

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

March 19, 2018

6:30 - Caucus

7:00 - Reg. Meet.

Presentations:

FINANCE: Mr. Davis

Ordinance C-15-18 Make Amendments to various sections of Chapter 161 titled Employment Provisions for City Employees. Second reading and public hearing.

SAFETY: Ms. Houk

Ordinance C-16-18 Amend Section 1301.04(b) of the Codified Ordinances titled Model Codes Adopted. First reading.

SERVICE: Mr. Berry

Ordinance C-17-18 Make amendments to Various Sections of the Codified Ordinances to require posting of meeting notices be placed on the City's website. First reading.

LANDS: Mr. Schottke

Ordinance C-18 -18 Approve the Plat of Meadow Grove Estates North, Section 7, Phase A. First reading.

Ordinance C-19-18 Approve the Plat of Meadow Grove Estates North, Section 8. First reading.

Ordinance C-20-18 Approve the Use for a Telecommunications Tower for Verizon Wireless located at 3363 McDowell Road. First reading.

Ordinance C-21-18 Approve the Rezoning of 7.198 acres located south of Southwest Blvd. and west of Broadway from C-2 to PUD-R. First reading.

Resolution CR-12-18 Approve a Certificate of Appropriateness for Regency Arms Apartments located at 2898 Parlin Drive.

Resolution CR-13-18 Approve the Preliminary Development Plan for Homestead Senior Living located East of Hoover Road and North of Orders Road.

Resolution CR-14-18 Approve the Development Plan for Becknell Industrial located at the northeast corner of Gantz Road and Southpark Place.

Resolution CR-15-18 Services that can be furnished to a 1.0 acre parcel located at 4175 Casa Blvd. upon its annexation to the City of Grove City.

ON FILE: Minutes of: 3/05 Council Meeting; 3/06 Planning Commission

Date: 02/27/18
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Vedra
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-15-18
1st Reading: 03/05/18
Public Notice: 03/07/18
2nd Reading: 03/19/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-15-18

AN ORDINANCE TO MAKE AMENDMENTS TO CHAPTER 161 OF THE CODIFIED ORDINANCES TITLED EMPLOYMENT PROVISIONS FOR CITY EMPLOYEES

WHEREAS, a review of Chapter 161 of the Codified Ordinances has been conducted by the City Administrator; and

WHEREAS, it is necessary to make amendments relating to overtime, donated sick leave, tuition reimbursement, discipline, Family and Medical Leave Act, discrimination and harassment; and

WHEREAS, it is also necessary to make annual adjustments to the classification and compensation plans.

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

SECTION 1. **Section 161.03(a)** is hereby amended, in part, as follows:

(a) Overtime Eligibility. Non-exempt employees, as determined under the Fair Labor Standards Act, required to work more than forty hours in any regular work week shall be compensated for such overtime worked at one and one-half (1-1/2) times the employee's base rate of pay for each hour of overtime. Approved or scheduled sick leave shall not be considered as hours worked for the purposes of earning overtime. Such compensation for overtime work shall be paid at the same time the employee receives a regularly scheduled paycheck for the time period in which the overtime hours were worked. **With approval of the City Administrator, a non-exempt supervisor of a collective bargaining unit may receive the same overtime calculation as a unit member.**

SECTION 2. **Section 161.07** is hereby amended, in part, as follows:

G. No employee may donate more than ~~forty~~ **eighty** (~~40~~) sick leave hours to another employee in a calendar year.

SECTION 3. **Section 161.10** is hereby amended, in part, as follows:

551	Clerk of Council	Council Support	N	U		2	2	\$12.3875 - 18.78 <u>19.35</u>
552	Clerk of Council	Deputy Clerk of Council	N	U		1	4	\$17.71 <u>18.24</u> - 26.87 <u>27.68</u>
1111	Administration	Administrative Assistant/ City Administrator	E	U	1		Set by Ordinance <u>12</u>	\$147,000 - 187,000

