

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

March 07, 2022

6:30 Caucus

7:00 p.m. Regular Meeting

Call to Order: President Berry Roll Call: Clerk of Council Approval of Minutes – 2/22 & 2/27

Welcome & Reading of Agenda: Pres. Berry Presentation: Hilliard Rec. Center – Ed Merritt

LANDS: Mr. Schottke

- Ordinance C-09-22 Authorize the City Administrator to take any and all necessary actions to Convey certain Real Property to Chris A. Wiand as part of a Real Estate Exchange. Second reading and public hearing.
- Ordinance C-10-22 Accept the Plat of Pinnacle Quarry, Section 3 located at the Southwest Corner of White Road and State Route 104. Second reading and public hearing.
- Ordinance C-12-22 Approve a Special Use Permit for an Auto Related Repair Shop for Columbus Powersports located at 2713 Home Rd. Second reading and public hearing.
- Resolution CR-08-22 Set forth, as required by section 709.031 of the Ohio Revised Code the municipal services that can be furnished to 6.024+ acres located at 1189 White Road in Jackson Township upon its annexation to the City of Grove City, Ohio.
- Resolution CR-09-22 Set forth, as required by section 709.031 of the Ohio Revised Code the municipal services that can be furnished to 96.69+ acres located at 2088 and 2134 London Groveport Road in Jackson Township upon its annexation to the City of Grove City, Ohio.
- Resolution CR-10-22 Approve the development plan for Columbus Powersports located at 2713 Home Road.
-

SAFETY: Mr. Sigrist

- Ordinance C-17-22 Amend section 194.18 of the Codified Ordinances of Grove City titled Interest and Penalties. First reading.
-

FINANCE: Mr. Holt

- Ordinance C-14-22 Appropriate \$700,000.00 from the Pinnacle Tax Increment Financing Fund for the Current Expense of Improvements to Buckeye Parkway. Second reading and public hearing.
- Ordinance C-15-22 Appropriate \$80,000.00 from the General Fund for the current expense of roof repairs to the Grove City Welcome Center and Museum. First reading.
- Ordinance C-16-22 Appropriate \$5,000.00 from the General Fund for the current expense of joining Broadband Access Ohio as a sponsoring member. First reading.
-

Call for New Business:

Call for Dept. Reports & Closing Comments;

Executive session for Employment;

Adjourn

ON FILE: Minutes of: 02/22 & 02/27/2022 Council; 02/08/22 Planning Commission

Date: 2/14/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: XX
Current Expense:

No.: C-09-22
1st Reading: 02/22/22
Public Notice: 02/23/22
2nd Reading: 03/07/22
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-09-22

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO TAKE ANY AND ALL NECESSARY ACTIONS TO CONVEY CERTAIN REAL PROPERTY TO CHRIS A. WIAND AS PART OF A REAL ESTATE EXCHANGE

WHEREAS, Mr. Wiand lives at 3019 Demorest Road and his parcel abuts City land; and

WHEREAS, Mr. Wiand currently maintains a 0.120± acre portion of City property at the rear of his parcel; and

WHEREAS, as part of the Demorest Road Project, the City needs to acquire property from Mr. Wiand along the front of his parcel; and

WHEREAS, in lieu of payment, Mr. Wiand has proposed a land exchange; and

WHEREAS, the 0.120± acres of City property is not needed for any municipal purpose; and

WHEREAS, Council is satisfied that there is good cause to transfer said portions of the City property and that it will not be detrimental to the general interest of the public.

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

SECTION 1. Council hereby authorizes the City Administrator to take all necessary actions to convey the 0.120± acre parcel more fully described in Exhibit A, in fee simple, to Chris Wiand to finalize a land exchange for the portion of his property necessary for the Demorest Road project.

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

Ted A. Berry, 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

EMHT

Cyprus, Mechwart, Hambleton & Titus, Inc.
Engineers - Surveyors - Planners - Scientists
5000 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3449
emht.com

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 1388

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: October 7, 2021

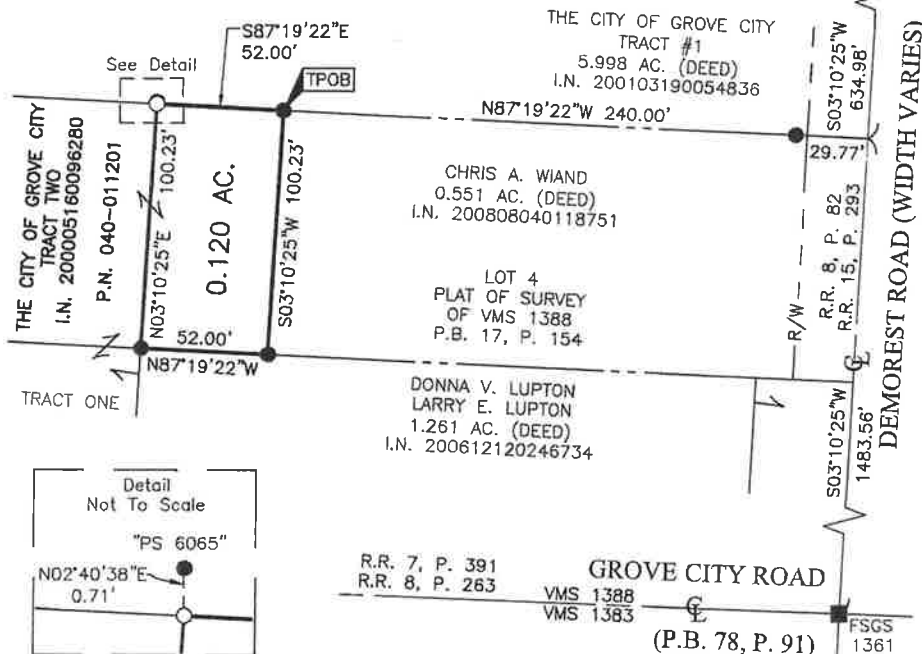
Scale: 1" = 60'

Job No: 2020-1288

Sheet No: 1 of 1

- = I.P. Set
● = 3/4" Iron Pipe Found
■ = FCGS Monument Found
I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.

0 60
SCALE (in feet)



BASIS OF BEARINGS:

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North 03°10' 25" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in October 2019, March 2021 and April 2021.

