

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

April 19, 2021

6:30 Caucus

7:00 p.m. Regular Meeting

Call to Order: President Houk

Roll Call: Clerk of Council

Approval of Minutes from 04/05

Welcome and Reading of Agenda: President Houk

LANDS: Mr. Schottke

- | | |
|----------------------------|---|
| <u>Ordinance C-01-21</u> | Accept the Annexation of 9.83 [±] acres located at 1255 Stringtown Road. Second reading and public hearing. |
| <u>Ordinance C-11-21</u> | Approve the Rezoning of 3553 Grove City Road from IND-1 to C-2. Second reading and public hearing. |
| <u>Ordinance C-13-21</u> | Approve a Special Use Permit for a Car Wash for Moo Moo Express Car Wash located at 2607 London-Groveport Road. Second reading and public hearing. <i>Postponement requested.</i> |
| <u>Ordinance C-16-21</u> | Accept the Plat of Meadow Grove Estates North, Section 6B located east of Scotch Woods Dr. First reading. |
| <u>Ordinance C-17-21</u> | Accept the Plat of Farmstead Subarea H – Phase 1, located west of S.R. 104. First reading. |
| <u>Ordinance C-18-21</u> | Approve a Special Use Permit for a Drive Thru Window for Wright Patt Credit Union located at 2400 Stringtown Road. First reading. |
| <u>Ordinance C-19-21</u> | Approve the Use for an Adult Vocational Rehabilitation and Day Service Facility for ARC Industries Active Treatment Facility located at 3705 Marlane Drive. First reading. |
| <u>Ordinance C-20-21</u> | Approve the Rezoning of 2950 London-Groveport Road from R-1(single-family residential) to C-2 (retail commercial). First reading. |
| <u>Resolution CR-14-21</u> | Approve a Development Plan for Moo Moo Express Car Wash located at 2607 London-Groveport Road. <i>Postponement requested.</i> |
| <u>Resolution CR-19-21</u> | Approve the Development Plan for Wright Patt Credit Union located at 2400 Stringtown Rd. <i>Postponement requested.</i> |
| <u>Resolution CR-20-21</u> | Approve a Certificate of Appropriateness for the installation of Solar Panels to Buskirk Law Office located at 4178 Broadway in the Historical Preservation Area |
| <u>Resolution CR-21-21</u> | Approve a Certificate of Appropriateness for the construction of an Addition to 4178 Broadway in the Historical Preservation Area. |
| <u>Resolution CR-22-21</u> | Annexation Services that can be provided to 1.34 acres located at 3150 Demorest Road upon its Annexation to the City of Grove City. |
-

SERVICE: Mr. Berry

- | | |
|----------------------------|---|
| <u>Resolution CR-23-21</u> | Waive the provisions of Section 903.05 (a & c) for the Annual Alumni Softball Tournament on July 23 – 25, 2021 at Fryer Park. |
|----------------------------|---|
-

FINANCE: Mr. Holt

- | | |
|--------------------------|---|
| <u>Ordinance C-15-21</u> | Continue the Grove City “Buy Local Certificate Program” administered by the Grove City Area Chamber of Commerce and Appropriate \$50,000.00 from the General Fund for the Current Expense of said Program. Second reading and public hearing. |
|--------------------------|---|
-

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn: President Houk

ON FILE: Minutes of: 04/05 Council: 04/06 Planning Commission

Date: 01/11/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-01-21
1st Reading: 01/19/21
Public Notice: 01/20/21
2nd Reading: ~~02/01/21~~ 4/19/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-01-21

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 9.83+ ACRES LOCATED AT 1255 STRINGTOWN ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 9.83+ acres, more or less, in Jackson Township was duly filed by the Reorganized Church of Jesus Christ of Latter Day Saints; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on October 27, 2020 and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on November 19, 2020.

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

SECTION 1. The proposed annexation, as applied for in the petition of the Reorganized Church of Jesus Christ of Latter Day Saints, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on September 25, 2020 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on October 27, 2020, be and the same is hereby accepted.

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

SECTION 2. The zoning on this annexation shall be SF-1, Single Family Residential, and shall be placed in Ward 4. A map is attached as "Exhibit B" and made a part hereof.

