

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

April 15, 2019

6:30 - Caucus

7:00 – Reg. Meet.

PRESENTATIONS: Cols. Dispatch; COTA

LANDS: Mr. Schottke

- Ordinance C-11-19 Approve a Special Use Permit for a Drive-thru Window for Bank of America located at 2336 Stringtown Rd. Second reading and public hearing.
- Ordinance C-14-19 Accept the Annexation of 15.8 acres located 4646 Harrisburg Pike into the City of Grove City. Second reading and public hearing.
- Resolution CR-06-19 Approve an Amendment to the Development Plan for Meadow Grove Estates North as approved by CR-11-06. ~~Postponement Requested.~~
- Resolution CR-07-19 Approve the Development Plan for the Residences at Brown's Farm/The Cottages at Brown's Farm. Postponement requested
- Resolution CR-14-19 Approve the Development Plan for Bank of America located at 2336 Stringtown Road.
- Resolution CR-15-19 Approve the Development Plan for Speedway #1231 located at 1895 Stringtown Road.
-

SAFETY: Mr. Davis

- Ordinance C-17-19 Creating a Designated Outdoor Refreshment Area for the Grove City Town Center and Enacting Regulations. First reading.
-

SERVICE: Mr. Berry

- Ordinance C-15-19 Accept the Grove City Thoroughfare Map. Second reading and public hearing.
-

FINANCE: Ms. Houk

- Ordinance C-16-19 Appropriate \$10,000.00 from the General Fund for the Current Expense of the LifeCare Alliance Senior Nutrition Programs. Second reading and public hearing.
-

EXECUTIVE SESSION

ON FILE: Minutes of: 04/01 Council Meeting; 4/2 Plan. Comm.

Date: 03/11/19
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-11-19
1st Reading: 03/18/19
Public Notice: 3/19/19
2nd Reading: 04/15/19
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-11-19

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE-THRU WINDOW FOR BANK OF AMERICA LOCATED AT 2336 STRINGTOWN ROAD

WHEREAS, Bank of America, applicant, has submitted a request for a Special Use Permit for a Drive-Thru Window located at 2336 Stringtown Road; and

WHEREAS, on March 05, 2019, 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. The flow of traffic shall be reversed to move from the south side of the building down to the north.

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 Bank of America, located at 2336 Stringtown Road, contingent upon the stipulation set by Planning Commission.

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

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 03/27/19
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-14-19
1st Reading: 04/01/19
Public Notice: 04/02/19
2nd Reading: 04/15/19
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-14-19

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 15.8+ ACRES LOCATED AT 4646 HARRISBURG PIKE IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 15.8+ acres, more or less, in Jackson Township was duly filed by Harrisburg Pike Investors LLC; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on December 18, 2019; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on January 31, 2019.

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 Harrisburg Pike Investors LLC, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on November 15, 2018 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on December 18, 2018, be and the same is hereby accepted.

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

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

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

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

Steven R. Robinette, President of Council

Passed:

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

By CR Date 10/25/18

C-14-19

RECEIVED

OCT 24 2018

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

Annexation description of a 15.8+/- acre tract of land located in Jackson Township
to be annexed to the City of Grove City

-1-

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey No. 1383, being a 15.8± acre tract of land, said 15.8± acre tract being all of the land described as Parcel One (less exceptions) and Parcel Two as conveyed to Harrisburg Pike Investors, LLC of record in Instrument Number 201804250054049, said 15.8± acre tract being more particularly described as follows:

Beginning, at a northerly corner of said Parcel Two, at a westerly corner of a tract of land conveyed to Samira H. Jallaq of record in Instrument Number 200306200186543, in a southeasterly line of a tract of land conveyed to David and Lucinda Richards and being in the centerline of Harrisburg Pike (U.S. 62 - S.R. 3);

Thence S 56° 34' 31" E along the northeasterly line of Parcel Two and along the southwesterly line of said Jallaq tract, about 1128.12± feet to a common corner thereof, being a southwesterly corner of a tract of land conveyed to Asaliyah Murib and Yasser Murib, being a northwesterly corner of a tract of land conveyed to Homewood Corp and being a northwesterly corner of a City of Grove City Corporation Line (Case No. 54-95, Ord. No. C-17-96, O.R. 31719E10);

Thence S 01° 58' 58" W along the easterly lines of Parcel Two and Parcel One and along the westerly line of said Homewood tract and said City of Grove City Corporation Line, about 586.35± feet to a southeasterly corner of said Parcel One and a northeasterly corner of a tract of land conveyed to Matthew D. and Jill C. Warren;

Thence N 62° 34' 48" W along the southerly line of Parcel One, along the northeasterly line of said Warren tract, along a northeasterly line of a tract of land conveyed to Michael J. and K. Renee Mantkowski, and leaving the westerly line said City of Grove City Corporation Line, about 1135.70± feet to an angle point in the southerly line of said Parcel One, being a northerly corner of said Mantkowski tract and an easterly corner of a tract of land conveyed to Jon G. Kepler;

Thence N 61° 54' 10" W along the southerly line of Parcel One and along a portion of the northeasterly line of said Jon G. Kepler, about 127.77± feet to a westerly corner of said Parcel One and at the southerly corner of a tract of land conveyed to Cheryl L. Hill;

Thence N 29° 39' 01" E along a northwesterly line of Parcel One and the southeasterly line of said Hill tract, about 210.25± feet to a common corner thereof;