By

Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date

10-7-2021



0.120 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1388, and being part of that tract conveyed as Tract Two to The City of Grove City by deed of record in Instrument Number 200005160096280 and part of Lot 4 of that Plat of Survey of VMS 1388, of record in Plat Book 17, Page 154, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk in PVC encased concrete monument (FCGS 5131) found in the centerline of Demorest Road (width varies, public) of record in Road Record 8, Page 82 and Road Record 15, Page 293;

Thence South $03^{\circ} 10' 25''$ West, with the centerline of said Demorest Road, a distance of 634.98 feet to the southeasterly corner of that 5.998 acre tract conveyed as Tract No. 1 to The City of Grove City by deed of record in Instrument Number 200103190054836 and the northeasterly corner of that 0.551 acre tract conveyed to Chris A. Wiand by deed of record in Instrument Number 200808040118751;

Thence North $87^{\circ} 19' 22''$ West, with the line common to said 5.998 and 0.551 acre tracts, (passing a 3/4 inch iron pipe found at a distance of 29.77 feet) a total distance of 240.00 feet to a 3/4 inch iron pipe found at the northeasterly corner of the remainder of said Tract Two and the northwesterly corner of said 0.551 acre tract, being the TRUE POINT OF BEGINNING;

Thence South $03^{\circ} 10' 25''$ West, with the line common to the remainder of said Tract Two and said 0.551 acre tract, a distance of 100.23 feet to a 3/4 inch iron pipe found in the northerly line of that 1.261 acre tract conveyed to Donna V. Lupton and Larry E. Lupton by deed of record in Instrument Number 200612120246734;

Thence North $87^{\circ} 19' 22''$ West, with the line common to said Tract Two and said 1.261 acre tract, a distance of 52.00 feet to a 3/4 inch iron pipe found at the northwesterly corner of said 1.261 acre tract and the northeasterly corner of that tract conveyed as Tract One to The City of Grove City by deed of record in Instrument Number 200005160096280;

Thence North $03^{\circ} 10' 25''$ East, across said Tract Two, a distance of 100.23 feet to an iron pin set in the line common to said Tract Two and 5.998 acre tract (witnessed by a 3/4 inch iron pipe capped "PS 6065" found North $2^{\circ} 40' 38''$ East at a distance of 0.71 feet);

Thence South $87^{\circ} 19' 22''$ East, with said common line, a distance of 52.00 feet to the TRUE POINT OF BEGINNING, containing 0.120 acre, more or less.

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

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

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Demorest Road, between FCGS 1361 and FCGS 5131, having a bearing of North $03^{\circ} 10' 25''$ East, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in October 2019, and March, April, and September 2021.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Oct. 7, 2021

Date

Date: 02/14/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-10-22
1st Reading: 02/22/22
Public Notice: 2/23/22
2nd Reading: 03/07/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-10-22

AN ORDINANCE TO ACCEPT THE PLAT OF PINNACLE QUARRY, SECTION 3

WHEREAS, Pinnacle Quarry, Section 3, a subdivision containing lots 65 – 90 and 142- 153 and areas designated as Reserve “E, G, L, M, and N”, 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 Pinnacle Quarry, Section 3, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 469, containing 27.049 acres of land, more or less. Said 27.049 acres being all of a 14.144 acre tract and part of a 12.758 acre tract of land conveyed to M/I Homes of Central Ohio, LLC, 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.

Ted A. Berry, 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



Grove City Planning Commission PLAT APPLICATION

Received By:
Grove City Development
Date: 01/04/2022

Please provide the requested
information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Pinnacle Quarry Section 3

PROJECT LOCATION: Southwest corner of White Road and Jackson Pike

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-016490 and 040-017181

ACREAGE AFFECTED BY THIS APPLICATION: 27.126

EXISTING ZONING: PUD-R

EXISTING LAND USE: Residential

PROPOSED ZONING: PUD-R

PROPOSED LAND USE: Residential

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

M/I Homes of Central Ohio 4485 Jackson Pike Grove City, OH 43123

Name Address

614-418-8023

City, State, Zip

Phone

Fax

jfrancis@mihomes.com

Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Jason Francis Director of Land Development M/I Homes of Central Ohio

Name Title

4131 Worth Ave., Suite 310

Company / Organization

Columbus, OH 43219

Address

614-418-8023

City, State, Zip

Phone

Fax

jfrancis@mihomes.com

Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Alex Benson Lead Project Surveyor CESO, Inc.

Name Title

2800 Corporate Exchange Dr. Suite 400

Company / Organization

Columbus, Ohio 43231

Address

614-942-3036

City, State, Zip

Phone

Fax

alex.benson@cesoinc.com

Email

Surveyor

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED: <u>01/04/2022</u>	RECEIVED BY: <u>H. White</u>	PAYMENT AMOUNT: <u>\$1610.00</u>
TENTATIVE PC MEETING DATE: <u>02/08/2022</u>	PC RECOMMENDATION:	CHECK NUMBER: <u>00250869</u>
PROJECT ID NUMBER: <u>202201040001</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: <u>D. Logan</u>		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Pinnacle Quarry Section 3DEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☒ Industrial ☐ Mixed ☐ Other ☐

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I, Jason Francis, the current property owner hereby authorize the applicant Alex Benson to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: _____

Date: 1-4-22

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 2022.

Darlene W. Smith
Official Seal and Signature of Notary Public



Darlene W. Smith
Notary Public, State of Ohio
My Commission Expires 06-25-2024

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Alex Benson, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: _____

Date: 1/3/2022

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 03 day of January, 2022.

Marie Harman
Official Seal and Signature of Notary Public



MARIE HARMAN
Notary Public
State of Ohio
My Comm. Expires
July 13, 2025

Received By:
Grove City Development
Date: 01/04/2022

Pinnacle Quarry Section 3

-Project Narrative-

Pinnacle Quarry Section 3 consists of 38 buildable lots, 4 reserves and public roadways. The parcel being subdivided is out of PID: 040-016490-00 and PID: 040-017181 and the total platted area is 27.049 acres all out of land currently owned by M/I Homes of Central Ohio and Ciminello Land Co. LLC.