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

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

Christine A. Houk, President of Council

Passed:

C-01-21
Exhibit A

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By CR Date 8/17/2020



Description of a 9.83± acre tract for annexation purposes

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 469, and being the remaining 4.92± acre portion of that 5.11 acre tract conveyed to The Reorganized Church of Jesus Christ of Latter Day Saints by Official Record 29445C03 and the remaining 4.91± acre portion of that 5.10 acre tract conveyed to The Reorganized Church of Jesus Christ of Latter Day Saints by Official Record 22974F16 and being more particularly described for annexation purposes as follows:

BEGINNING at a point on the southerly right-of-way of Stringtown Road, at an existing easterly City of Grove City corporation line as established by Ordinance Number C-18-16 (Instr.201603170031785) and a southerly City of Grove City corporation line as established by C-37-17, being the northwesterly corner of said remaining 4.92± acre portion of that 5.11 acre tract conveyed to The Reorganized Church of Jesus Christ of Latter Day Saints, being the southwesterly corner of that 0.373 acre tract conveyed to the City of Grove City (Instr.201706210084457);

thence Easterly, with the southerly right-of-way of Stringtown Road, existing City of Grove City corporation line (Ord.C-37-17), and northerly property line of The Reorganized Church of Jesus Christ of Latter Day Saints a distance of 406.00 feet to the westerly property line of land conveyed to Tamara B Paddock (Instr.200708280151843 & 201509080126255);

thence Southerly, leaving said corporation line a distance of 1054.84 feet along the westerly property line of said Paddock tract and easterly property line of The Reorganized Church of Jesus Christ of Latter Day Saints tract to the northerly property line of land conveyed to Jennifer J Morbitzer, Trustee of the Trust of Jennifer J Morbitzer (Instr.201008100101573 – Parcel 2);

thence Westerly, with the northerly property line of said Morbitzer tract, southerly property line of The Reorganized Church of Jesus Christ of Latter Day Saints, as well as the northerly property lines of land conveyed to Larry W Moody and Linda M Moody (O.R.14101A01), Glen K Basler (O.R. 26910B18), and Arnold D Hoover Jr. and Nancy J Hoover (O.R. 14439G10), a distance of 406.00 feet to the easterly property line of OhioHealth Corporation (Instr.201112070159696), also being said existing easterly City of Grove City corporation line (Ord. C-18-16);

thence Northerly, with said existing corporation line (Ord. C-18-16), easterly property line of said OhioHealth Corporation and westerly property line of The Reorganized Church of Jesus Christ of Latter Day Saints a distance of 1055.94 feet to the POINT OF BEGINNING, containing approximately 9.83 acres of land, more or less.

The total length of the annexation perimeter is 2922.78± feet, of which 1461.95± feet is contiguous with existing City of Grove City Corporation lines, resulting in 50% perimeter contiguity.

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

The above description was prepared by Matthew L Campbell, P.S. 8546 of Campbell and Associates, Inc. in July of 2020 using the best available county records. The above description is not valid for transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.

Property Address: 1255 Stringtown Road, Grove City, Ohio 43123
Franklin County Parcel No.: 160-002831-00 & 160-002838-00



C-01-21
Exhibit B

ANNEXATION PLAT

PROPOSED ANNEXATION OF 9.83± AC. TRACT IN VMS 469 FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

LEGEND

- EXISTING CITY OF GROVE CITY CORPORATION LINE
- - - PROPOSED CITY OF GROVE CITY CORPORATION LINE
- ▨ AREA PROPOSED FOR ANNEXATION

ADDRESS OF SUBJECT PROPERTY:
1255 STRINGTOWN ROAD, GROVE CITY, OHIO 43123

THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 2922.78± OF WHICH 1461.95± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 50% PERIMETER CONTIGUITY.