Thence N 58° 47' 04" W along a southwesterly line of Parcel One and a northeasterly line of said Hill tract, about 160.99± feet to a common corner thereof, being a easterly corner of a tract of land conveyed to Roger L. Spillman, et al, a southerly corner of a second tract of land conveyed to Roger L. Spillman, et al and being in the centerline of said Harrisburg Pike (U.S. 62 - S.R. 3);

Thence N 33° 05' 34" E along a northwesterly line of Parcel One, along the southeasterly line of second Spillman tract, along a southeasterly line of a tract of land conveyed to David W. Richards, Jr., along a portion of a southeasterly line of a tract of land conveyed to Mary Ann Bailey, Tr. and along said centerline, about 209.37± feet to a northerly corner of said Parcel One and a westerly corner of a tract of land conveyed to Jason L. Riffle;

Thence S 56° 43' 00" E along a northeasterly line of Parcel One, along the southwesterly line of said Riffle tract and leaving said centerline, about 211.67± feet to a common corner thereof and being the westerly corner of said Parcel Two;

Thence N 33° 09' 01" E along a northwesterly line of Parcel Two and a southeasterly line of said Riffle tract, about 117.79± feet to a common corner thereof;

Thence N 57° 08' 24" W along a southwesterly line of Parcel Two and the northeasterly line of said Riffle tract, about 211.84± feet to a common corner thereof, in a southeasterly line of said Richards tract and in the centerline of said Harrisburg Pike (U.S. 62 - S.R. 3);

Thence N 33° 03' 42" E, along a northwesterly line of said Parcel Two, along the southeasterly line of said Richards tract and along said centerline, about 101.75± feet, to the True Point of Beginning.

**Annexation description of a 15.8+/- acre tract of land located in Jackson Township
to be annexed to the City of Grove City**

-2-

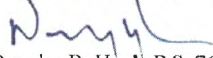
Containing approximately **15.8± acres** of land, more or less. The above description was written by Advanced Civil Design on October 17, 2018. A drawing of the above description has been prepared and is a part hereof.

The total length of the annexation perimeter is about 4,202± feet, of which about 586± feet are contiguous with existing City of Grove City Corporation Lines, being 13.9%± contiguous. This annexation does not create any islands of township property.

Bearings shown hereon are based on GIS line work provided by the Franklin County Auditor's Office.

This description was written for annexation purposes only and is not intended to be used in the transfer of lands.