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY NO. 469



SECTION 3

PLAN	SCALE: 1" = 10'	DATE: 11/17/2012	 CESO WWW.CESOCAL.COM	JOB NO.: 12040	SHEET NO.: 2 OF 4
				DESIGN: N/A DRAWN: DWG CHECKED: N/A	

- ☐ FROM THE FOUND:
- ☒ ROLL PIN FOUND ALL ROLL PINS FOUND ARE 569000' RESERVA/CESO CAP UNLESS OTHERWISE NOTED
- ☐ ROLL PIN TO BE SET 845000' RESERVA/CESO CAP
- ☐ MAG NAIL SET
- ☐ MAG NAIL FOUND
- ☐ PERMANENT NUMBER SET (7500' RESERVA/V ALUMINUM CESSO CAP)
- ☐ PERMANENT MARKER POINT (7500' RESERVA/V ALUMINUM CESSO CAP)
- ☐ FERRARI COUNTY MONUMENT

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY NO. 469

SEE SHEET 4



PINNACLE QUARRY	SECTION 3	DATE		SCALE F 1/8"		DATE 01/23/2022		JOB NO.: TMSJG		SHEET NO.:	
		DRAWN MM		CHECKED MM		DATE MM/DD		CONTRACT NO. ALB		3 OF 4	
		 CESO WWW.CESOCORP.COM									
		CITY OF GREENSBORO FINANCIAL SERVICES DIVISION									
		JOB NO.: TMSJG									
		SHEET NO. 3 OF 4									

1. **THESE**

- IRON PIPE FOUND
IRON PIPE FOUND (ALL IRON PINS FOUND ARE 5/8"OD REBAR
W/ CISO CAP UNLESS OTHERWISE NOTED
IRON PIN TO BE SET 5/8"OD REBAR W/ CISO CAP)
MAG NAIL SET
MAG NAIL FOUND
PRIMAREST BARRIER SET (7"OD) REBAR W/ ALUMINUM CISO CAP)
PRIMAREST BARRIER FOUND (7"OD) REBAR W/ ALUMINUM CISO CAP
FRANKLIN COUNTY MONUMENT

CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C76	174.60	305.52	520' 02" 27.01	38.614
C77	190.07	314.22	578' 11" 25.74	41.252
C78	170.07	302.25	578' 11" 25.74	41.252
C79	144.68	268.95	537' 29" 17.35	38.113
C80	30.00	18.85	537' 29" 17.35	27.544
C81	26.88	14.81	167' 48" 02.14	12.717
C82	25.00	12.61	537' 07" 31.68	30.597
C83	218.69	81.52	537' 07" 31.68	10.507
C84	321.00	30.66	350' 24" 40.94	6.303
C85	21.01	23.81	350' 24" 40.94	41.382
C86	30.00	105.29	1637' 27" 15.19	19.049
C87	30.00	98.19	1637' 27" 15.19	18.647
C88	215.00	17.78	313' 16" 49.13	7.423
C89	588.50	42.86	544' 42" 39.43	6.425
C90	300.00	131.79	544' 42" 39.43	7.107
C91	54.00	25.47	586' 07" 30.79	33.551
C92	54.00	25.47	586' 07" 30.79	35.581

DAVE	BOARDS	ARC-LENGTH	CHORD	DELTA ANGLE
C01	28.00	22.87	INP 57.2° TPO 22.14°	59° 22' 49"
C02	32.00	32.65	INP 57.2° TPO 47.25°	1° 40' 15"
C03	32.00	79.58	INP 57.2° TPO 11.73°	1° 40' 15"
C04	32.00	79.58	INP 57.2° TPO 11.73°	1° 40' 15"
C05	35.00	41.35	INP 57.2° TPO 34.99°	1° 40' 15"
C06	35.00	57.87	INP 57.2° TPO 57.31°	1° 42' 45"
C07	20.00	48.97	INP 47.4° TPO 47.45°	1° 42' 30"
C08	32.00	42.47	INP 57.2° TPO 47.05°	1° 40' 15"
C09	30.00	76.85	INP 57.2° TPO 41.56°	1° 40' 57"
C10	30.00	76.85	INP 57.2° TPO 41.56°	1° 40' 57"
C11	114.00	62.42	INP 58.3° TPO 12.15°	1° 40' 07"
C12	114.00	62.42	INP 58.3° TPO 12.15°	1° 40' 07"
C13	114.00	109.31	INP 57.2° TPO 107.68°	36° 29' 29"
C14	144.00	72.18	INP 57.2° TPO 115.71°	39° 55' 22"
C15	144.00	103.77	INP 47.4° TPO 107.68°	39° 40' 47"
C16	114.00	95.92	INP 57.2° TPO 56.32°	1° 40' 35"
C17	114.00	95.92	INP 57.2° TPO 56.32°	1° 40' 35"