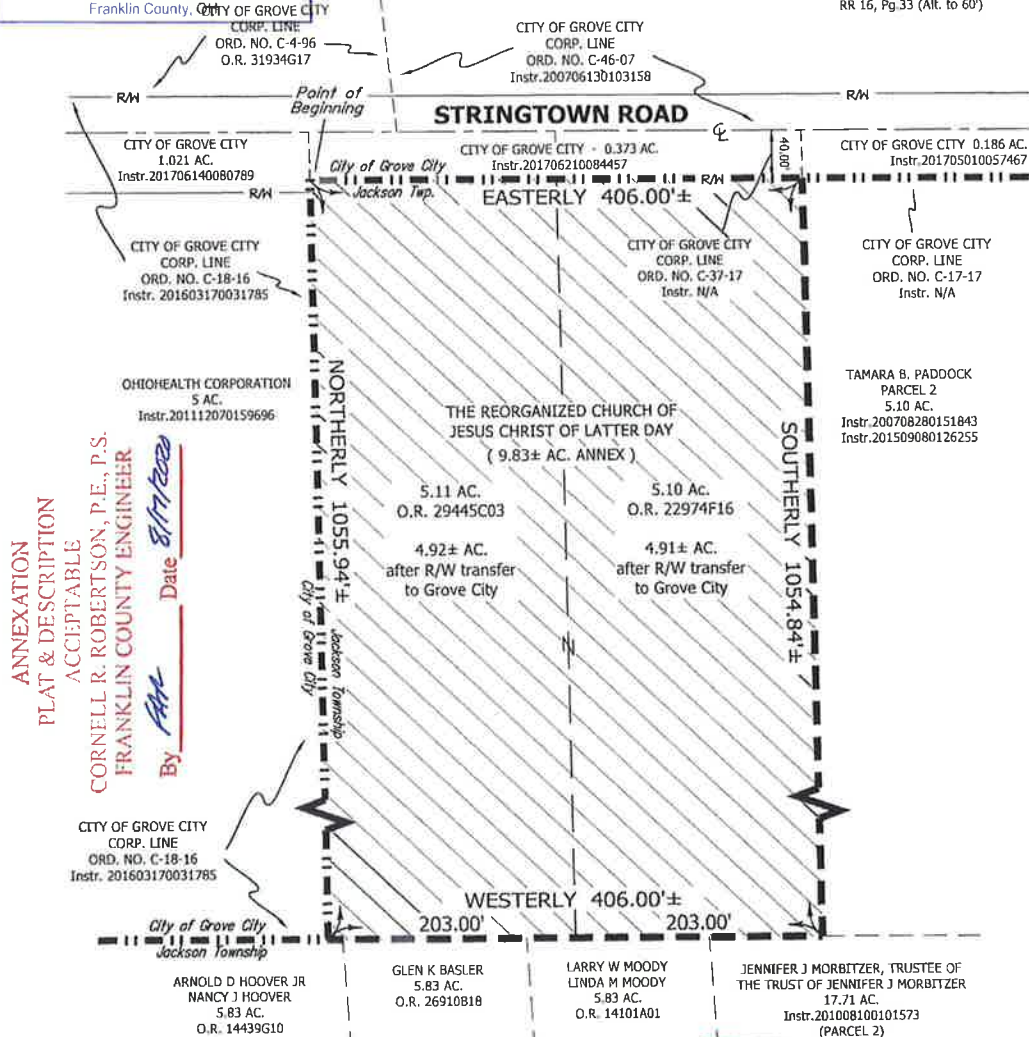


0 120'
SCALE: 1"=120'

RECEIVED

SEP 25 2020
ANX-25-20
Franklin County Planning Department
Franklin County, Ohio

Stringtown Road No.135
1940 Franklin County Engineer's Plans
R R 8, Pg.309 (Est. 40' width)
RR 16, Pg.33 (Alt. to 60')



ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE

CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By *Matthew L. Campbell* Date *8/11/20*



NOTE: THIS MAP WAS PREPARED USING THE BEST AVAILABLE FRANKLIN COUNTY RECORDS AND WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AS SHOWN ON THE RECORD PLAT.

Matthew L. Campbell
MATTHEW L. CAMPBELL
CAMPBELL & ASSOCIATES, INC. REG. NO. 8546



8-11-20
DATE

RECEIVED

AUG 11 2020

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



Franklin County Parcel
160-002831-00
160-002838-00
Job: CO166842
CAMPBELL & ASSOCIATES, INC.
Land Surveyors
(800)233-4117
www.campbellsurvey.com

Date: 03/08/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: C-11-21
1st Reading: 03/15/21
Public Notice: 03/16/21
2nd Reading: 04/19/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-11-21

AN ORDINANCE FOR THE REZONING OF 3553 GROVE CITY ROAD FROM IND-1 TO C-2

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

WHEREAS, the Planning Commission approved the rezoning on March 02, 2021; and

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

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

SECTION 1. The following described premises are rezoned from IND-1 (Light Industry) to C-2 (Retail Commercial):

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 *and being part of Lot #9 conveyed to Orville and Debbra M. Alabaugh by deed, 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.

Christine Houk, President of Council

Passed:

Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-11-21
Exhibit A
QUIT-CLAIM DEED

200802010016115
Pg: 2 \$28.00 T20080007507
02/01/2008 12:51PM MLDEBBRA ALAB
Robert G. Montgomery
Franklin County Recorder

Orville Alabaugh and Debbra M. Alabaugh, Members, Debcha Kennels, LTD.,
dated January 1, 2003, an Ohio Limited Liability Company, for zero consideration
paid, grant their entire interest to **Orville Alabaugh and Debbra M. Alabaugh as**
Trustees for the Orville Alabaugh and Debbra M. Alabaugh Trust, whose tax
mailing address is 175 North Sandusky Street, Tiffin, Ohio 44883, the following
described real property:

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

Being part of Lot Number Nine (9) of the Subdivision of Survey No. 1383
Virginia Military District, bounded and described as follows:

Beginning at an iron pin the Grove City Pike (formerly Breck Road) and in the
West line of the right of way of the B. & O. S. W. R.R.; thence with the center of
said Pike North 86 degrees 30' West 226.33 feet to an iron pin; thence South 3
degrees 30' West 385 feet to an iron pin in the West line of said right of way;
thence with said right of way North 33 degrees 57' east 446.60 feet to the place
of beginning containing one acre of land.