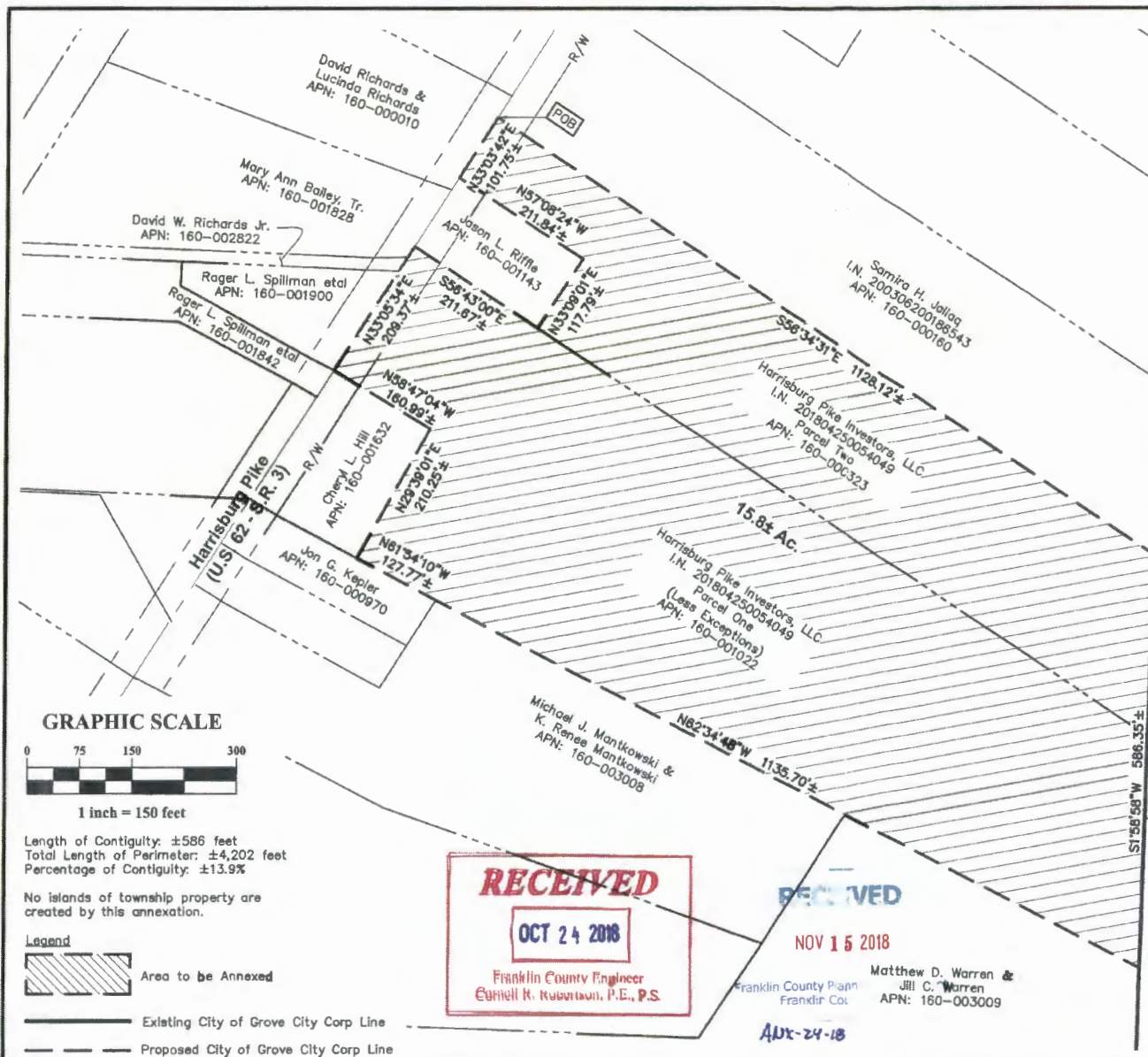
ADVANCED CIVIL DESIGN, INC


Douglas R. Hock, P.S. 7661

10/24/18
Date:

Z:\18-0003-889\survey\18-0003-889 15.8 ac annex desc.doc





GRAPHIC SCALE



1 inch = 150 feet

Length of Contiguity: ±586 feet
Total Length of Perimeter: ±4,202 feet
Percentage of Contiguity: ±13.9%

No islands of township property are created by this annexation.

Legend



Area to be Annexed

Existing City of Grove City Corp Line

Proposed City of Grove City Corp Line

RECEIVED

OCT 24 2018

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

RECEIVED

NOV 15 2018

Franklin County Planning
Franklin Co.

Matthew D. Warren &
Jill C. Warren
APN: 160-003009

APX-24-18



Location Map - NTS

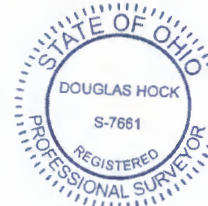
15.8± ACRE ANNEXATION FROM THE TOWNSHIP OF JACKSON TO THE CITY GROVE CITY

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

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE

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

By Date 10/25/18



Douglas R. Hock, P.S. 7661

Date: 10/24/18

Advanced Civil Design, Inc.
422 Beecher Road
Gahanna, OH 43230
Phone 614-428-7750

Job No.: 18-0003-889
Date: 10/17/2018

C-14-19

Date: 03/11/19
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-06-19
1st Reading: 03/18/19
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

*Postponed to 4-1
4-15*

RESOLUTION NO. CR-06-19

A RESOLUTION TO APPROVE AMENDMENTS TO THE DEVELOPMENT PLAN FOR MEADOW GROVE ESTATES NORTH LOCATED AT THE NORTHWEST CORNER OF MALLOW LANE AND BUCKEYE PARKWAY AS APPROVED BY RES. CR-11-06

WHEREAS, on February 06, 2006, Council approved a Development Plan for Meadow Grove Estates North by Resolution No. CR-11-06; and

WHEREAS, on June 16, 2008, Council approved Resolution CR-32-08 to amend the Development Plan; and

WHEREAS, on March 05, 2019 the Planning Commission recommended approval of amendments to the Development Plan- condominiums, 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 accepts the amendments to the Development Plan, approved by Resolution CR-11-06 and amended by CR-32-08, for Meadow Grove Estates North, as submitted.

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

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Kelly, Tami

From: Corey Theuerkauf [CTheuerkauf@rockfordhomes.net]
Sent: Wednesday, April 03, 2019 2:28 PM
To: Kelly, Tami
Subject: Resolution CR-06-19

Mrs. Kelly,

Rockford respectfully request to be tabled at the April 15th City Council Meeting. We have finished up our architectural modifications with our architect and sent off the plans for color rendering. However, our subcontractor decided to go on a week's spring break vacation with his family and we will not have the plans back in time.

I request a table for the April 15th meeting and to be heard on the May 6th meeting date. Thank you in advance for your assistance. Please let me know if there is an issue with a second tabling request.

Corey Theuerkauf | Vice President of Land

T: 614.785.0015

C: 614.946.7846

F: 614.785.9181

ctheuerkauf@rockfordhomes.net

www.Rockfordconstruction.net

999 Polaris Parkway

Columbus, OH 43240



Date: 03/11/19
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days
Current Expense: _____

No.: CR-07-19
1st Reading: 03/18/19
Public Notice: Postponed to 4/15
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-07-19

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE RESIDENCES AT BROWN'S FARM/THE COTTAGES AT BROWN'S FARM LOCATED SOUTH OF ORDERS ROAD AND EAST & WEST OF HAUGHN ROAD

WHEREAS, on March 05, 2019, the Planning Commission recommended approval of the Development Plan for the Residences at Brown's Farm/The Cottages at Brown's Farm, with the following stipulations:

1. Additional evergreen and deciduous trees shall be provided along the west and south property lines of Subarea A (The Residences) and on the north property line of Subarea B (The Cottages) as approved by the Urban Forester to fully screen the site along these property lines;
2. The proposed black split rail fence along Orders Road shall be four feet (4') in height;
3. The site's entry from Fryer Park shall be landscaped with plantings similar to the other two entries in Subarea A;
4. The Clubhouse shall utilize the same architectural design and materials as used on the Apartment buildings in Subarea A and shall be designed as approved by the Development Dept.;
5. Mail kiosks shall be black and have a decorative design as was approved with other recent projects;
6. A future easement shall be granted for the installation of a bike path connector with Haughn Road;
7. Visual interest shall be added to the rear elevation of Buildings 3 and 4, which back up to Discovery Drive.

