of land, more or less.

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

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

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 Adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 35, FCGS 0025, FCGS 4480 and FCGS 0024 RESET. A bearing of North 74° 44' 44" West was held for a portion of the centerline of Stringtown Road.

This description was prepared using documents of record, prior plats of survey and observed evidence located by an actual field survey performed in October, 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069

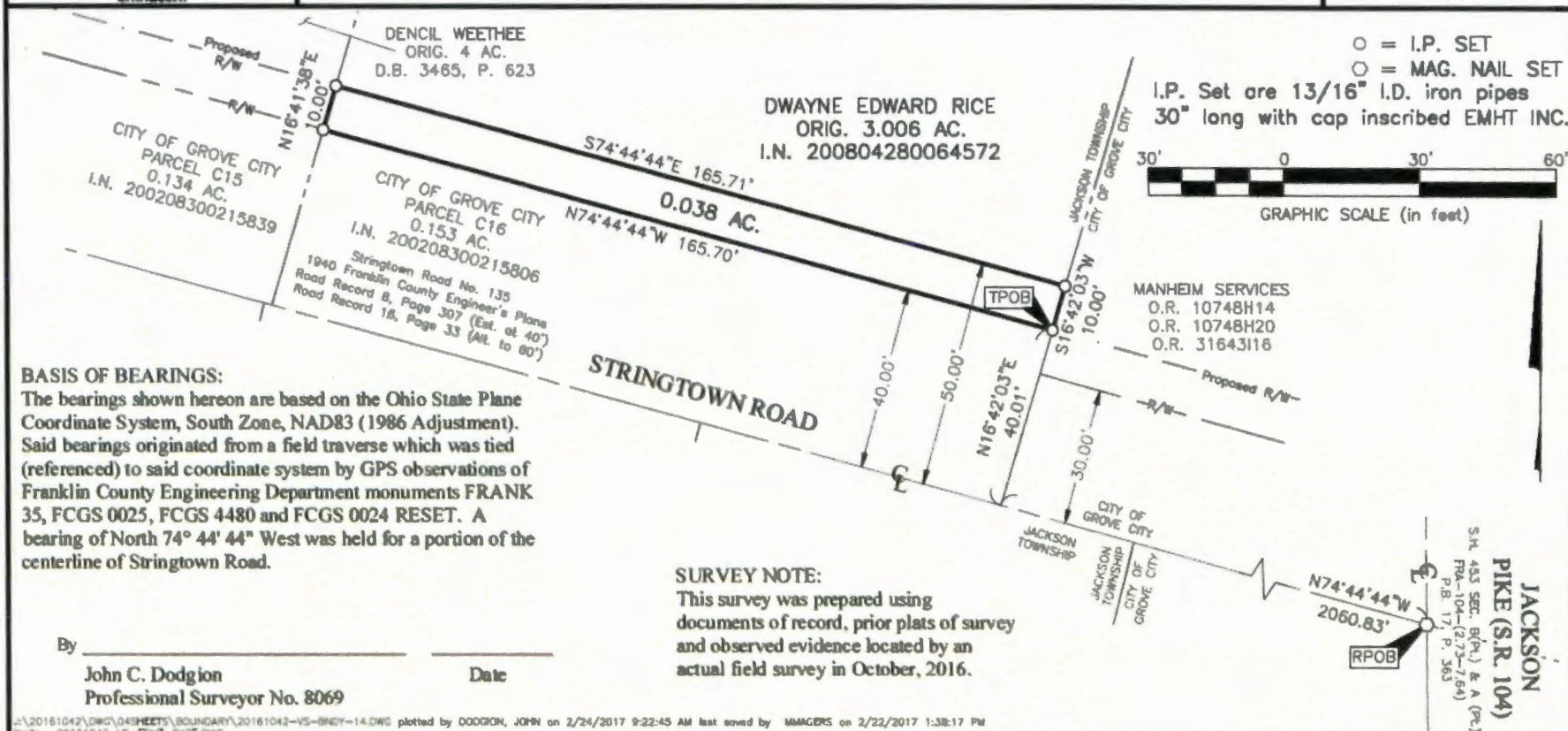
Date

Exhibit B



VIRGINIA MILITARY SURVEY NUMBER 469
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO
(DWAYNE EDWARD RICE - A.P.N. 160-000886)