1211	Administration	Business and Community Relations Officer	E	U	1		9	\$31.93 <u>32.88</u> - 48.85 <u>49.89</u>
1311	Administration	Business and Community Relations Specialist	N	C	4 <u>2</u>		5	\$19.41 <u>19</u> - 29.45 <u>30.33</u>
1313	Administration	Human Resource Coordinator	E	C	1		7	\$25.00 <u>75</u> - 37.93 <u>39.07</u>
1351	Administration	Human Resource Support	N	U		1	2	\$12.38 <u>75</u> - 18.78 <u>19.35</u>
1512	Administration	Executive and Commissions Assistant	N	U	1		6 <u>7</u>	\$22.08 <u>25.75</u> - 33.50 <u>39.07</u>
1551	Administration	Business and Community Relations Support	N	U		1	2	\$12.38 <u>75</u> - 18.78 <u>19.35</u>
1552	Administration	Court Account Support	N	U		1	3	\$16.67 <u>17.17</u> - 25.29 <u>26.05</u>
1554	Administration	Part Time Worker III	N	U		2	3	\$16.67 <u>17.17</u> - 25.29 <u>26.05</u>
1555	Administration	Part Time Worker II	N	U		2	2	\$12.38 <u>75</u> - 18.78 <u>19.35</u>
1556	Administration	Part Time Worker I	N	U		2	1	\$8.26 <u>10.00</u> - 12.53 <u>15.17</u>
2211	Finance	Assistant Director	N	U	1		7	\$25.00 <u>75</u> - 37.93 <u>39.07</u>
2512	Finance	Payroll Specialist	N	C	1		7	\$25.00 <u>75</u> - 37.93 <u>39.07</u>
2513	Finance	Accounting Assistant and Tax Administrator	N	C	1		6	\$22.08 <u>74</u> - 33.50 <u>34.50</u>
2551	Finance	Finance Support	N	u		1	2	\$12.38 <u>75</u> - 18.78 <u>19.35</u>
3211	Information Systems	Information Systems Network Administrator <u>Manager</u>	E	U	4 <u>2</u>		9	\$31.93 <u>32.88</u> - 48.85 <u>49.89</u>
3311	Information Systems	Information Systems Coordinator	N	C	3		8	\$29.82 <u>30.71</u> - 45.25 <u>46.60</u>
3452	Information Systems	GIS Administrator	N	C	1		7	\$25.00 <u>75</u> - 37.93 <u>39.07</u>
3453	Information Systems	GIS Analyst	N	C	1		6	\$22.08 <u>74</u> - 33.50 <u>34.50</u>
5211	Parks and Recreation	Parks and Recreation Superintendent	E	C	1		9	\$31.93 <u>32.88</u> - 48.85 <u>49.89</u>
5311	Parks and Recreation	Parks and Recreation Supervisor	N	C	8		5	\$19.41 <u>19</u> - 29.45 <u>30.33</u>
5351	Parks and Recreation	Rec School Teacher	N	U		10	3	\$16.67 <u>17.17</u> - 25.29 <u>26.05</u>
5511	Parks and Recreation	Administrative Secretary I	N	C	3		3	\$16.67 <u>17.17</u> - 25.29 <u>26.05</u>
5671	Parks and Recreation	Seasonal Big Splash Facility Maintenance	N	U		1	2	\$12.38 <u>75</u> - 18.78 <u>19.35</u>
5751	Parks and	Bus Driver	N	U		8	2	\$12.38 <u>75</u> -

	Recreation							18.78 <u>19.35</u>
5951	Parks and Recreation	Activity Outreach Leader	N	U		3	2	\$12.38 <u>75</u> - 18.78 <u>19.35</u>
5952	Parks and Recreation	Education Outreach Leader	N	U		3	2	\$12.38 <u>75</u> - 18.78 <u>19.35</u>
5953	Parks and Recreation	Sports Site Coordinator	N	U		5	2	\$12.38 <u>75</u> - 18.78 <u>19.35</u>
5974	Parks and Recreation	Seasonal Big Splash Assistant Coordinator <u>Manager</u>	N	U		3	<u>1/2</u>	\$8.26 <u>10.00</u> - 12.53 <u>19.35</u>
5975	Parks and Recreation	Seasonal Big Splash Admissions Coordinator <u>Manager</u>	N	U		3	<u>1/2</u>	\$8.26 <u>10.00</u> - 12.53 <u>19.35</u>
5976	Parks and Recreation	Facility Coordinator	N	U		9	2	\$12.38 <u>75</u> - 18.78 <u>19.35</u>
5977	Parks and Recreation	Seasonal Big Splash Aquatics Coordinator <u>Supervisor</u>	N	U		3	<u>1/2</u>	\$8.26 <u>10.00</u> - 12.53 <u>19.35</u>
5978	Parks and Recreation	Seasonal Big Splash Admissions Attendant	N	U		8	1	\$8.26 <u>10.00</u> - 12.53 <u>15.17</u>
5979	Parks and Recreation	Seasonal Big Splash Event Coordinator	N	U		2	1	\$8.26 <u>10.00</u> - 12.53 <u>15.17</u>
5970	Parks and Recreation	Seasonal Big Splash Life Guard	N	U		40	1	\$8.26 <u>10.00</u> - 12.53 <u>15.17</u>
5971	Parks and Recreation	Seasonal Big Splash Services	N	U		2	1	\$8.26 <u>10.00</u> - 12.53 <u>15.17</u>
5972	Parks and Recreation	Seasonal Summer PARK Leader	N	U		25	<u>1/2</u>	\$8.26 <u>10.00</u> - 12.53 <u>19.35</u>
5963	Parks and Recreation	PARK Site Manager	N	U		10	2/3	\$12.38 <u>75</u> - 25.29 <u>26.05</u>
5964	Parks and Recreation	PARK Leader Advisor	N	U		5	2	\$12.38 <u>75</u> - 18.78 <u>19.35</u>
5965	Parks and Recreation	PARK Leader	N	U		20	1/2	\$8.26 <u>10.00</u> - 12.53 <u>19.35</u>
6211	Service	Service Superintendent	E	C	1		9	\$31.93 <u>32.88</u> - 48.85 <u>49.89</u>
6411	Service	Urban Forestry Supervisor	N	C	1		6	\$22.08 <u>74</u> - 33.50 <u>34.50</u>
6412	Service	Urban Forestry Specialist	N	C	2		5	\$19.41 - 29.45
6511	Service	Administrative Secretary II	N	C	1		4	\$17.71 <u>18.24</u> - 26.87 <u>27.68</u>
6551	Service	Service Support	N	U		1	2	\$12.38 <u>75</u> - 18.78 <u>19.35</u>
6611	Service	Service Manager	N	C	1		78	\$25.00 <u>30.71</u> - 37.93 <u>46.60</u>
6612	Service	Maintenance Supervisor	N	C	1		6	\$22.08 <u>74</u> - 33.50 <u>34.50</u>
6613	Service	Fleet Maintenance Supervisor	N	C	1		6	\$22.08 <u>74</u> - 33.50 <u>34.50</u>