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

SECTION 1. This Council hereby approves the Development Plan for The Residences at Brown's Farm/The Cottages at Brown's Farm located South of Orders Road and East & West of Haughn Road, contingent upon the stipulations set by Planning Commission.

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

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

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

Date: 04/09/19
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-14-19
1st Reading: 04/15/19
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-14-19

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BANK OF AMERICA LOCATED AT 2336 STRINGTOWN ROAD

WHEREAS, on April 02, 2019, the Planning Commission recommended approval of the Development Plan for Bank of America, with the following stipulations:

1. A deviation shall be granted from the parking lot side setback of Section 1136.06(b) from the central property line (separating parcels 040-004295 and 040-005698) to permit the parking lot to be located on two properties;
2. The dumpster enclosure shall be finished in the same brick as the building and have stained, 100 percent opaque good gates.

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 Bank of America located at 2336 Stringtown Road, contingent upon the stipulations set by Planning Commission.

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

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

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 04/09/19
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-15-19
1st Reading: 04/15/19
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-15-19

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR SPEEDWAY #1231 LOCATED AT 1895 STRINGTOWN ROAD

WHEREAS, on April 02, 2019, the Planning Commission recommended approval of the Development Plan for Speedway #1231a, with the following stipulations:

1. A deviation shall be granted from Section 1136.06 to reduce the parking lot setback from the south property line from 10 feet to five feet (5');
2. A deviation shall be granted from Section 1136.06 to reduce the parking lot setback from the east property line from 15' to 10';
3. The height of the parapet wall shall be increased to fully screen all rooftop mechanicals;
4. The width of the parking spaces shall be increased to 10' wide.

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 Speedway #1231 located at 1895 Stringtown Road, contingent upon the stipulations set by Planning Commission.

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

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

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 04/10/19
Introduced By: Mr. Davis
Committee: Safety
Originated By: Mayor Stage
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-17-19
1st Reading: 04/15/19
Public Notice: 04/16/19
2nd Reading: 05/20/19
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-17-19

AN ORDINANCE CREATING A DESIGNATED OUTDOOR REFRESHMENT AREA FOR THE GROVE CITY TOWN CENTER AND ENACTING REGULATIONS

WHEREAS, pursuant to the provisions of Ohio Revised Code §4301.82, the City of Grove City is permitted to create a Designated Outdoor Refreshment Area ("DORA"); and

WHEREAS, on April 03, 2019 Mayor Stage submitted an application to City Council for approval of a DORA in a specified section of the Grove City Town Center; and

WHEREAS, pursuant to §4301.82(C), notice of the filing of the DORA Application and the date of a public hearing thereon was published in a newspaper of general circulation in the City on April 18, 2019 and April 25, 2019; and

WHEREAS, the public hearing on the application was held on May 20, 2019 during which public testimony was held; and

WHEREAS, the DORA Application as submitted meets the requirements of Ohio Revised Code Section 4301.82.

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

SECTION 1. City Council approves the DORA Application as having met the requirements of ORC 4301.82(B)(1-5) and approves the establishment of a Grove City Town Center Designated Outdoor Refreshment Area comprised of the area as depicted on Exhibit A, attached hereto and made a part hereof, such area to include and encompass the premises of the permit holders located at the street addresses listed in Exhibit C, as is required to be included pursuant to ORC Section 4301.82(F)(1)(a).

SECTION 2. The DORA encompasses not fewer than four (4) qualified permit holders, all of which are identified in Exhibit C, attached hereto and made a part hereof, by business name, address, liquor permit type and liquor permit number.

SECTION 3. That in order to ensure public health and safety and in accordance with ORC 4301.82(F)(1)(b), the number, spacing, and type of signage designating the DORA boundary shall be as set forth on Exhibit F, attached hereto and made a part hereof.

SECTION 4. Section 6 of the DORA Application in accordance with ORC 4301.82(F)(1)(c) are the hours of operation for the DORA, which will apply to all activity within the DORA. City Council hereby

recognizes that the DORA shall not be applicable and/or in operation for the events set forth in Section 6 of the DORA Application.

SECTION 5. The Public Health & Safety Plan as described in Section 5 of the DORA Application, attached hereto and made a part hereof is hereby approved as meeting the requirements of ORC 4301.82(F)(1)(d), including the manner in which the number of personnel needed to carry out the plan shall be determined.

SECTION 6. The Sanitation Plan that will help maintain the appearance and public health of the area as described in Section 5 of the DORA Application, attached hereto and made a part hereof, is hereby approved as meeting the requirements of ORC 4301.82(F)(1)(e), including the manner in which the number of personnel needed to carry out the plan shall be determined.

SECTION 7. As is required by ORC4301.82(F)(1)(g), beer and intoxicating liquor shall only be served in plastic bottles or other plastic containers, which shall be provided by the qualified permit holders in a readily-identified container that identifies the name of the establishment that is serving the beverage, as approved by the City's Department of Public Safety.

SECTION 8. City Council shall review the requirements of the DORA, as established herein, at a minimum one (1) year from the effective date of this Ordinance to determine whether to continue the DORA under the same or modified terms and conditions, or dissolve it according to statutory provisions.

SECTION 9. City Council determines that all public notice requirements of ORC 4301.82 prior to the passage of this Ordinance have been met.

SECTION 10. The Clerk of Council is hereby instructed to forward a copy of this Ordinance to the Ohio Division of Liquor Control and to the investigative unit of the Ohio Department of Public Safety, all in accordance with ORC 4301.82(C) and 4301.82(F)(3).