Job No: 2016-1042



J:\20161042\DWG\04SHEETS\BOUNDARY\20161042-VS-BODY-14.DWG plotted by DOOGON, JOHN on 2/24/2017 9:22:45 AM last saved by MMAGERS on 2/22/2017 1:38:17 PM
 xref: 20161042-VS-FRM-BASE.DWG

Date: 05/09/17
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: X 30 Days:
Current Expense:

No.: C-21-17
1st Reading: 05/15/17
Public Notice: 0 / /17
2nd Reading: 0 / /17
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-21-17

AN ORDINANCE TO APPROPRIATE A 0.553 ACRE PERMANENT UTILITY EASEMENT AND A 1.426 ACRE TEMPORARY EASEMENT FROM JENNIE H. AND ILIN HUANG ON JACKSON PIKE, FOR THE PUBLIC PURPOSE OF LOCATING UTILITIES AS PART OF THE ROADWAY IMPROVEMENTS AND DECLARING AN EMERGENCY

WHEREAS, the City of Grove City is making improvements to Stringtown Road including widening of the roadway and extending water and sewer lines; and

WHEREAS, the Project requires that the City obtain a permanent utility easement and from Jennie H. and Ilin Huang on Jackson Pike, as described in the attached Exhibit A and depicted in the attached Exhibit B; and

WHEREAS, the Project requires that the City obtain a temporary easement and from Jennie H. and Ilin Huang on Jackson Pike, as described in the attached Exhibit C and depicted in the attached Exhibit D; and

WHEREAS, an emergency exists for the health, safety and general welfare of the community in that City received and opened bids for the Project on May 11, 2017 and this appropriation is necessary to move forward with the Project.

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

SECTION 1. Council considers it necessary and declares its authorization to appropriate, for the appraised value of \$20,750.00 for the public purpose of locating utilities as part of the roadway improvements, a 0.553 acre permanent utility easement, as described in the attached Exhibit A and depicted in the attached Exhibit B.

SECTION 2. Council considers it necessary and declares its authorization to appropriate, for the appraised value of \$10,700.00 for the public purpose of locating utilities as part of the roadway improvements, a 1.426 acre temporary easement, as described in the attached Exhibit C and depicted in the attached Exhibit D.

SECTION 3. The City Law Director's office is hereby authorized to file a petition for appropriation and utilize its quick-take authority in the county Court of Common Pleas should it become necessary.

SECTION 4. This Council further hereby authorizes and directs the City Administrator, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other actions as may be appropriate to implement this Ordinance.

Exhibit A

C-21-17

PERMANENT EASEMENT

0.553 ACRE

Jennie H. Huang and Ilin Huang
Auditors Parcel Number 160-002839

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 469, being on, over and across that Original 7.05 acre tract conveyed to Jennie H. Huang and Ilin Huang by deed of record in Instrument Number 201310070169425 (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless noted otherwise) and being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Stringtown Road and the centerline of Jackson Pike (S.R. 104) as shown on ODOT Plans S.H. 453 Sec. B(Pl.) & A(Pl.) and FRA - 104 (2.73 - 7.64), and recorded in Plat Book 17, Page 363, the northwesterly corner of that 0.287 acre tract conveyed to the Franklin County Commissioners by deed of record in Instrument Number 200411260270926,

thence South 00° 35' 09" East, with the centerline of said Jackson Pike, the westerly line of said 0.287 acre tract, a distance of 250.57 feet to the westerly common corner of said 0.287 acre tract and that 0.408 acre tract conveyed to the Franklin County Commissioners by deed of record in Instrument Number 200501040002068;

thence South 74° 06' 25" East, with the line common to said 0.287 and 0.408 acre tracts, a distance of 52.14 feet to the easterly common corner of said 0.287 and 0.408 acre tracts, the current westerly common corner of said 7.05 acre tract and that Original 7.25 acre tract conveyed to Kenneth A. Harwood, Trustee by deed of record in Instrument Number 201111080145151 and in the easterly right-of-way line of said Jackson Pike, the *True Point of Beginning*;

thence South 74° 06' 25" East, with the line common to said 7.05 and 7.25 acre tracts, a distance of 806.87 feet to a point;