Subject to (i) Conditions, restrictions and easements of record, including but not
limited, to an Easement in favor of Ohio Bell Telephone Company Ameritech
Ohio of record as Instrument Number 199804150089548; (ii) legal highways and
zoning ordinances, and (iii) the lien of real estate taxes and assessments that are
now or hereinafter a lien upon the Premises.

Tax district number and parcel number: 040-003264-00

Street address of property: 3553 Grove City Rd., Grove City, OH 43123



TRANSFERRED

FEB 01 2008

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO



C-11-21
Exhibit



Date: 03/09/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-13-21
1st Reading: 03/15/21
Public Notice: 03/16/21
2nd Reading: 04/05/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

*Amended &
Postponed to
4-19-21
5-03-21*

ORDINANCE C-13-21

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A CAR WASH FOR MOO MOO EXPRESS CAR WASH LOCATED AT 2607 LONDON-GROVEPORT ROAD

WHEREAS, Moo Moo Express Car Wash, applicant, has submitted a request for a Special Use Permit for a Car Wash located at 2607 London-Groveport Road; and

WHEREAS, on March 02, 2021, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulation:

1. Speakers projecting music or other noise shall not be used on the site.

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)Ai is hereby issued to Moo Moo Express Car Wash, located at 2607 London-Groveport Road, contingent upon the stipulation set by Planning Commission and the following stipulation:

1. There shall be no entrance into the car wash from State. Route 665. Existing driveway onto S.R. 665 is to be exit only.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 04/13/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-16-21
1st Reading: 04/19/21
Public Notice: 4/20/21
2nd Reading: 05/03/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-16-21

AN ORDINANCE TO ACCEPT THE PLAT OF MEADOW GROVE ESTATES NORTH, SECTION 6B LOCATED EAST OF SCOTCH WOODS DRIVE

WHEREAS, Meadow Grove Estates North, Section 6B, a subdivision containing lots 142, 160 – 163, 178 – 187, and 213 – 224 inclusive, 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 6B, 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 10.146 acres of land, more or less. Said 10.146 acres being all out of that 84.480 acre track of land conveyed to Rockford Homes, Inc., by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 04/13/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-17-21
1st Reading: 04/19/21
Public Notice: 4/20/21
2nd Reading: 05/03/21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-17-21

AN ORDINANCE TO ACCEPT THE PLAT OF FARMSTEAD SUBAREA H, PHASE 1 LOCATED WEST OF STATE ROUTE 104

WHEREAS, Farmstead Subarea H, Phase 1, a subdivision containing lots 1 - 23 inclusive, and Reserves "H-A", "H-B", and "H-C", has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Farmstead Subarea H, Phase 1, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6115, containing 6.239 acres of land, more or less. Said 6.239 acres being part of a 207.933 acre tract of land conveyed to Grand Communities, LLC., by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 04/13/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-18-21
1st Reading: 04/19/21
Public Notice: 4/20/21
2nd Reading: 05/03/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-18-21

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE-THRU WINDOW FOR WRIGHT-PATT CREDIT UNION LOCATED AT 2400 STRINGTOWN RD

WHEREAS, Wright-Patt Credit Union, applicant, has submitted a request for a Special Use Permit for a Drive-Thru Window located at 2400 Stringtown Road; and

WHEREAS, on April 06, 2021, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)Aj is hereby issued to Wright-Patt Credit Union, located at 2400 Stringtown Road, as submitted.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 04/13/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: C-19-21
1st Reading: 04/19/21
Public Notice: 04/20/21
2nd Reading: 06/07/21
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-19-21

AN ORDINANCE TO APPROVE THE USE FOR AN ADULT VOCATIONAL REHABILITATION AND DAY SERVICE FACILITY FOR ARC INDUSTRIES ACTIVE TREATMENT FACILITY LOCATED AT 3705 MARLANE DRIVE

WHEREAS, ARC Industries Active Treatment Facility, applicant, has submitted a request for the allowable Use of an adult vocational rehabilitation and day service facility, as provided for in Section 1135.09; and

WHEREAS, on April 06, 2021, the Planning Commission of the City of Grove City recommended the approval of this Use at this location, as submitted.