SECTION 11. This Ordinance shall take effect at the earliest date permitted by law.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

APPLICATION TO THE GROVE CITY COUNCIL

for the establishment of a

GROVE CITY TOWN CENTER DESIGNATED OUTDOOR REFRESHMENT AREA



O.R.C. 4301.82

The Office of the Mayor of Grove City, Ohio respectfully submits the following application to the Grove City Council to approve and enact the Grove City Town Center Designated Outdoor Refreshment Area, in accordance with O.R.C. 4301.82

Submitted: _____

Richard L. Stage, Mayor

I. INTRODUCTION AND SUBMITTAL OF APPLICATION

Section 4301.82 of the Ohio Revised Code (O.R.C.) authorizes municipalities to create Designated Outdoor Refreshment Areas ("DORA"). To begin the process of creating a DORA, the municipality's Executive Officer may submit an application to City Council which meets certain statutory requirements. The application must be advertised for two consecutive weeks in a newspaper of general circulation within 45 days of the application submission to City Council. Not earlier than 30 days, but not later than 60 days, after the initial publication of the notice, City Council may approve, disapprove or modify the application.

In September 2018, the Heart of Grove City organization submitted a request that the City Council adopt legislation to create a DORA in the Grove City Town Center. Members of the Heart of Grove City organization met with Council Members and the Administration to discuss the desirability of such a project as well as the requirements for establishing a DORA.

The creation of a DORA is meant to serve as an economic tool to attract patrons to the Grove City Town Center and highlight the area as a destination for dining and entertainment. The purpose of this application is to request that City Council create and approve a Designated Outdoor Refreshment Area (DORA) in Grove City.

Section 1. Map of Proposed DORA, not exceeding 150 contiguous acres

Please refer to **Exhibit A** attached. In accordance with O.R.C. 4301.82 (B)(1), Exhibit A includes a map of the proposed DORA that does not exceed 150 acres in size. The proposed area is 15.81 acres in size.

Section 2. Nature and Types of Establishments located within the DORA

Please refer to **Exhibit B** attached. In accordance with O.R.C. 4301.82 (B)(2), Exhibit B lists the names and types of establishments located within the DORA.

Section 3. List of Qualified Permit Holders

Please refer to **Exhibit C** attached. In accordance with O.R.C. 4301.82 (B)(3), Exhibit C outlines the establishments within the DORA that currently have a D liquor permit which is the necessary permit required to participate in a DORA. The DORA will include not fewer than four (4) qualified permit holders. Grove City identified nine (9) qualified permit holders located in the DORA.

Section 4. Evidence that Use of Land within the DORA are in accord with Grove City's Comprehensive Plan

Please refer to **Exhibit D** attached. In accordance with O.R.C. 4301.82 (B)(4), Exhibit D shows a map of Grove City's zoning for the DORA that shows the uses of land within the DORA.

Section 5. Proposed Requirements for Ensuring Public Health and Safety within the DORA

In accordance with O.R.C. 4301.82(B)(5), the proposed requirements for ensuring public health and safety are included below. The Grove City Public Service Department will be responsible for maintaining the appearance and public health within the DORA.

Required Cups:

Those liquor permit establishments within the DORA selling alcohol that can be carried outside its permit area must provide special cups marked with the name of the establishment. The city will establish rules for the types and cost of cups. Cups shall be made of compostable material.

Law Enforcement Duties:

The Grove City Division of Police will be responsible for providing law enforcement services within the DORA. The city is divided into four (4) patrol districts with at least one officer assigned to each district. The DORA is in District 1 and the officers assigned to the district will have primary responsibility for providing services within the DORA.

The on-duty supervisor shall ensure that appropriate attention is provided to the DORA during the hours of operation. In the event a larger than normal number of people are in the DORA, the on-duty supervisor may assign additional officers, and/or assign an officer to specifically patrol the DORA. The use of foot patrol, bicycle patrol as well as the special operation bureau will be considered as alternate methods of patrolling in the DORA.

For special events in the DORA drawing large attendance, additional officers, other agency personnel and/or private security may be required as determined by the Safety Director.

Fire/EMS Responsibilities:

Jackson Township Fire Department will be responsible for providing Fire, Rescue and EMS within the DORA.

- Donald F. Miller Station 201 is located approximately 0.7 miles away from the closest boundary and one (1) mile from the farthest boundary. The estimated response time would be between one (1) and three (3) minutes to any area within the DORA.

For planned events in the DORA drawing large attendance, the Fire Chief may stage personnel and/or equipment in a location within or near the DORA to allow for an immediate response.

Sanitation:

Please refer to **Exhibit E** attached. Grove City has staff specifically allocated to the Town Center area to ensure the area remains clean. Grove City will install 12 additional refuse and recycling containers.

Signage:

Please refer to **Exhibit F** attached. Grove City will install 22 DORA signs as indicated, nine (9) on existing signposts and 13 on newly placed signposts. Portable signs may be used as needed.

Special Events:

Grove City is home to numerous events and festivals throughout the year including, but not limited to, Alumni Weekend, Homecoming, Wine and Arts Festival, Bourbon Festival, and other Heart of Grove City Events.

Grove City may require event organizers pay for special duty officers, private security or overtime for public service or safety personnel if necessary to ensure adequate health and public safety requirements are maintained at the event holders expense.