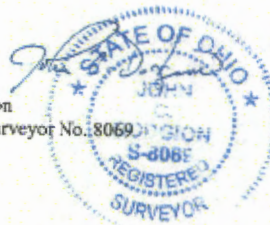
thence South 15° 53' 35" West, across said 7.05 acre tract, a distance of 30.00 feet to a point;

thence North 74° 06' 25" West, continuing across said 7.05 acre tract, a distance of 797.99 feet to a point in said easterly right-of-way line, the easterly line of said 0.408 acre tract;

thence North 00° 35' 09" West, with said easterly right-of-way line, said easterly line, a distance of 31.29 feet to the *True Point of Beginning*, containing 0.553 acre of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgson
Professional Surveyor No. 8069



03/16/2017

Date

C-21-17
Exhibit B

EMHT

Evans, Machwart, Hambleton & Tison, Inc.
Engineers • Surveyors • Planners • Scientists
5300 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

PERMANENT EASEMENT

VIRGINIA MILITARY SURVEY NUMBER 469

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

(JENNIE H. HAUNG AND ILIN HAUNG - A.P.N. 160-002839)

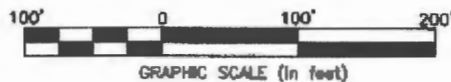
Date: December 19, 2016

Scale: 1" = 100'

Job No: 2016-1042

STRINGTOWN ROAD
Stringtown Road No. 135
1940 Franklin County Engineer's Plans
Road Record B, Page 307 (Est. at 40')
Road Record 1.6, Page 33 (At. to 60')

JACKSON PIKE
(S.R. 104)
S.H. 453 SEC. 8(P) & A (P)
P.B. 104-2 (73-7-34)
P.B. 17, P. 383
3,805.005
250.87
RPOB



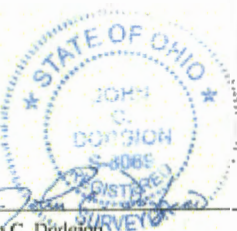
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S74°06'25"E	52.14'
L2	S15°53'35"W	30.00'
L3	N00°35'09"W	31.29'

FRANKLIN COUNTY COMMISSIONERS
3-WD
0.287 AC.
I.N. 200411280270926

KENNETH A. HAWOOD, TRUSTEE
ORIG. 7.25 AC.
I.N. 201111080145151

FRANKLIN COUNTY COMMISSIONERS
2-WD
0.408 AC.
I.N. 200501040002068

JENNIE H. HUANG AND
ILIN HUANG
ORIG. 7.05 AC.
I.N. 201310070169425



By John C. Dodgion
Professional Surveyor No. 8069

Date 05/16/2017

Exhibit C

C-21-17

TEMPORARY EASEMENT

1.426 ACRES

Jennie H. Huang and Ilin Huang
Auditors Parcel Number 160-002839

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 469, being on, over and across that Original 7.05 acre tract conveyed to Jennie H. Huang and Ilin Huang by deed of record in Instrument Number 201310070169425 (all references are to the records of the Recorder's Office, Franklin County, Ohio, unless noted otherwise) and being more particularly described as follows:

Beginning, for reference, at the intersection of the centerline of Stringtown Road and the centerline of Jackson Pike (S.R. 104) as shown on ODOT Plans S.H. 453 Sec. B(Pt.) & A(Pt.) and FRA - 104 - (2.73 - 7.64), and recorded in Plat Book 17, Page 363, the northwesterly corner of that 0.287 acre tract conveyed to the Franklin County Commissioners by deed of record in Instrument Number 200411260270926,

thence South 00° 35' 09" East, with the centerline of said Jackson Pike, the westerly lines of said 0.287 acre tract and that 0.408 acre tract conveyed to the Franklin County commissioners by deed of record in Instrument Number 200501040002068, a distance of 296.65 feet to a point;

thence North 89° 24' 51" East, across said 0.408 acre tract, a distance of 50.00 feet a point in the easterly right-of-way line of said Jackson Pike, the easterly line of said 0.408 acre tract and the current westerly line of said 7.05 acre tract, the True Point of Beginning;

thence South 74° 06' 25" East, across said 7.05 acre tract, a distance of 797.99 feet to a point;

thence North 15° 53' 35" East, continuing across said 7.05 acre tract, a distance of 30.00 feet to a point in the southerly line of that Original 7.25 acre tract conveyed to Kenneth A. Harwood, Trustee by deed of record in Instrument Number 201111080145151;

thence South 74° 06' 25" East, with the line common to said 7.05 and 7.25 acre tracts, a distance of 70.00 feet to a point;