CURVE		RADIUS		ARCLength		CHORD		DETA ANGLE	
C06	34.60'	4.88'	3007.47	391.44'				48.35°	
C07	44.50'	6.38'	3323.11	479.74'	44.44'			48.35°	
C08	54.00'	8.25'	3514.34	576.74'	44.44'	48.35°			
C09	64.00'	10.63'	3677.14	674.74'	50.00'	20.41°			
C10	74.00'	13.07'	3871.14	774.74'	50.00'	48.35°			
C11	84.00'	15.87'	4099.37	874.74'	50.00'	20.41°			
C12	94.00'	18.62'	4349.37	974.74'	50.00'	48.35°			
C13	104.00'	21.84'	4629.37	1074.74'	50.00'	20.41°			
C14	114.00'	24.82'	4934.37	1174.74'	50.00'	48.35°			
C15	124.00'	27.50'	5254.37	1274.74'	50.00'	20.41°			
C16	134.00'	30.25'	5594.37	1374.74'	50.00'	48.35°			
C17	144.00'	33.00'	5954.37	1474.74'	50.00'	20.41°			
C18	154.00'	35.81'	6334.37	1574.74'	50.00'	48.35°			
C19	164.00'	38.67'	6734.37	1674.74'	50.00'	20.41°			
C20	174.00'	41.50'	7154.37	1774.74'	50.00'	48.35°			
C21	184.00'	44.38'	7594.37	1874.74'	50.00'	20.41°			
C22	194.00'	47.30'	8054.37	1974.74'	50.00'	48.35°			
C23	204.00'	50.25'	8534.37	2074.74'	50.00'	20.41°			
C24	214.00'	53.25'	9034.37	2174.74'	50.00'	48.35°			
C25	224.00'	56.30'	9554.37	2274.74'	50.00'	20.41°			
C26	234.00'	59.40'	10094.37	2374.74'	50.00'	48.35°			
C27	244.00'	62.55'	10654.37	2474.74'	50.00'	20.41°			
C28	254.00'	65.75'	11234.37	2574.74'	50.00'	48.35°			
C29	264.00'	69.00'	11834.37	2674.74'	50.00'	20.41°			
C30	274.00'	72.30'	12454.37	2774.74'	50.00'	48.35°			
C31	284.00'	75.65'	13094.37	2874.74'	50.00'	20.41°			
C32	294.00'	79.05'	13754.37	2974.74'	50.00'	48.35°			
C33	304.00'	82.50'	14434.37	3074.74'	50.00'	20.41°			
C34	314.00'	86.00'	15134.37	3174.74'	50.00'	48.35°			
C35	324.00'	89.55'	15854.37	3274.74'	50.00'	20.41°			
C36	334.00'	93.15'	16594.37	3374.74'	50.00'	48.35°			
C37	344.00'	96.80'	17354.37	3474.74'	50.00'	20.41°			
C38	354.00'	100.50'	18134.37	3574.74'	50.00'	48.35°			
C39	364.00'	104.25'	18934.37	3674.74'	50.00'	20.41°			
C40	374.00'	108.05'	19754.37	3774.74'	50.00'	48.35°			
C41	384.00'	111.90'	20594.37	3874.74'	50.00'	20.41°			
C42	394.00'	115.80'	21454.37	3974.74'	50.00'	48.35°			
C43	404.00'	119.75'	22334.37	4074.74'	50.00'	20.41°			
C44	414.00'	123.75'	23234.37	4174.74'	50.00'	48.35°			
C45	424.00'	127.80'	24154.37	4274.74'	50.00'	20.41°			
C46	434.00'	131.90'	25094.37	4374.74'	50.00'	48.35°			
C47	444.00'	136.05'	26054.37	4474.74'	50.00'	20.41°			
C48	454.00'	140.25'	27034.37	4574.74'	50.00'	48.35°			
C49	464.00'	144.50'	28034.37	4674.74'	50.00'	20.41°			
C50	474.00'	148.80'	29054.37	4774.74'	50.00'	48.35°			
C51	484.00'	153.15'	30094.37	4874.74'	50.00'	20.41°			
C52	494.00'	157.55'	31154.37	4974.74'	50.00'	48.35°			
C53	504.00'	162.00'	32234.37	5074.74'	50.00'	20.41°			
C54	514.00'	166.50'	33334.37	5174.74'	50.00'	48.35°			
C55	524.00'	171.05'	34454.37	5274.74'	50.00'	20.41°			
C56	534.00'	175.65'	35594.37	5374.74'	50.00'	48.35°			
C57	544.00'	180.30'	36754.37	5474.74'	50.00'	20.41°			
C58	554.00'	185.00'	37934.37	5574.74'	50.00'	48.35°			
C59	564.00'	189.75'	39134.37	5674.74'	50.00'	20.41°			
C60	574.00'	194.55'	40354.37	5774.74'	50.00'	48.35°			
C61	584.00'	199.40'	41594.37	5874.74'	50.00'	20.41°			
C62	594.00'	204.30'	42854.37	5974.74'	50.00'	48.35°			
C63	604.00'	209.25'	44134.37	6074.74'	50.00'	20.41°			
C64	614.00'	214.25'	45434.37	6174.74'	50.00'	48.35°			
C65	624.00'	219.30'	46754.37	6274.74'	50.00'	20.41°			
C66	634.00'	224.40'	48094.37	6374.74'	50.00'	48.35°			
C67	644.00'	229.55'	49454.37	6474.74'	50.00'	20.41°			
C68	654.00'	234.75'	50834.37	6574.74'	50.00'	48.35°			
C69	664.00'	239.95'	52234.37	6674.74'	50.00'	20.41°			
C70	674.00'	245.20'	53654.37	6774.74'	50.00'	48.35°			
C71	684.00'	250.50'	55094.37	6874.74'	50.00'	20.41°			
C72	694.00'	255.85'	56554.37	6974.74'	50.00'	48.35°			
C73	704.00'	261.25'	58034.37	7074.74'	50.00'	20.41°			
C74	714.00'	266.70'	59534.37	7174.74'	50.00'	48.35°			
C75	724.00'	272.20'	61054.37	7274.74'	50.00'	20.41°			
C76	734.00'	277.75'	62594.37	7374.74'	50.00'	48.35°			
C77	744.00'	283.35'	64154.37	7474.74'	50.00'	20.41°			
C78	754.00'	289.00'	65734.37	7574.74'	50.00'	48.35°			
C79	764.00'	294.70'	67334.37	7674.74'	50.00'	20.41°			
C80	774.00'	300.45'	68954.37	7774.74'	50.00'	48.35°			
C81	784.00'	306.25'	70594.37	7874.74'	50.00'	20.41°			
C82	794.00'	312.10'	72254.37	7974.74'	50.00'	48.35°			
C83	804.00'	318.00'	73934.37	8074.74'	50.00'	20.41°			
C84	814.00'	323.95'	75634.37	8174.74'	50.00'	48.35°			
C85	824.00'	329.95'	77354.37	8274.74'	50.00'	20.41°			
C86	834.00'	336.00'	79094.37	8374.74'	50.00'	48.35°			
C87	844.00'	342.10'	80854.37	8474.74'	50.00'	20.41°			
C88	854.00'	348.25'	82634.37	8574.74'	50.00'	48.35°			
C89	864.00'	354.45'	84434.37	8674.74'	50.00'	20.41°			
C90	874.00'	360.70'	86254.37	8774.74'	50.00'	48.35°			
C91	884.00'	367.00'	88094.37	8874.74'	50.00'	20.41°			
C92	894.00'	373.35'	89954.37	8974.74'	50.00'	48.35°			
C93	904.00'	379.75'	91834.37	9074.74'	50.00'	20.41°			
C94	914.00'	386.20'	93734.37	9174.74'	50.00'	48.35°			
C95	924.00'	392.70'	95654.37	9274.74'	50.00'	20.41°			
C96	934.00'	399.25'	97594.37	9374.74'	50.00'	48.35°			
C97	944.00'	405.85'	99554.37	9474.74'	50.00'	20.41°			
C98	954.00'	412.50'	101534.37	9574.74'	50.00'	48.35°			
C99	964.00'	419.20'	103534.37	9674.74'	50.00'	20.41°			
C100	974.00'	425.95'	105554.37	9774.74'	50.00'	48.35°			
C101	984.00'	432.75'	107594.37	9874.74'	50.00'	20.41°			
C102	994.00'	439.60'	109654.37	9974.74'	50.00'	48.35°			
C103	1004.00'	446.50'	111734.37	10074.74'	50.00'	20.41°			
C104	1014.00'	453.45'	113834.37	10174.74'	50.00'	48.35°			
C105	1024.00'	460.45'	115954.37	10274.74'	50.00'	20.41°			
C106	1034.00'	467.50'	118094.37	10374.74'	50.00'	48.35°			
C107	1044.00'	474.60'	120254.37	10474.74'	50.00'	20.41°			
C108	1054.00'	481.75'	122434.37	10574.74'	50.00'	48.35°			
C109	1064.00'	488.95'	124634.37	10674.74'	50.00'	20.41°			
C110	1074.00'	496.20'	126854.37	10774.74'	50.00'	48.35°			
C111	1084.00'	503.50'	129094.37	10874.74'	50.00'	20.41°			
C112	1094.00'	510.85'	131354.37	10974.74'	50.00'	48.35°			
C113	1104.00'	518.25'	133634.37	11074.74'	50.00'	20.41°			
C114	1114.00'	525.70'	135934.37	11174.74'	50.00'	48.35°			
C115	1124.00'	533.20'	138254.37	11274.74'	50.00'	20.41°			
C116	1134.00'	540.75'	140594.37	11374.74'	50.00'	48.35°			
C117	1144.00'	548.35'	142954.37	11474.74'	50.00'	20.41°			
C118	1154.00'	556.00'	145334.37	11574.74'	50.00'	48.35°			
C119	1164.00'	563.70'	147734.37	11674.74'	50.00'	20.41°			
C120	1174.00'	571.45'	150154.37	11774.74'	50.00'	48.35°			
C121	1184.00'	579.25'	152594.37	11874.74'	50.00'	20.41°			
C122	1194.00'	587.10'	155054.37	11974.74'	50.00'	48.35°			
C123	1204.00'	595.00'	157534.37	12074.74'	50.00'	20.41°			
C124	1214.00'	602.95'	160034.37	12174.74'	50.00'	48.35°			
C125	1224.00'	610.95'	162554.37	12274.74'	50.00'	20.41°			
C126	1234.00'	619.00'	165094.37	12374.74'	50.00'	48.35°			
C127	1244.00'	627.10'	167654.37	12474.74'	50.00'	20.41°			
C128	1254.00'	635.25'	170234.37	12574.74'	50.00'	48.35°			
C129	1264.00'	643.45'	172834.37	12674.74'	50.00'	20.41°			
C130	1274.00'	651.70'	175454.37	12774.74'	50.00'	48.35°			
C131	1284.00'	659.95'	178094.37	12874.74'	50.00'	20.41°			
C132	1294.00'	668.25'	180754.37	12974.74'	50.00'	48.35°			
C133	1304.00'	676.60'	183434.37	13074.74'	50.00'	20.41°			
C134	1314.00'	685.00'	186134.37	13174.74'	50.00'	48.35°			
C135	1324.00'	693.45'	188854.37	13274.74'	50.00'	20.41°			
C136	1334.00'	701.95'	191594.37	13374.74'	50.00'	48.35°			
C137	1344.00'	710.50'	194354.37	13474.74'	50.00'	20.41°			
C138	1354.00'	719.10'	197134.37	13574.74'	50.00'	48.35°			
C139	1364.00'	727.75'	199934.37	13674.74'	50.00'	20.41°			
C140	1374.00'	736.45'	202754.37	13774.74'	50.00'	48.35°			
C141	1384.00'	745.20'	205594.37	13874.74'	50.00'	20.41°			
C142	1394.00'	754.00'	208454.37	13974.74'	50.00'	48.35°			
C143	1404.00'	762.85'	211334.37	14074.74'	50.00'	20.41°			
C144	1414.00'	771.75'	214234.37	14174.74'	50.00'	48.35°			
C145	1424.00'	780.70'	217154.37	14274.74'	50.00'	20.41°			
C146	1434.00'	789.70'	22009						