Outdoor Dining and/or Events on Property within the DORA:

Permit holders that sell alcoholic beverages as part of providing an outdoor dining area in Grove City's right of way (adjacent to the establishment), must obtain a right of way permit (or encroachment agreement) and meet the requirements of the Codified Ordinances for right of way use, the DORA, and the City's Outdoor Seating policy in the Town Center (Chapter 907.) The permit holder may not sell alcoholic beverages outside their liquor permit area. These policies will require the qualifying permit holder to submit sanitation and signage plans and a physical layout of the tables, chairs, and other facilities. Additionally, the permit review will ensure there are adequate pedestrian passageways and ingress/egress for emergency services is adequate. Failure to comply with the requirements of the permit can result in revocation.

Restaurants without a liquor permit and any other establishment within the DORA may allow patrons with DORA cups to enter their establishment if permitted by the owner.

Section 6. Designated Hours of Operation

The hours of operation of the DORA will be Thursday, Friday and Saturday from 2:00 p.m. to Midnight. The days which the following events occur are specifically excluded:

Boo Off Broadway/Beggars Night;
Christmas Celebration;
Homecoming; and

Circumstances or situations determined by the Safety Director to be in the best interest of the community in maintaining public safety.

EXHIBIT A

Liquor Permit Holders

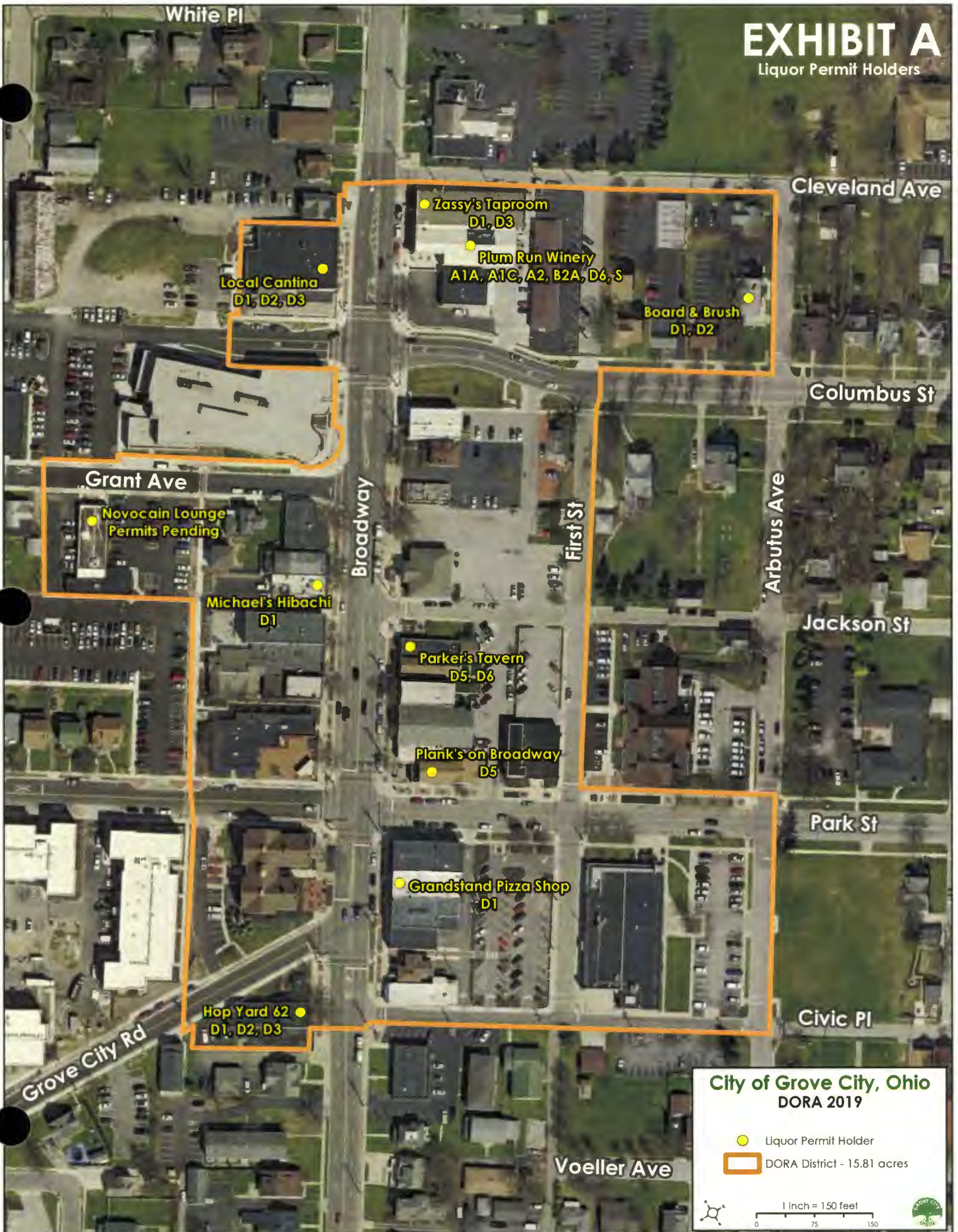


Exhibit B

3975	Arbutus Avenue, Suite A	Sonic Lounge Recording Studios
3937	Broadway	Hair Gallery and Day Spa
3937	Broadway Ste D	The Honey House
3937	Broadway Unit A-1	Vacant
3937	Broadway, Suite B	Country Hearth Primitives
3940	Broadway	Zassy's Tap Room and Home Décor
3946	Broadway	Grove City Brewing Company
3946	Broadway	Plum Run Winery
3952	Broadway	Kitty's Kottage
3952	Broadway	The Farm Table on 62
3968	Broadway	Vacant
3971	Broadway	Personal Expressions, LLC
3974	Broadway	White's Barber Shop
3980	Broadway	Roach Enterprises
3981	Broadway	Little Theatre Off Broadway
3984	Broadway	Tammy's Pizza of Grove City
3985	Broadway	Michael's Hibachi
3989	Broadway	Certify, Inc.
3989	Broadway	Cultivate
3989	Broadway	KatBro Marketing
3989	Broadway	Keller Williams
3989	Broadway	Rampart Websites and Mobile Apps
3989	Broadway	Sensus
3989	Broadway	Tammel Homecare Solutions
3989	Broadway	The Garden Bar
3989	Broadway	ViaForge
3989	Broadway Ste 275	Healthcare Revenue Services & Consulting
3995	Broadway	Grove City Visitors Center
3995	Broadway	Quick Square Consulting, LLC
3998	Broadway	Parkers Tavern
3999	Broadway	Shepherd Insurance Partners Inc
3999	Broadway, Suite A	Vacant
3999	Broadway, Suite B	Jeans Tax Service
4007	Broadway	Edward Jones Investments / Jeff Danziger, AAMS
4008	Broadway	Lilly's Kitchen Table
4009	Broadway	Capital City Cakes & Sweet Treats
4011	Broadway	Coldwell Banker King Thompson
4014	Broadway	Sharp's Grove City Auction Gallery

Exhibit B (continued)

4018	Broadway	Grove City Barber Shop
4022	Broadway	Plank's on Broadway
4026	Broadway	Marks Sports Cards Plus