6614	Service	Facility Maintenance Coordinator <u>Supervisor</u>	N	C	1		\$6	\$19.41 22.74 - 29.45 34.50
6615	Service	Technician	N	C	179		Collect Bargaining Agreement	\$18.32 - 30.04 (thru 4/20/19)
6651	Service	Facility Maintenance Worker	N	U		3	2	\$12.38 75 - 18.78 19.35
6652	Service	Laborer	N	U		10	2	\$12.38 75 - 18.78 19.35
6871	Service	Seasonal Laborer	N	U		20	2	\$12.38 75 - 18.78 19.35
7111	Development	Development Director	NE	U	1		11	\$45.00 - 65.00
7312	Development	Community Development Manager	N	C	1		8	\$29.82 30.71 - 45.25 46.60
7313	Development	Planner	N	C	1		6	\$22.08 74 - 33.50 34.50
7315	Development	Economic Development Manager	N	C	1		8	\$29.82 30.71 - 45.25 46.60
7551	Development	Assistant	N	U		1	3	\$16.67 17.17 - 25.29 26.05
7512	Development	Administrative Secretary 1	N	C	2		3	\$16.67 17.17 - 25.29 26.05
7552	Development	Development Support	N	U		1	2	\$12.38 75 - 18.78 19.35
8112	Safety - Buildings	Building Chief Official	E	C	1		10 1	\$40.00 - 55.00 \$45.00 - 65.00
8211	Safety - Buildings	Planning and Zoning Coordinator	N	C	1		6	\$22.08 74 - 33.50 34.50
8213	Safety - Buildings	Inspection Manager	N	C	1		7	\$25.00 75 - 37.93 39.07
8311	Safety- Buildings	Master Plans Examiner	N	C	1		8	\$29.82 30.71 - 45.25 46.60
8351	Safety - Buildings	Master Plans Examiner	N	U		1	8	\$29.82 30.71 - 45.25 46.60
8411	Safety - Buildings	Inspector	N	C	4		6	\$22.08 74 - 33.50 34.50
8453	Safety - Buildings	Inspector Part time	N	U		3	6	\$22.08 74 - 33.50 34.50
8513	Safety - Buildings	Administrative Secretary I	N	C	1		3	\$16.67 17.17 - 25.29 26.05
8514	Safety - Buildings	Property Maintenance Inspector	N	C	1		5	\$19.41 99 - 29.45 30.33
8552	Safety - Buildings	Property Maintenance Inspector	N	U		1	3	\$16.67 17.17 - 25.29 26.05
8554	Safety - Buildings	Administrative Secretary I Part time	N	U		2	3	\$16.67 17.17 - 25.29 26.05

9212	Safety - Police	Police Lieutenant	N	C	3		Collect Bargaining Agreement	\$53.04 57.54 (thru 12/31/18)
9411	Safety - Police	Communications Manager	E	C	1		7	\$25.00 75 - 37.93 39.07
9413	Safety - Police	Police Communications Technician	N	C	123		Collect Bargaining Agreement	\$19.36 - 26.98 (thru 12/31/15) \$19.47 - - 27.52 (thru 12/31/16) \$20.13 - - 28.07 (thru 12/31/17)
9511	Safety - Police	Police Executive Assistant	N	U	1		5	\$19.41 99 - 29.45 30.33
9513	Safety - Police	Police Court Liaison	N	U		2	3	\$16.67 17.17 - 25.29 26.05
9514	Safety - Police	Records Specialist	N	C	1		5	\$19.41 99 - 29.45 30.33
9515	Safety - Police	Professional Standards Support	N	C	1		5	\$19.41 99 - 29.45 30.33
9516	Safety - Police	Community Relations Supervisor	N	C	1		5	\$19.41 99 - 29.45 30.33
9551	Safety - Police	Crime Prevention Coordinator	N	U		2	3	\$16.67 17.17 - 25.29 26.05
9552	Safety - Police	Property Clerk	N	U		2	3	\$16.67 17.17 - 25.29 26.05
9553	Safety - Police	Receptionist/ Records Support	N	U		3	3	\$16.67 17.17 - 25.29 26.05
9852	Safety - Police	Custodian	N	U		3	2	\$12.38 75 - 18.78 19.35
9911	Safety - Police	Police Sergeant	N	C	8		Collect Bargaining Agreement	\$47.07 51.06 (thru 12/31/18)
9912	Safety - Police	Police Officer	N	C	542		Collect Bargaining Agreement	\$23.37 25.35 - 40.84 44.30 (thru 12/31/18)
9951	Safety - Police	Youth Services Coordinator	N	U		2	3	\$16.67 17.17 - 25.29 26.05

SECTION 4. Section 161.11(a) is hereby amended, in part, as follows:

(a) Approval of Coursework. All full-time regular employees serving in full-time positions shall be eligible to participate in the City's Tuition Reimbursement Program. Under this program, each employee shall be eligible for a maximum of ~~four thousand five hundred dollars (\$4,500~~ **5,000**) in reimbursement per calendar year for tuition, and books, in courses of instruction voluntarily undertaken. Courses of instruction eligible for reimbursement under this program shall include courses necessary for job-related degree programs or courses of study not necessarily within a job-related degree program but which are still job-related. In addition, only coursework provided by a recognized institution (e.g. college, university, community college, post-secondary

technical school, etc.) shall be eligible for reimbursement under this program. No reimbursement shall be approved for correspondence courses. Reimbursement shall include cost for all registration fees and textbooks.