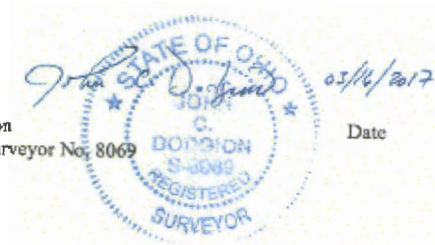
thence South 15° 53' 35" West, across said 7.05 acre tract, a distance of 100.00 feet to a point;

thence North 74° 06' 25" West, continuing across said 7.05 acre tract, a distance of 847.28 feet to a point in said easterly right-of-way line, being said easterly line;

thence North 00° 35' 09" West, with said easterly right-of-way line, said easterly line, a distance of 73.00 feet to the True Point of Beginning, containing 1.426 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

John C. Dodgion
Professional Surveyor No. 8069



Date

JCD:wp
1_426 ac 2016/042-V5-ESMT-TEMP-02.doc

C-21-17
Exhibit D

EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3300 New Albany Road, Columbus, OH 43054
Phone: 614.775.6500 Toll Free: 888.775.3448
emht.com

TEMPORARY EASEMENT

VIRGINIA MILITARY SURVEY NUMBER 469
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO
(JENNIE H. HAUNG AND ILIN HAUNG - A.P.N. 160-002839)

Date: December 19, 2016

Scale: 1" = 100'

Job No: 2016-1042

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°24'51"E	50.00'
L2	N15°53'35"E	30.00'
L3	N00°35'08"W	73.00'

Stringtown Road 100' 135'
1940 Franklin County Engineer's Plan
Road Record B, Page 307 (Ext. at 40'
Road Record 16, Page 33 (Ext. to 60')

Stringtown Road 100' 135'
1940 Franklin County Engineer's Plan
Road Record B, Page 307 (Ext. at 40'
Road Record 16, Page 33 (Ext. to 60')

JACKSON PIKE
(S.R. 104)

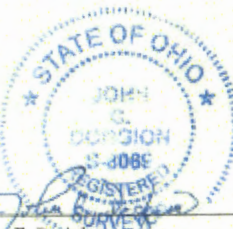


FRANKLIN COUNTY COMMISSIONERS
3-WD
0.287 AC.
I.N. 200411260270928

KENNETH A. HARWOOD, TRUSTEE
ORIG. 7.25 AC.
I.N. 201111080145151

FRANKLIN COUNTY COMMISSIONERS
2-WD
0.408 AC.
I.N. 200501040002088

JENNIE H. HUANG AND
ILIN HUANG
ORIG. 7.05 AC.
I.N. 201310070169425



By John C. Dodgion
Professional Surveyor No. 8069

03/16/2017
Date

Date: 05/09/17
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: C-22-17
1st Reading: 05/15/17
Public Notice: 05/18/17
2nd Reading: 06/05/17
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-22-17

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A PET STORE FOR 4 PAWS & A TAIL LOCATED AT 3899 GROVE CITY ROAD

WHEREAS, 4 Paws & A Tail, applicant, has submitted a request for a Special Use Permit for a dog grooming store located at 3899 Grove City Road; and

WHEREAS, on May 02, 2017, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1k is hereby issued to 4 Paws & A Tail located at 3899 Grove City Road, as submitted.

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

Roby Schottke, 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: 05/10/17
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-23-17
1st Reading: 05/15/17
Public Notice: 5/18/17
2nd Reading: 06/05/17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-23-17

AN ORDINANCE TO ACCEPT THE PLAT OF MEADOW GROVE ESTATES NORTH, SECTION 2

WHEREAS, Meadow Grove Estates North , Section 2, a subdivision containing lots 59 to 97 inclusive, and areas designated as Reserve "C" & "D", has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Meadow Grove Estates North, Section 2, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6840, containing 16.387 acres of land, more or less. Said 16.387 acres being part of those tracts of land conveyed to Rockford Homes, Inc., by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

Roby Schottke, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 05/10/17
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-23-17
1st Reading: 05/15/17
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-23-17

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR GROVE CITY MOB LOCATED ON MEADOWS POND BOULEVARD

WHEREAS, on May 02, 2017, the Planning Commission recommended approval of the Development Plan for Grove City MOB, with the following deviations and stipulations:

1. A deviation shall be granted to reduce the number of required parking spaces on the site from 335 to 249 (-86 spaces);
2. A deviation shall be granted to reduce the minimum size of parking spaces from 180 square feet to 162 square feet.

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 MOB, located on Meadows Pond Blvd., 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.

Roby Schottke, 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