CURVE	RADIUS	ARC LENGTH	CURVE TYPE	CHORD	DELTA ANGLE
C1	12.00	4.509		N89° 03' 37" 4.032	29° 20' 35"
C2	216.00	142.65		N89° 03' 37" 14.111	38° 35' 11"
C3	112.50	102.90		N47° 12' 37" 102.12	58° 55' 14"
C4	15.80	5.145		N27° 04' 32" 5.145	58° 55' 11"
C5	550.00	113.57		N87° 02' 35" 113.57	17° 22' 20"
C6	870.00	306.11		N87° 23' 55" 336.11	29° 20' 35"
C7	174.00	68.77		N44° 01' 17" 68.76	31° 50' 12"
C8	25.00	39.27		S37° 41' 37" 39.26	21° 50' 12"
C9	169.00	165.11		N89° 24' 11" 316.07	17° 22' 20"
C10	650.00	14.79		N89° 24' 11" 14.79	4° 00' 35"
C11	255.00	13.50		S42° 30' 13" 163.37	49° 28' 27"
C12	212	219.25		N44° 52' 37" 43.37	89° 11' 11"
C13	51.00	38.67		S45° 11' 54" 38.67	89° 28' 27"
C14	20.00	36.82		N77° 42' 15" 36.82	29° 20' 35"
C15	24.00	39.33		N47° 45' 15" 196.82	49° 28' 27"
C16	54.00	136.95		S87° 48' 39" 136.95	105° 12' 20"
C17	174.00	68.76		N44° 01' 17" 68.76	31° 50' 12"

C19	174.00	54.27	565° 25' 49"E 54.05'	17° 52' 11"	C44	26.0
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[illegible]