SECTION 5. Section 161.12(b)(7) is hereby amended, in part, as follows:

(7) Drinking, **possession**, or using a drug of abuse (**including without limitation cannabis and its derivatives**) on the job or appearing for work under the influence of alcohol or a drug of abuse;

SECTION 6. Section 161.13 is hereby amended, in part, as follows:

(a) General.

All leaves of any kind that are granted, whether paid or unpaid, for purposes which are covered under the FMLA, shall be charged as FMLA leave and shall be subject to the twelve (12) week per year limitation for the length of the FMLA leave, **except as otherwise required by the FMLA**. Further, the City may designate the type of leave to be substituted if more than one type of leave applies to a leave situation.

(b) Qualification Requirements. In order to qualify to take family and medical leave under this policy, the employee must meet all of the following conditions:

(1) The birth of a child and in order to care for **or bond with** that child. This leave must be taken during the twelve (12) month period immediately following the birth of the child.

(3) To care for spouse, child, or parent with a serious health condition, ~~and the employee is designated as the caregiver.~~

(6) In order to care for a **covered** service member who is the employee's spouse, son, daughter, parent or next of kin because of a serious injury or illness that the service member incurred in the line of active duty in the Armed Forces (hereafter "service member-care leave").

(d) Serious Health Condition. A "serious health condition" means all illness, injury, impairment, or a physical or mental condition that involves:

* * *

(2) Any period of incapacity requiring absence from work, school, or other regular daily activities of more than three consecutive calendar days and that involves two (2) or more times of treatment by a health care provider or treatment on one occasion resulting in **a regimen of** continuing treatment under the supervision of a health care provider;

(6) Prenatal care by a health care provider.

~~This policy covers illnesses of a serious and long term nature, resulting in recurring or lengthy absence. Generally, a chronic or long term health condition which is left untreated would result in a period of incapacity of more than three (3) consecutive days, would be considered a serious health condition.~~

(e) Leave Time Frame.

If ~~a husband or a wife~~ **spouses** both work for the City, and each wishes to take leave for the birth of a child, adoption or placement of a child in foster care, or to care for a parent (but not a parent "in-law") with a serious health condition, ~~the husband and wife~~ **each spouse** may only take a total of twelve (12) weeks of leave.

(g) Benefits and Compensation.

~~All leaves of any kind that are granted, whether paid or unpaid, for purposes which are covered under FMLA shall be charged as FMLA leave and shall be subject to the rolling twelve (12) week pre year limitation for the length of the FMLA leave.~~

(h) Application for Leave.

The City may temporarily transfer an employee to an available alternative position with equivalent pay and benefits if the employee needs intermittent leave that is foreseeable based on planned medical treatment for himself, a covered family member, or a covered service member. ~~Alternative position would be better to accommodate the intermittent or reduced schedule. Employees may take FMLA leave intermittently or on a reduced leave schedule only when medically necessary to treat the employee's health condition, or the serious health condition of the employee's spouse, child, or parent. If leave is requested on this basis, however, the City may require the employee to transfer temporarily to an alternative position, which better accommodates recurring periods of absence or a part time schedule, provided that the position has equivalent pay and benefits~~

(i) Required Documentation. The City will require certification of a serious health condition. The employee should respond to such a request within fifteen (15) days of the request, or provide a reasonable explanation of the delay. Failure to provide certification may result in a denial of ~~continuation of leave~~.

(j) Notice and Application. When an employee plans to take leave under this policy, the employee must give the City thirty (30) days notice. If it is not possible to give thirty **(30)** days notice, the employee must give as much notice as is practicable - normally no later than twenty-four (24) hours after the need for leave is known. An employee undergoing planned medical treatment is required to make a reasonable effort to schedule the treatment to minimize disruptions to the City's operations. If an employee fails to provide thirty (30) days notice for foreseeable leave with no reasonable excuse for the delay, the leave request may be denied until at least thirty (30) days from the date the employer receives notice.

The City may seek recertification of FMLA in connection with an absence every six months or as needed. The City may require a fitness-for-duty certification ("FDC") for an employee on FMLA leave for his or her own serious health condition. The certification should specifically address the employee's ability to perform the essential functions of his or her job, as listed on the designation notice.

For intermittent/reduced leave, the City may require a FDC up to once every 30 days (assuming there were FMLA absences during that period) if "reasonable safety concerns" exist regarding the employee's ability to perform his or her duties—based on the serious health condition. If the City elects to require a FDC under these circumstances, it will notify the employee at the same time it issues the designation notice that for each subsequent instance of intermittent/reduced leave, the employee will be required to submit a FDC unless one already has been submitted within the past 30 days.

The City may delay restoration of employment until the FDC is provided. Unless the employee provides either a FDC or new medical certification for a serious health condition at the time the employee's FMLA leave concludes, the employee may be terminated.

SECTION 7. Section 161.15 is hereby amended, in part, as follows:

(a) Discrimination and Harassment Prohibited. The City expressly prohibits any form of unlawful discrimination or harassment based on race, color, religion, sex, national origin, age, disability, **military status**, status as a veteran or special disabled veteran, **ancestry**, or any other characteristic protected by applicable federal, state, or local laws.