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

SECTION 1. The Use of an Adult Vocational Rehabilitation and Day Service Facility for ARC Industries Active Treatment Facility, located at 3705 Marlane Drive is hereby approved, as submitted.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 04/14/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-20-21
1st Reading: 04/19/21
Public Notice: 04/20/21
2nd Reading: 06/07/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-20-21

AN ORDINANCE FOR THE REZONING OF 2950 LONDON-GROVEPORT ROAD FROM R-1 (Single Family Residential) TO C-2 (Retail Commercial)

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 6, 2021; and

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

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

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

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6115 and being Lot Number Six in Meadowshire Subdivision, conveyed to Donald W. & Beverly J. Trapp, by deed, 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.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-20-21

EXHIBIT "A"

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

Being Lot Number Six (6) in MEADOWSHIRE SUBDIVISION, as the same is numbered and Delineated upon the recorded plat thereof, of record in Plat Book 29, Page 34, Recorder's Office, Franklin County, Ohio.

Less and excepting therefrom the following 0.023 acre tract as known as 8WD as conveyed by Donald W. Trapp and Beverly J. Trapp to the City of Grove City by Instrument Number 200703080041099 to wit:

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 6115, Virginia Military District, being a part of Lot 6 as shown on Meadow Shire Subdivision of record in Plat Book 29, Page 34 conveyed to Donald W. Trapp and Beverly J. Trapp of record in Official Record 20148A17, and described as follows:

Beginning, for reference, at a centerline monument set marking the centerline intersection of London-Groveport Road with North Meadows Drive as shown on Gateway Business Park of record in Plat Book 86, Page 4;

thence South 83 deg. 31' 37" East, 198.46 feet, with the centerline of London-Groveport Road;

thence North 06 deg. 28' 23" East, 50.0 feet to a concrete monument found at the southwest corner of said Lot 6, a southeast corner of Outlot B of Gateway Business Park of record in Plat Book 86, Page 4 conveyed to Ironwood Properties II, Ltd., of record in Official Record 32578E13, and in the existing north right-of-way line of London-Groveport Road, the True Point of Beginning;

thence North 00 deg 51' 44" East, 10.05 feet, with the line common to said Lot 6 and said Outlot B to a boundary marker set;

thence South 83 deg. 31' 37" East, 100.48 feet, across said Lot 6 with the proposed right-of-way line to a boundary marker set in the line common to said Lot 6 and Lot 5 of said Meadow Shire Subdivision conveyed to Linda L. Hamilton of record in Instrument Number 200503300057777;

thence South 00 deg. 51' 44" West, 10.05 feet, with said common line to a common corner thereof in said existing north right-of-way line;

thence North 83 deg. 31' 37" West, 100.48 feet with the south line of said Lot 6 and said existing north right-of-way line to the True Point of Beginning, containing 0.023 acre, more or less, being a part of Auditor's Parel No. 040-004969.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FCGS 5548 & FCGS5539, having a bearing of North 00 deg. 21' 40" East for a portion of the centerline of Hoover Road, established by The Franklin County Engineering Department.

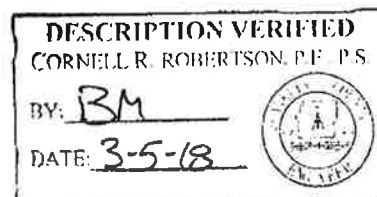
All references are to the records of the Recorder's Office, Franklin County, Ohio.

This survey was prepared by me or under my supervision from existing records and actual field surveys performed in 2006.

The Grantor retains the right of ingress and egress to any residual area of WD take.

Boundary markers set, where indicated, are $\frac{3}{4}$ inch steel rods, thirty (30) inches long with a 1 $\frac{1}{2}$ inch diameter aluminum cap stamped per ODOT standards and monuments set, where indicated, are $\frac{3}{4}$ inch steel rods, thirty six (36) inches long with a 2 inch diameter aluminum cap stamped in an adjustable centerline monument box per ODOT standards.

All of
(040)
004969



C-20-21

1. Context Map

This property is located at 2950 London Groveport Road (Parcel 040-004969).



202103030015
2950 London Groveport Road
Rezoning- C-2 (Commercial)
PID: 040-004969

0 100 200 400 Feet



Date: 03/09/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-14-21
1st Reading: 03/15/21
Public Notice: Postponed
2nd Reading: to 04/05/21, 4/19/21
Passed: _____ Rejected: 5-03-21
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-14-21

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR MOO MOO EXPRESS CAR WASH LOCATED AT 2607 LONDON-GROVEPORT ROAD

WHEREAS, on Mach 02, 2020, the Planning Commission recommended approval of the Development Plan for Moo Moo Express Car Wash at 2607 London-Groveport Road, 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 Moo Moo Express Car Wash at 2607 London-Groveport Road, 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.