C22	174.00'	54.81'	S46°05'18"W, S4.58'	18°02'59"	C47	54.00'
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C24	S4 00'	6.57'	N10° 15' 26" E 5.56'	5' 54" 18"	C19	54.0
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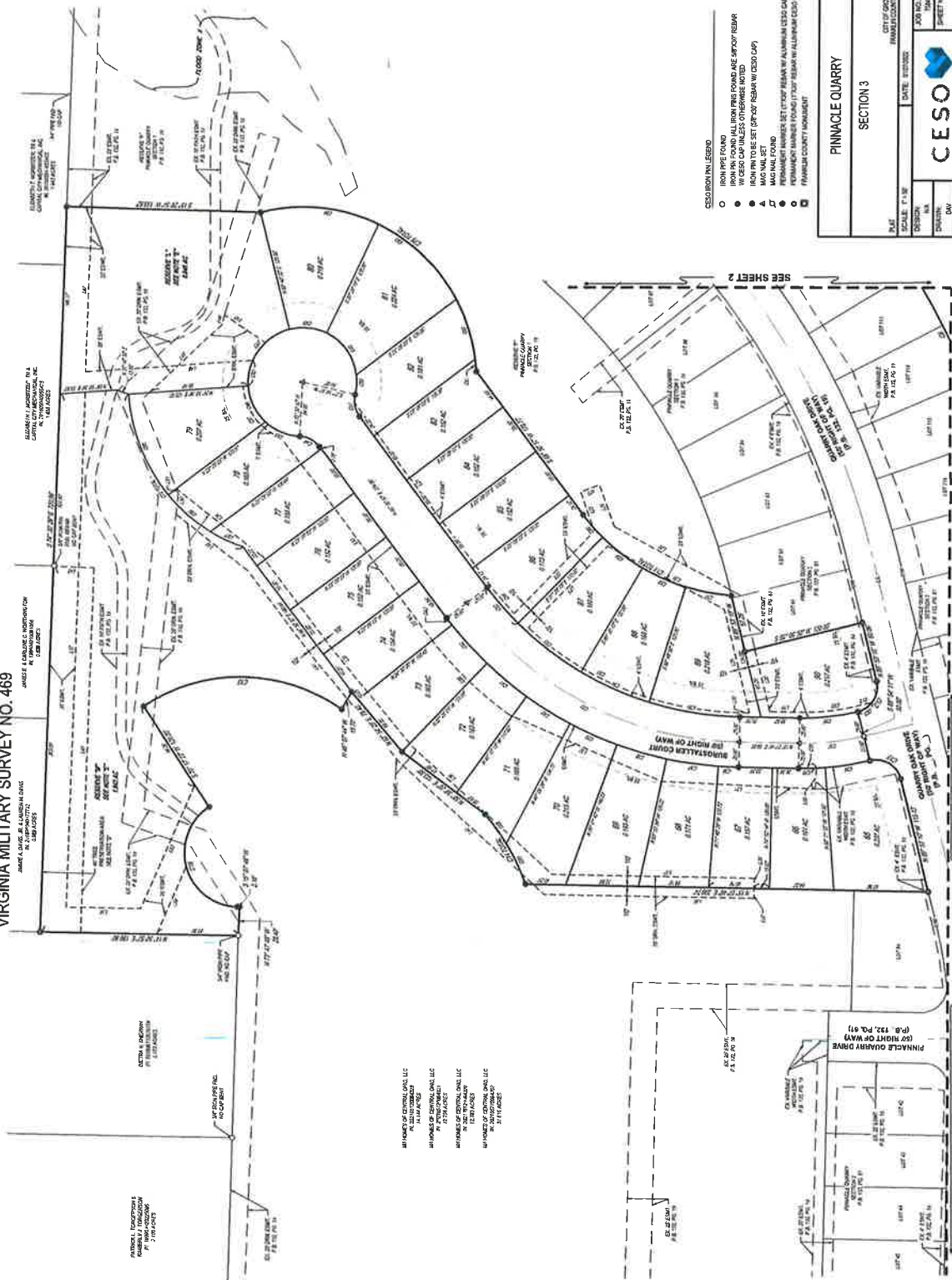
	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528
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SECTION 3

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY NO. 469



Lawn Table			Lawn Table		
Use #	Direction	Length	Use #	Direction	Length
L1	S85°25'14"W	107.24	L11	S87°55'25"E	102.58
L2	S87°15'14"W	103.68	L12	S87°55'25"E	102.58
L3	S85°35'58"E	105.88	L13	N67°30'37"E	118.82
L4	N55°35'28"E	105.88	L14	S87°55'25"E	102.58
L5	S85°35'28"E	105.88	L15	S87°55'25"E	102.58
L6	S87°55'25"E	102.58	L16	S87°55'25"E	102.58
L7	S87°55'25"E	102.58	L17	S87°55'25"E	102.58
L8	S87°55'25"E	102.58	L18	S87°55'25"E	102.58
L9	S87°55'25"E	102.58	L19	S87°55'25"E	102.58
L10	S87°55'25"E	102.58	L20	S87°55'25"E	102.58
L11	S87°55'25"E	102.58	L21	S87°55'25"E	102.58
L12	S87°55'25"E	102.58	L22	S87°55'25"E	102.58
L13	S87°55'25"E	102.58	L23	S87°55'25"E	102.58
L14	S87°55'25"E	102.58	L24	S87°55'25"E	102.58
L15	S87°55'25"E	102.58	L25	S87°55'25"E	102.58
L16	S87°55'25"E	102.58	L26	S87°55'25"E	102.58
L17	S87°55'25"E	102.58	L27	S87°55'25"E	102.58
L18	S87°55'25"E	102.58	L28	S87°55'25"E	102.58
L19	S87°55'25"E	102.58	L29	S87°55'25"E	102.58
L20	S87°55'25"E	102.58	L30	S87°55'25"E	102.58



CCO IDAM BUN | CREDIT

- IRON PIPE FOUND
- IRON PIN FOUND (ALL IRON PINS FOUND ARE SPOY'S REBAR)
- W/CEM CAP UNLESS OTHERWISE NOTED
- IRON PIN TO BE SET (SPOY'S REBAR W/ CEM CAP)
- ▲ MAG NAIL SET
- MAG NAIL FOUND
- PERMANENT ANCHER SET (TYP) REBAR W/ ALUMINUM CEM
- PERMANENT ANCHER FOUND (TYP) REBAR W/ ALUMINUM CEM
- FURNISH COUNTY IDENTIFICATION

PINNACLE QUARRY

SECTION 3

CITY OF GLOVE CITY
HAMILTON COUNTY, OHIO

OSW

4 OF 4

Date: 02/15/22
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-12-22
1st Reading: 02/22/22
Public Notice: 2/23/22
2nd Reading: 03/07/22
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-12-22

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR AN AUTO RELATED REPAIR SHOP FOR COLUMBUS POWERSPORTS LOCATED AT 2713 HOME ROAD

WHEREAS, Columbus Powersports, applicant, has submitted a request for a Special Use Permit for an automotive repair shop located at 2713 Home Road; and

WHEREAS, on February 08, 2022, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1f is hereby issued to Columbus Powersports located at 2713 Home Road, as submitted.