(b) Policy. In compliance with Title VII of the Civil Rights Act of 1964 as amended, **and Ohio Revised Code 4112.01 et seq.** it is the policy of the City:

(1) To provide equality of opportunity in employment with the City for all persons.

(2) To carry out all programs and activities in such a manner that no person shall, on the grounds of **race, color, religion, sex, national origin, age, disability, military status, status as a veteran or special disabled veteran, ancestry**, ~~race, color, national origin, religion, sex, or disability~~, be excluded from participation in, be denied the benefits of, or be subjected to discrimination or harassment with respect to such programs or activities.

(c) Sexual Harassment. The City also prohibits sexual harassment of employees in any form. It is City policy to provide an employment and business environment free of unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct or communication of a sexual nature or based on one's sex constituting sexual harassment as defined and otherwise prohibited by federal and state law.

Other sexually harassing conduct in the workplace, whether committed by supervisors or non-supervisory personnel, is impermissible and prohibited because it creates an intimidating, hostile, or offensive working environment and/or unreasonably interferes with an individual's work performance. This includes, but is not limited to, any harassing conduct based on one's sex or gender or conduct of a sexual nature, including verbal conduct, touching, solicitation or the display in the workplace of sexual objects or pictures, where there has been an indication that such conduct is unwelcome.

(d)(1) Any individual that believes that he or she has been subjected to unlawful harassment or discrimination, or witnessed unlawful harassment or discrimination, should promptly file a written report of that fact to the department director or the individual's immediate supervisor/manager. If the individual alleges harassment or discrimination against the department director and the individual's immediate supervisor/manager, the individual need not report the incident to the alleged harassers or discriminators and instead, may report the incident to the City Administrator or Human Resource Coordinator. The written report should identify the alleged incidents of harassment and/or discrimination, the alleged perpetrators of the harassment and/or discrimination (if known), and any witnesses to the harassment and/or discrimination. The report will be kept confidential to the extent possible consistent with a thorough investigation and any remedial action required.

(2) Upon receipt of a report of harassment and/or discrimination, the City will investigate the allegations. If the City determines that an individual has violated this policy, the City will take appropriate disciplinary action, up to and including termination.

The City encourages individuals who believe that they have been victims or witnesses of harassment and/or discrimination to come forward and report such harassment and/or discrimination. The City will not take any adverse action against an individual who in good faith comes forward to report harassment or discrimination, or provides assistance in an investigation, regardless of whether the allegation is substantiated. The City prohibits retaliation in all forms.

SECTION 8. This Ordinance shall take effect and be in force from and after 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

Date: 3/13/18
Introduced By: Ms. Houk
Committee: Safety
Originated By: Mr. M. Boso
Approved: Mr. C. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-16-18
1st Reading: 3/19/18
Public Notice: 3/22/18
2nd Reading: 4/02/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-16-18

AN ORDINANCE TO AMEND SECTION 1301.04(b) OF THE CODIFIED ORDINANCES OF THE CITY OF GROVE CITY, OHIO TITLED MODEL CODES ADOPTED

WHEREAS, from time to time changes in Building Codes require changes to City ordinances;
and

WHEREAS, it is necessary to establish the correct edition of Building & Mechanical Codes to be
used.

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

SECTION 1. Section 1301.04(b) is hereby amended as follows:

- (b) For all other construction, the Ohio Building Code and Ohio Mechanical Code of the Ohio Administrative Code, and Ohio Plumbing Code, ~~most current~~ 2017 editions, as issued by the Department of Commerce of the State of Ohio, shall represent minimum standards for all buildings and structures other than one, two and three-family units constructed and erected in the City.

SECTION 2. 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

Date: 03/13/18
Introduced By: Mr. Berry
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-17-18
1st Reading: 03/19/18
Public Notice: 03/22/18
2nd Reading: 04/02/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-17-18

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF THE CODIFIED ORDINANCES CONCERNING THE REQUIREMENTS FOR POSTING OF MEETING NOTICES ON THE CITY'S WEBSITE AND TO MAKE NEWSPAPER NOTICE OF MEETINGS OPTIONAL

WHEREAS, notice of the meetings of the Civil Service Commission, the Planning Commission, and the Board of Zoning Appeals is currently required to be published in a newspaper of general circulation in the City of Grove City; and

WHEREAS, the electors of the City of Grove City, in the 2017 municipal election, approved revisions to the City Charter to require notice of City Council action be posted on the City's website, removing the previous requirement to publish such information in a newspaper of general circulation in the City; and

WHEREAS, newspaper publication of meeting notices entails costs and may not be the City's most cost-effective method of communicating the information, and therefore newspaper publication should be optional; and

WHEREAS, requiring the posting of meeting notices on the City's website does not prevent the publication of such notices in a newspaper of general circulation within the City, or notice by such other means as are determined by the City to be an effective means of public communication;

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

SECTION 1. Section 155.01(b) shall be renumbered to (c) and (b) is hereby be amended to read as follows:

(b) Notice of meetings or hearings of the Civil Service Commission, including the time, date, and place of such meeting or hearing, shall be published by placement on the City's website, not less than seven (7) days prior to the meeting or hearing.

(c) In the event of a conflict, the terms of any collective bargaining agreement shall control over any provision in this chapter or under Ohio R.C. Chapter 124.