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 04/14/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-19-21
1st Reading: 04/19/21
Public Notice: Postpone to 5/3
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-19-21

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR WRIGHT PATT CREDIT UNION LOCATED AT 2400 STRINGTOWN ROAD

WHEREAS, on April 06, 2021, the Planning Commission recommended approval of the Development Plan for Wright Patt Credit Union with the following stipulation:

1. An access easement over the adjacent drive aisle to the east on the former K-Mart site shall be finalized and recorded with Franklin County.

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 Wright Patt Credit Union located at 2400 Stringtown Road, contingent upon the stipulation set by Planning Commission.

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

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 04-14-21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-20-21
1st Reading: 04/19/21
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-20-21

A RESOLUTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE INSTALLATION OF SOLAR PANELS TO BUSKIRK LAW OFFICE LOCATED AT 4178 BROADWAY IN THE HISTORICAL PRESERVATION AREA

WHEREAS, Section 1138.05 (a) of the Codified Ordinances states that a Certificate of Appropriateness is required from the Planning Commission prior to any new construction, remodeling, reconstruction or demolition, unless otherwise provided in subsection (c) hereof; and

WHEREAS, on April 06, 2021, the Planning Commission recommended approval of the Certificate of Appropriateness request for the installation of solar panels to Buskirk Law Office located at 4178 Broadway, 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 Certificate of Appropriateness for the installation of solar panels to Buskirk Law Office located at 4178 Broadway, as submitted.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Passed:

Effective:

Attest:

I Certify that this resolution
is correct as to form.

Date: 04-14-21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-21-21
1st Reading: 04/19/21
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-21-21

A RESOLUTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF AN ADDITION TO 3105 PARK STREET IN THE HISTORICAL PRESERVATION AREA

WHEREAS, Section 1138.05 (a) of the Codified Ordinances states that a Certificate of Appropriateness is required from the Planning Commission prior to any new construction, remodeling, reconstruction or demolition, unless otherwise provided in subsection (c) hereof; and

WHEREAS, on April 06, 2021, the Planning Commission recommended approval of the Certificate of Appropriateness request for the construction of an addition to 3105 Park Street, with the following stipulation:

1. All necessary permits shall be obtained through the Building Division prior to construction.

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 Certificate of Appropriateness for the construction of an addition to 3105 Park Street, contingent upon the stipulation set by Planning Commission.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

Passed:

Effective:

Attest:

I Certify that this resolution
is correct as to form.

Date: 04/14/21
Introduced By: Mr. Schottke
Committee: Lands
Originated By: City Clerk
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-22-21
1st Reading: 04/19/2021
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-22-21

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 1.34 ACRES LOCATED AT 3150 DEMOREST ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 1.34+ acres located at 3150 Demorest Rd, in Jackson Township to the City of Grove City and signed by Harold Straub for the Ohio Conference Association of Seventh Day Adventists, was filed with the Board of County Commissioners of Franklin County, Ohio; and

WHEREAS, a hearing on this petition is scheduled before the Board of County Commissioners of Franklin County; and

WHEREAS, Section 709.031 of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

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

SECTION 1. Upon its annexation to the City of Grove City, the 1.34+ acres located at 3150 Demorest Road, proposed for annexation by Harold Straub for the Ohio Conference Association of Seventh Day Adventists, will receive the following municipal services from the City of Grove City:

Fire:	Jackson Township will continue to provide Fire protection.
Police:	The City of Grove City, Police department, will provide police protection.
Water:	The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional on the ability of the City of Columbus to provide water, the City of Grove City will have the ability to service this area. It is understood that all water line extensions are the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Sanitary Sewer:	The City has a written service area contract with the City of Columbus and the subject property is within the service area. Conditioned on the ability of the City of Columbus to provide sufficient sewage disposal capacity, the City of Grove City will have the ability to service the area. It is understood that all extensions of the sanitary sewer service is the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Solid Waste Collection:	Subject property is now serviced by and will continue to be serviced by a publicly bid contract for solid waste and recycling services.
Zoning:	In accordance with Section 1139.05(a) the Codified Ordinances of Grove City, Ohio, all annexed territory zoned under County or Township zoning shall be classified at the most comparable district of the Grove City Zoning Code, unless otherwise requested by the petitioner and approved by the City Council at which time a buffer will be required if the requested zoning classification is clearly incompatible with uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory is to be annexed.

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

Christine Houk, President of Council

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO



PROPOSED CITY OF GROVE CITY CORPORATION LINE
EXISTING CITY OF GROVE CITY CORPORATION LINE

Contiguity Note:

Community Note:
Total perimeter of annexation area is 967.97 feet, of which 483.84 feet is contiguous with the City of Grove City by Ordinance Number C-114-05 and Ordinance Number C-3-66, giving 50.0% perimeter contiguity.