4030	Broadway	Bowshier, Davitz & Rieser LLC
4030	Broadway	S.J. Parkway Properties, Inc.
4030	Broadway, Suite 100	Steve J. Edwards, Attorney at Law
4030	Broadway, Suite 300	Peters, Laura, Attorney at Law, LLC
4032	Broadway - 2nd Floor	Rise Yoga Ohio
4034	Broadway	Grandstand Pizza
4038	Broadway	Sommer House Gallery, Inc.
4002	Broadway	Never Grow Up Boutique
4050	Broadway	Transcend Coffee + Roastery
4056	Broadway	Broadway Cleaners LLC
4057	Broadway	Hop Yard 62
4063	Broadway	Total Platinum Salon
4063	Broadway, Suite B	A Classic Touch, Inc.
3323	Cleveland Avenue	Daystarz Childcare Center
3306	Columbus St	Board & Brush Grove City
3343	Columbus Street	The Hair Shoppe
3425	Grant Ave., Suite B	Novocain Lounge (pending)
3425	Grant Avenue, Suite A	John J. Dubos, D.D.S.
3449	Grove City Road	Heritage Cycles
3391	Park Street	Scruffy to Fluffy
3378	Park Street, Suite B	Southwest Franklin County Historical Society
3378	Park Street, Suite C	Grove City Town Center Inc.
3378	Park Street, Suite D	The Franklin County Genealogical & Historical Society
3378	Park Street, Suite E	Grove City Arts Council

Exhibit C

Business Name	DBA	Business Address	Permit Types	Permit #
MJG Design Co. LLC	Board and Brush	3306 Columbus St.	D1, D2	60699020010
Parkers Tavern LLC	Parkers Tavern	3998 Broadway	D5, D6	6713399
Planks Garden Inc.	Planks on Broadway	4022 Broadway	D5	69562980005
Kevin S. Bradley	Grandstand Pizza Shop	4034 Broadway	D1	0904575
Grey Beard LLC	Hop Yard 62	4057 Broadway	D1, D2, D3	3374329
Michael Cui, Inc.	Michaels Hibachi	3985 Broadway	D1	5903470
Local Cantina Grove City LLC	Local Cantina	3937 Broadway	D1, D2, D3	5253979
Zassy Taproom LLC	Zassy's Tap Room	3940 Broadway	D1, D3	9896574
Plum Run Vineyard LLC	Plum Run Winery	3946 Broadway	A1A, A1C, A2, B2A, D6, S	6970215
Novocain Lounge	Novocain Lounge	3425 Grant Ave	Pending	Pending

EXHIBIT D

Zoning Classification



EXHIBIT E

Refuse Container
Locations



White Pl

Cleveland Ave

Local Cantina
D1, D2, D3

Zassy's Taproom
D1, D3

Plum Run Winery
A1A, A1C, A2, B2A, D6, S

Board & Brush
D1, D2

Columbus St

Grant Ave

Novocain Lounge
Permits Pending

Michael's Hibachi
D1

Broadway

First St

Arbutus Ave

Jackson St

Parker's Tavern
D5, D6

Plank's on Broadway
D5

Park St

Grandstand Pizza Shop
D1

Hop Yard 62
D1, D2, D3

Civic Pl

Voeller Ave

Grove City Rd

EXHIBIT F

Boundary Signage



Date: 03/25/19
Introduced By: Mr. Berry
Committee: Service
Originated By: Plan Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-15-19
1st Reading: 4/01/19
Public Notice: 4/02/19
2nd Reading: 4/15/19
Passed: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-15-19

AN ORDINANCE TO ACCEPT THE GROVE CITY THOROUGHFARE MAP

WHEREAS, the need exists to identify present and proposed streets as thoroughfares for the purpose of planning the growth and development of Grove City.

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

SECTION 1. The attached drawing entitled "City of Grove City Thoroughfare Map" be adopted and accepted as such and is hereby adopted as reference. The Thoroughfare Map is a flexible planning document that will serve as a guide for the City to evaluate future development and growth.