SECTION 2. Section 1131.03 (57) is hereby be amended to read as follows:

(57) "Public notice" of a hearing or proceeding, unless otherwise provided by law, means ~~ten-seven (7)~~ **seven (7)** days notice prior to the **of the hearing or proceeding of the time, date, and place thereof printed in the local newspaper posted on the City's website.**

SECTION 3. Section 1133.06 is hereby be amended to read as follows, in part:

The Board of Zoning Appeals shall fix a reasonable time and place for a public hearing of the appeal, give at least ten days prior notice in writing to the parties in interest, give notice of such public hearing by ~~one publication in one or more newspapers of general circulation in the City~~ posting notice of the time, date, and place of the public hearing on the City's website at least ten days before the date of such hearing and decide the appeal within a reasonable time after it is submitted. . . .

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

Steven 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

Date: 03/13/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-18-18
1st Reading: 03/19/18
Public Notice: 3/23/18
2nd Reading: 04/02/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-18-18

AN ORDINANCE TO ACCEPT THE PLAT OF MEADOW GROVE ESTATES NORTH, SECTION 7, PHASE A

WHEREAS, Meadow Grove Estates North, Section 7, Phase A, a subdivision containing lots 121 to 132 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 7, Phase A, 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 5.308 acres of land, more or less. Said 5.308 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.

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

Date: 03/13/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-19-18
1st Reading: 03/19/18
Public Notice: 3/23/18
2nd Reading: 04/02/18
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-19-18

AN ORDINANCE TO ACCEPT THE PLAT OF MEADOW GROVE ESTATES NORTH, SECTION 8

WHEREAS, Meadow Grove Estates North, Section 8, a subdivision containing lots 98 to 120, both inclusive, and areas designated as Reserve "E" and Reserve "F", 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 8, 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 13.331 acres of land, more or less. Said 13.331 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.

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

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

No.: C-20-18
1st Reading: 03/19/18
Public Notice: 03/22/18
2nd Reading: 04/02/18
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-20-18

AN ORDINANCE TO APPROVE THE USE FOR A TELECOMMUNICATIONS TOWER FOR VERIZON WIRELESS LOCATED AT 3363 MCDOWELL ROAD

WHEREAS, Verizon Wireless & Capital Telecom Holdings II LLC, applicant, has submitted a request for the allowable Use of an area located at the American Legion at 3363 McDowell Road for a Telecommunications Tower, as provided for in Section 1135.09; and

WHEREAS, on March 6, 2018, the Planning Commission of the City of Grove City recommended the DENIAL of this Use at this location, with the following stipulations:

1. A variance shall be obtained through the Board of Zoning Appeals for a reduced setback from the south and east property lines as shown on the plans; and
2. The Capital Telecom Utility Easement and all improvements including landscaping shall be moved out of the existing sanitary easement; and
3. No improvements, aside from landscaping, shall be permitted with a FEMA designated flood hazard area; and
4. The aggregate access apron shall be revised to indicate an asphalt access; and
5. Barbed wire shall not be permitted on the site; and
6. The outside row of evergreen shrubs shall be at least six feet (6') in height at time of planting; and
7. The type of Maple tree shall be included on the plan sheets; and
8. The proposed transformer shall be landscaped per Section 1136.08 for screening of service structures.

WHEREAS, in accordance with Section 1135.09(G)(7), a Special Use Permit is also required for a Telecommunications Tower.

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

SECTION 1. The Use of a portion of ground located at the southeast corner of the American Legion property, located at 3363 McDowell Road, for a Telecommunications Tower is hereby permitted, and a Special Use Permit, under Section 1135.09(b)(12)G(7) is hereby issued, contingent upon the stipulations 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: _____

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

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

ORDINANCE C-21-18

AN ORDINANCE FOR THE REZONING OF 7.12 ACRES LOCATED SOUTH OF SOUTHWEST BLVD. AND WEST OF BROADWAY FROM C-2 TO PUD-R WITH TEXT

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

WHEREAS, the Planning Commission approved the rezoning on March 6, 2018, with the following stipulation:

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

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

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

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

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1388 and being part of that 8.567 acre parcel described in a deed to LS Grove City Realty LLC, as recorded in Official Records, Instrument #200812300185704, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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

Steven R. Robinette, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest: _____

C-21-18
Exhibit A

DESCRIPTION OF 7.198 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

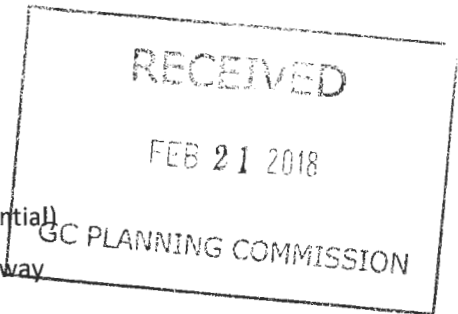
Thence **North 32 degrees 40 minutes 30 seconds East**, continuing along the west line of said 8.567 acre parcel and the east line of said CSX Transportation, a distance of **303.45 feet** to the **POINT OF BEGINNING** for this description, containing a total of **7.198 acres** and being all of Franklin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

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

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

C-21-18

THE ASHFORD OF GROVE CITY
ZONING AND DEVELOPMENT STANDARDS TEXT



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

GENERAL PROVISIONS:

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

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

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

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

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



INTRODUCTION

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

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

PERMITTED USES

Uses permitted on the property shall be:

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

ZONING AND DEVELOPMENT STANDARDS:

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

SITE SIZE: 7.12 Acres

MAXIMUM PERMITTED DENSITY (Senior Living Campus):

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

MINIMUM BUILDING SETBACKS (As shown on Site Plan):

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



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

Front = 50'-0" (from ROW)
Side (adjacent to shared access drive) = 15'-0"
Rear = 10'-0"
Side (adjacent to railroad property) = 20'-0"

LOT COVERAGE / IMPERVIOUS AREA:

Maximum Coverage by Buildings: 45%
Proposed Coverage: 43%
Proposed Impervious Area: 3.06 Acres
Proposed Green Space: 3.53 Acres

OPEN SPACE REQUIREMENTS:

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

LANDSCAPING:

Senior Living Campus: Landscaping and buffering for a Senior Campus use shall be as shown on the approved Final Development Plan and may be permitted to deviate from the standards of Code Chapter 1136.
C-2 Uses: Landscaping and buffering for C-2 uses shall meet the requirements of Code Chapter 1136, as applicable.

OFF STREET PARKING / DRIVES:

Minimum Parking Requirement: 1 space/2 units
(160 units / 2 = 80 units)

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

- (1) the number of residential vehicles will likely be less than 20% (or 30) of the total number of beds, and
- (2) the maximum number of employees on site will be no more than 20 during three shift changes.
- (3) most visitor traffic and parking occur on weekends and evenings that "off-peak" from normal rush hour traffic.

Standard Parking Stall: 9' x 20'
ADA Parking Stall: 9' x 20'
Minimum Drive Isle Width: 24'



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

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

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

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

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

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

SIGNAGE: Signage shall meet the provisions of the City Sign Code.
The property shall have a primary monument sign along the Southwest Boulevard frontage.
The property may be allowed as secondary monument sign along the shared access drive along Route 62 provided that necessary easements and agreements are submitted showing that the adjacent property owners is agreeable to the proposed sign. The size, design and placement of all monument signs shall be approved through the development plan.

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

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



BUILDING HEIGHT / STORIES:

**Maximum Building Height
(Senior Living Campus):**
**Maximum Building Height
(C-2 Use):**

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

EXTERIOR MATERIALS:

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

Building Materials:

Building elevation materials shall include:

Full, thin set and synthetic brick
Fiber cement siding and trim
Vinyl siding, trim and accessories
Metal and aluminum siding, trim and accessories
Asphalt, metal and membrane sheet roofing

At least 50% of the building frontages along Southwest Boulevard and Broadway shall consist of masonry as well as additional architectural details that help break up the mass of the building.

Exterior Colors:**Siding:**

Natural earth tones and or warm neutral colors, including white. High-chroma colors are not permitted

Trim:

Natural earth tones and or warm neutral colors, including white. Complementary or contrasting to siding color. High-chroma colors are not permitted.

Roof:

Single colors shall be from the color range of natural materials.

ACCESSORY STRUCTURES:

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

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

PHASING:

The property shall be developed as a single phase.



Date: 03-13-18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: CR-12-18
1st Reading: 03/19/18
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-12-18

A RESOLUTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF A GARAGE LOCATED AT 2898 PARLIN DRIVE WITH DIFFERENT EXTERIOR FINISHES THAN THE MAIN BUILDING ON THE SAME LOT

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, Section 1135.10 states that all attached garages shall be constructed of the same material and have the same exterior finish as the building to which they are attached. Detached garages shall be of frame or masonry construction and they shall have the same exterior finish and be of the same color as the main building located in and on the same lot unless otherwise approved by the Planning Commission; and

WHEREAS, on March 06, 2018, the Planning Commission recommended approval of the Certificate of Appropriateness request for the construction of a new garage for Regency Arms Apartments with the following stipulations:

1. The south side of the building, facing Parlin Drive, shall be finished in brick matching that used on the site's existing pool house; and
2. The applicant shall work with the Urban Forester to determine the most appropriate plantings and spacing around the proposed structure.

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 a garage located at 2898 Parlin Drive for Regency Arms Apartments, contingent upon the stipulations set by Planning Commission.

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

Date: 03/14/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-13-18
1st Reading: 03/19/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-13-18

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR HOMESTEAD SENIOR LIVING LOCATED EAST OF HOOVER AND NORTH OF ORDERS ROADS

WHEREAS, on March 06, 2018, the Planning Commission recommended approval of the preliminary development plan for Homestead Senior Living, 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 Preliminary Development Plan for Homestead Senior Living apartments, located East of Hoover and North of Orders Roads, 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

Date: 03/14/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-14-18
1st Reading: 03/19/18
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-14-18

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BECKNELL INDUSTRIAL LOCATED AT THE NORTHEAST CORNER OF GANTZ ROAD AND SOUTHPARK PLACE

WHEREAS, on March 06, 2018, the Planning Commission recommended approval of the Development Plan for Becknell Industrial with the following deviations and stipulations:

1. A variance shall be applied for through the Board of Zoning Appeals for the proposed increased building height;
2. The evergreen shrubs used to screen the parking lot in the front of the building from Southpark Place shall be 36" at the time of planting to meet Section 1136.06(a)(2);
3. All pedestrian and vehicular areas shall be lit to at least 0.5 footcandles;
4. All exterior lighting fixtures shall be black in color to match area developments.

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 Becknell Industrial, contingent upon the deviations and stipulations set by Planning Commission.