Note:
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.



RECEIVED
FEB 02 2021
Franklin County Engineer
Concett K. Rubenson, P.E., P.S.

By Heather L. King Date 1/25/14
Heather L. King
Professional Surveyor No. 8307
hking@emls.com

[illegible]

Date: 03/27/21
Introduced By: Mr. Berry
Committee: Service
Originated By: Ms. Houk
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-23-21
1st Reading: 04/19/21
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-23-21

A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 903.05(a & c) OF THE CODIFIED ORDINANCES FOR THE ANNUAL ALUMNI SOFTBALL TOURNAMENT ON JULY 24 & 25, 2021 AT FRYER PARK

WHEREAS, the Annual Alumni Softball Tournament will be held at Fryer Park on July 24 and 25, 2021 and in the event of postponement due to rain, this tournament will be held on July 31 & August 01, 2021; 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 24 and 25, 2021 and in the event of postponement due to rain, this provision shall be waived on July 31 & August 1, 2021.

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.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

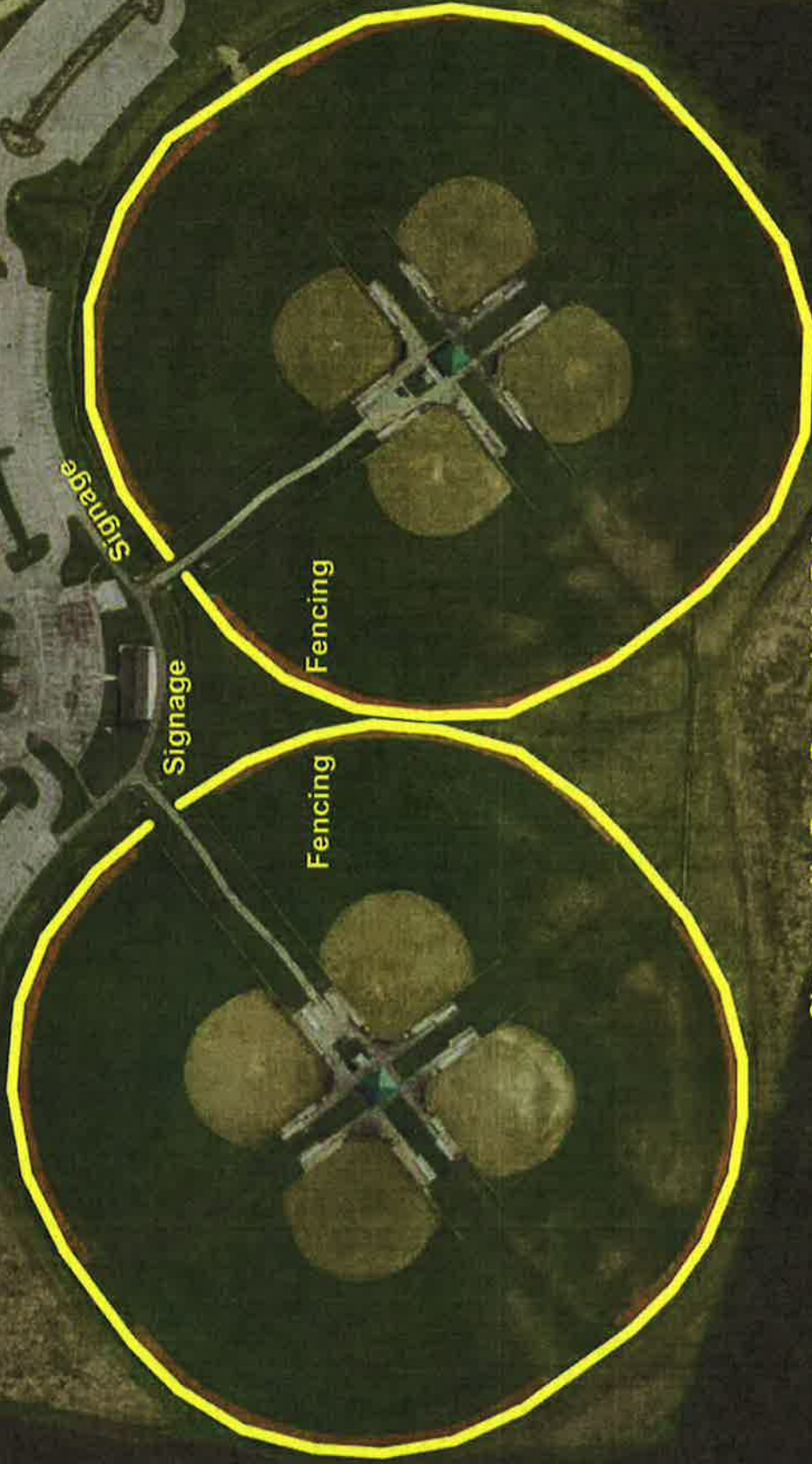
Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.