SECTION 2. Ordinance No. C-75-08 and the thoroughfare plan adopted by said ordinance is hereby repealed.

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

Steven R. Robinette, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

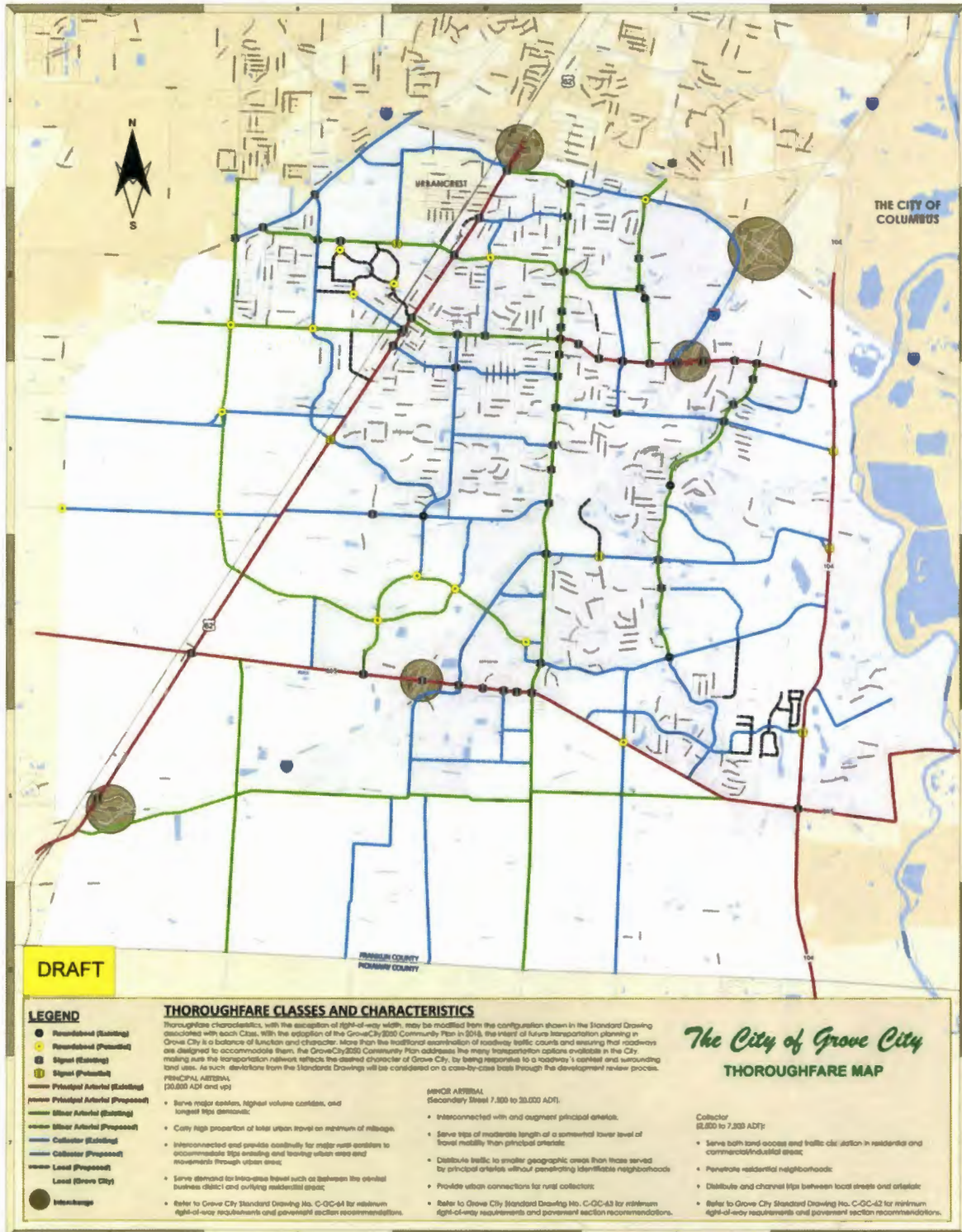
I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-15-19
Exhibit A

1. Map

The Thoroughfare Map is a guide for future roadways throughout the community.



Date: 03/25/19
Introduced By: Ms. Houk
Committee: Finance
Originated By: Mr. Stage
Approved:
Emergency: 30 Days:
Current Expense:

No.: C-16-19
1st Reading: 04/01/19
Public Notice: 04/02/19
2nd Reading: 04/15/19
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-16-19

AN ORDINANCE TO APPROPRIATE \$10,000.00 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF LIFECARE ALLIANCE SENIOR NUTRITION PROGRAMS

WHEREAS, LifeCare Alliance administers senior nutrition programs in Grove City and Jackson Township; and

WHEREAS, significant funding from the City of Columbus human-services grant program will not be received in 2019, leaving LifeCare Alliance without the means to support its Meals on Wheels program for people younger than 60 and in poor health; and

WHEREAS, the City of Grove City annually donates Mayors Cup Golf outing funds to Lifecare Alliance; and

WHEREAS, this appropriation will allow the City to match this year's golf outing donation to Lifecare Alliance up to the amount of \$10,000.00.

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

SECTION 1. There is hereby appropriated \$10,000.00 from the unappropriated monies of the General Fund to account number 100120.551300 for the LifeCare Alliance Senior Nutrition Programs.

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

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

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

Michael A. Turner, Director of Finance