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

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

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

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: 03/14/18
Introduced By: Mr. Schottke
Committee: Lands
Originated By: City Clerk
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-15-18
1st Reading: 03/19/2018
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-15-18

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 1.0 ACRE LOCATED AT 4175 CASA BLVD. IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 1.0± acres located at 4175 Casa Boulevard, in Jackson Township to the City of Grove City and signed by Christopher & Susanna Graham, 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 1.0± acres located at 4175 Casa Boulevard, proposed for annexation by Christopher & Susanna Graham, will receive the following municipal services from the City of Grove City:

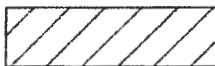
Fire:	Jackson Township will continue to provide Fire protection.
Police:	The City of Grove City, Police department, will provide police protection.
Water:	The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional 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.

ANNEXATION PLAT

PROPOSED ANNEXATION OF LOT 170 AND LOT 171 OF CASTLE FARMS SUBDIVISION
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:
4175 CASA BLVD, GROVE CITY, OH 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 841.31'± OF WHICH 236.31'± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 28.0% OF PERIMETER CONTIGUITY.

Rear Adjoiner's Info:
Lot 285 - Joseph K Kinker
Instr. 200412020214251

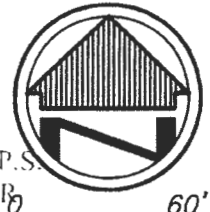
Lot 286 - Corey D Watson
Instr. 201509250135075

Lot 287 - Sharon E Gompf
Instr. 201708290119125



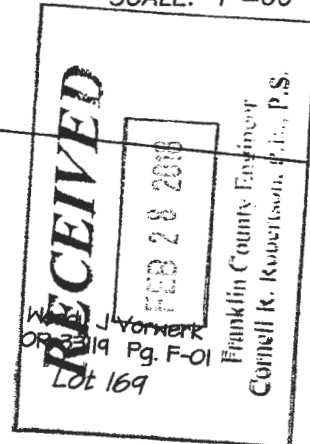
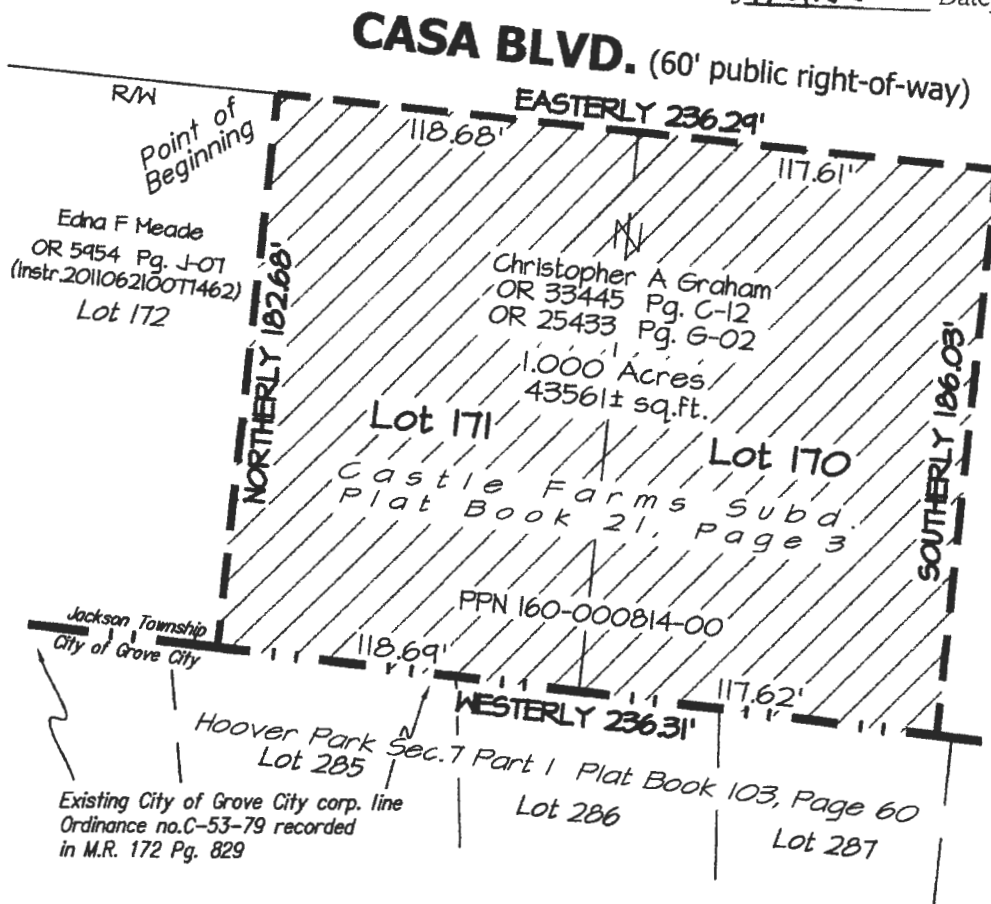
ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE

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



By FAC/ERN Date 02/28/2018

SCALE: 1"=60'



Vicinity Map:

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
CAMPBELL & ASSOCIATES, INC.

REG. NO. 8546

2-26-18
DATE

Property Address:
4175 Casa Blvd
Grove City, OH 43123
Franklin County Parcel
160-000814-00

Job: CO147514

CA
CAMPBELL &
ASSOCIATES, INC.
Land Surveyors
(800)233-4117
www.campbellsurvey.com