Stephen J. Smith, Director of Law

Exhibit "A"



Signage: No Beer Beyond this Point

Date: 03/27/21
Introduced By: Mr. Holt
Committee: Finance
Originated By: Berry/Stage
Approved: _____
Emergency: _____
Current Expense: _____

No.: C-15-21
1st Reading: 04-05-21
Public Notice: 04-06-21
2nd Reading: 04-19-21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-15-21

AN ORDINANCE TO CONTINUE THE GROVE CITY "BUY LOCAL CERTIFICATE PROGRAM" ADMINISTERED BY THE GROVE CITY AREA CHAMBER OF COMMERCE AND APPROPRIATE \$50,000.00 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF SAID PROGRAM

WHEREAS, on Sept. 21, 2020, Council approved Ord. C-47-20 to initiate a "Buy Local Certificate Program", administered by the Grove City Area Chamber of Commerce; and

WHEREAS, the Chamber administered this Program and sold "Hometown Dollars" in accordance with the guidelines within Ord. C-47-20; and

WHEREAS, this Program was a complete success with:

- Twenty- Five (25) participating businesses
- 358 participating households
- Six (6) new Chamber members, who joined in order to participate in the program
- Because of the diversity of the participants, purchasers of Home Town Dollars Gift Certificates were able to 'try out' new merchants.
- Approximately Ten (10) additional businesses who signed up just as the program ran out of funds but who are excited to be involved should there be another opportunity.
- In eight (8) business days, nearly 700 different purchasers bought nearly 1,700 unique Gift Certificates amounting to \$50,000
- Both the businesses and the citizens of our community recognize that the City of Grove City has shown concern for and support of local small business by investing in this amazing program
- Many local small businesses have told us that this program carried them through the final quarter of 2020 and has given them a foundation to open their doors in 2021; and

WHEREAS, the Chamber has offered to administer a second round of this Program, as many of our local businesses and their employees continue to be impacted by the pandemic; and

WHEREAS, a second round of the "Buy Local Certificate Program" would continue to assist with the growth, enhancement and promotion of our local brick and mortar establishments, while also driving business to these businesses during the Pandemic.

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

SECTION 1. The "Buy Local Certificate Program" is hereby continued for a second round, to be administered by the Grove City Area Chamber of Commerce, in the same manner as the first series.

SECTION 2. There is hereby appropriated \$40,000.00 for implementing and \$10,000.00 for administering and marketing the "Buy Local Certificate Program" by the Grove City Area Chamber of Commerce, from the unappropriated monies for the General Fund, into Account 100120.551300, for said Current Expenses.

SECTION 3. The Grove City Area Chamber of Commerce shall submit to Council a Report listing accomplishments, goals and a breakdown of all expenditures by December 1, 2021.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

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

Michael Turner, Director of Finance

Guidelines for Chamber of Commerce

The Program

This Program creates an aggressive, one of a kind "Buy Local" gift certificate program to support and market our local businesses. It will encourage people to shop, dine, play and support local business and the employers and employees of those businesses – in an effort to help offset the effects of the Covid19 pandemic.

The consumer would purchase a Buy One Get One gift certificate from the Chamber and receive a business specific "Hometown Dollars" Certificate - up to \$25.00. A maximum of two (2) \$25.00 certificates to each household shall be permitted. Certificates must be to two separate businesses.

The Chamber will manage and market the program.

Participating Businesses

Any independent (no franchise or chain), 'brick and mortar' business that sells goods and/or non- medical, legal, insurance, accounting, consulting or real estate services directly to consumers, who employ 20 associates or less is eligible.

Participating businesses must be operating within the geographic boundaries of Grove City.

Participating businesses must be members in good standing with the Grove City Area Chamber of Commerce.

Intended Outcome

This initiative will support employment and business development in Grove City and will benefit the local tax and employment base. The program will have the potential to inject \$80,000.00 into the local economy this round and will support the economic development efforts of both the City and the Chamber. (Buy one get one program \$40,000.00 in certificates matched with \$40,000.00 in consumer funds.)

1. The Chamber will compile a list of its members who wish to participate in this program.

A copy of the list will be provided to the City and used to assist with marketing.

2. The Chamber will provide a receipt/certificate to anyone purchasing a gift certificate that can be taken to the participating business of choice, and used like a normal gift certificate – but no certificate will be able to be transferrable for cash.
3. The Chamber will provide the City with weekly/monthly receipts to account for the city monies being used for the program.