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

Ted A. Berry, 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



Grove City Planning Commission
SPECIAL USE PERMIT APPLICATION

Received By:
Grove City Development
Date: 01/05/2022

Please provide the requested
information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Columbus Powersports

PROJECT LOCATION: 2713 Home Road

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-002431-00

ACREAGE AFFECTED BY THIS APPLICATION: 6.651

EXISTING ZONING: C-1 Service Commercial

EXISTING LAND USE: Vacant

PROPOSED ZONING: C-1 Service Commercial

PROPOSED LAND USE: Commercial

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Patrick Meldon	3772 South High Street	Columbus, Ohio 43207
Name	Address	City, State, Zip
614-735-7300		patrickmeldon@hotmail.com
Phone	Fax	Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Patrick Meldon	Owner	Columbus Power Sports
Name	Title	Company / Organization
3772 South High Street	Columbus	Ohio 43207
Address	City	State, Zip
614-735-7300		patrickmeldon@hotmail.com
Phone	Fax	Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Craig Stevenson	PE, PS	Harral and Stevenson Civil Engineering and Surveying
Name	Title	Company / Organization
2869 North Court Street	Circleville	Ohio, 43113
Address	City	State, Zip
740-497-4432		cstevenson@harralstevenson.com
Phone	Fax	Email
Engineer		

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED: 01/05/2022	RECEIVED BY: H. White	PAYMENT AMOUNT: \$100.00
TENTATIVE PC MEETING DATE: 02/08/2022	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 202201050002		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Columbus PowersportsDEVELOPMENT TYPE: ☒ Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: 1.10 AcresTOTAL FLOOR AREA: 11,250 S.F.NUMBER OF BUILDINGS: 1BUILDING HEIGHT: 24ftESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 8ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$400,000ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$150,000**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I, Patrick Meldon, the current property owner hereby authorize the applicant Craig Stevenson to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: *Patrick Meldon*Date: 1-4-2022

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 4 day of January, 2022.

Patrick Meldon
Official Seal and Signature of Notary Public



JAMI J MELDON
NOTARY PUBLIC
STATE OF OHIO

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Patrick Meldon, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: *Patrick Meldon*Date: 1-4-2022

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 4 day of January, 2022.

Patrick Meldon
Official Seal and Signature of Notary Public

JAMI J MELDON
NOTARY PUBLIC
STATE OF OHIO

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 100.00
Total Submittal Fee: \$ 100.00

GROVE CITY 2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the GroveCity2050 Community Plan to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT**



The Planning Commission shall consider approval of applications for special permit uses and forward its recommendations to City Council for their consideration if the following findings are made by the Commission:

- the proposed use shall be harmonious with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- the proposed use shall not adversely affect the use of adjacent property;
- the proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- the proposed use shall be in accordance with the general and specific objectives and the purpose and intent of the zoning code and land use plan and any other plans and ordinances of the City;
- the proposed use complies with the applicable specific provisions and standards of this Code;
- the proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;

Please indicate below the type of Special Use Permit being requested:

- | | |
|--|--|
| ☐ Adult Bookstore/Novelty Store | ☐ Dog and Cat Kennels |
| ☐ Adult Entertainment Establishments | ☐ Drive-Thru Stations |
| ☐ Adult Film and Video Tape Sales | ☐ Gasoline Service Stations |
| ☐ Adult Motion Picture Theater | ☐ Group Family Homes |
| ☐ Automobile and Other Motor Vehicle Repair, Services and Garage Automobile Dealers | ☐ Group Multi-Family Homes |
| ☐ Bed and Breakfast Inns | ☐ Mini-Storage Facility |
| ☐ Boarding Houses | ☐ Outdoor Concerts |
| ☐ Car Wash Establishments | ☐ Outdoor Sales and Storage |
| ☐ Daycare Centers | ☐ Outdoor Seating (eating establishments) |
| ☒ Dealers in New and Used motorcycle, motorized bicycle, tricycle and off-road motorized recreational vehicles | ☐ Pet shops (excludes boarding) |
| | ☐ Radio and television antenna or antenna tower (only in IND-1, IND-2, IND-3 or SD-4 District). |
| | ☐ Sale, rental, barter or trade of weapons/explosives |

PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- ☒ One signed application and notarized application
- ☒ Appropriate fee (\$100) - **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☐ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☒ A metes and bounds legal description and survey, stamped by a certified surveyor of the property
- ☐ A proposed Development Standards Text
- ☒ A site plan showing improvements associated with Special Use

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit the Development Department at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2022

Special Use Permit Application

Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Timeline		
December 1, 2021	January 4, 2022	1st Reading January 18, 2022	2nd Reading February 7, 2022	30-day Effective Period
January 5, 2022	February 8, 2022	1st Reading February 22, 2022	2nd Reading March 7, 2022	30-day Effective Period
February 2, 2022	March 8, 2022	1st Reading March 21, 2022	2nd Reading April 4, 2022	30-day Effective Period
March 2, 2022	April 5, 2022	1st Reading April 18, 2022	2nd Reading May 2, 2022	30-day Effective Period
March 30, 2022	May 3, 2022	1st Reading May 16, 2022	2nd Reading June 6, 2022	30-day Effective Period
May 4, 2022	June 7, 2022	1st Reading June 20, 2022	2nd Reading July 4, 2022	30-day Effective Period
June 1, 2022	July 5, 2022	1st Reading July 18, 2022	2nd Reading August 1, 2022	30-day Effective Period
June 29, 2022	August 2, 2022	1st Reading August 15, 2022	2nd Reading September 5, 2022	30-day Effective Period
August 3, 2022	September 6, 2022	1st Reading September 19, 2022	2nd Reading October 3, 2022	30-day Effective Period
August 24, 2022	October 4, 2022	1st Reading October 17, 2022	2nd Reading November 7, 2022	30-day Effective Period
October 5, 2022	November 8, 2022	1st Reading November 21, 2022	2nd Reading December 5, 2022	30-day Effective Period
November 2, 2022	December 5, 2022	1st Reading December 19, 2022	2nd Reading January 2, 2023	30-day Effective Period

Revised 10-13-2021

* Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 p.m. on the first Tuesday following the first Monday of each month unless otherwise noted.
2. The complete application packet, including all sets of drawings (properly folded and collated), should be submitted no later than 12:00 p.m. on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio.

Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

Received By:
Grove City Development
Date: 01/06/2022

Columbus Powersports Project Narrative

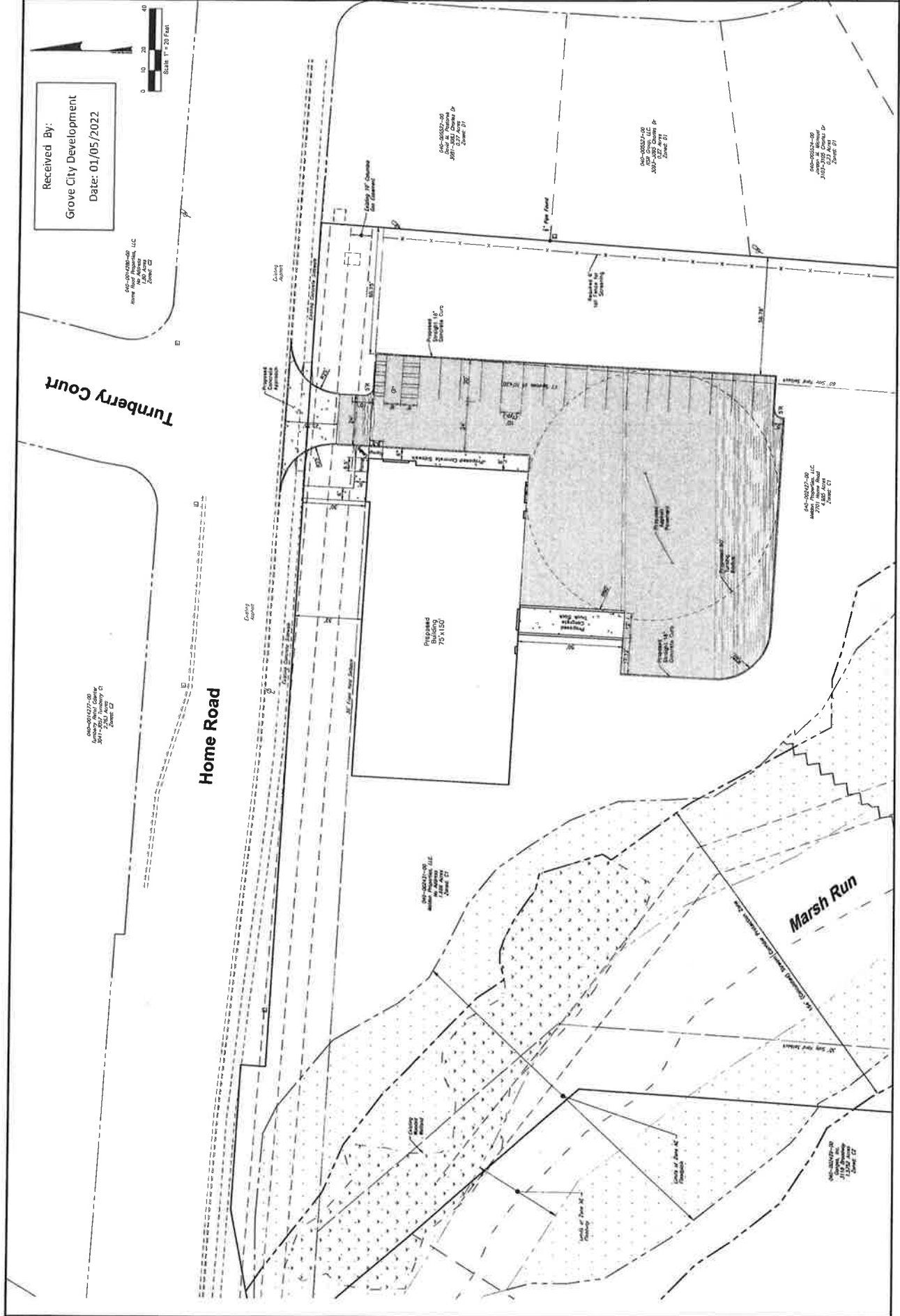
Our new location will be used for the sales of brand new Golf Carts and Bad Boy Mowers. Our products will be kept indoors in a large warehouse/showroom. We do very incidental service work/warranty work on the brand new golf carts and bad boy mowers that we sell. We are required by the manufactures to be able to fix any warranty issues that could arise. In the past year and a half we have had maybe 3-4 instances where we have done service/warranty work. All service/warranty work is completed in a designated area inside of our warehouse.

Sheet:	3/5
Scale:	1"=20'
Project:	82319-14
Date:	Jan. 5, 2022

HS
Haral & Stevenson
 Civil Engineering and Surveying
 2069 North Court Street
 Columbus, Ohio 43213
 PH: 742.637.4433
 www.haralstevenson.com

COLUMBUS POWER SPORTS
2701 HOME ROAD
PLOT, GRADE, AND UTILITY PLAN
SITE PLAN
 CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

Revisions	By	Date	Drawn	Check



Received By:
 Grove City Development
 Date: 01/05/2022

Date: 3/2/2022
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Law Director
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: _____ CR- 08 -22
1st Reading: 03/07/2022
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR- 08 -22

RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031
OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE
FURNISHED TO 6.024+ ACRES LOCATED AT 1189 WHITE ROAD IN JACKSON TOWNSHIP UPON
ITS ANNEXATION TO THE CITY OF GROVE CITY, OHIO

WHEREAS, a petition to annex 6.024+ acres located at 1189 White Road, in Jackson Township to the City of Grove City and signed by Joseph A. Ciminello, 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 ORDAINED 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 6.024+ acres located at 1189 White Road, proposed for annexation by Joseph A. Ciminello, 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. The resolution shall take effect at the earliest opportunity afforded by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

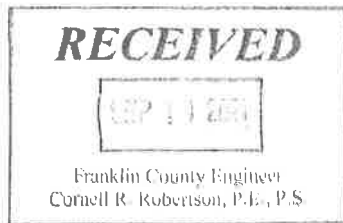
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law



ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By AMC/mt Date 9/10/2021

LEGAL DESCRIPTION

Description of 6.024 ACRES +/- TO BE ANNEXED FROM JACKSON TOWNSHIP TO CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Jackson Township, Virginia Military Survey #469 and being all of a 6.0009 acre tract as conveyed to Joseph A. Ciminello of record in Instrument Number 202105120084335 and being Franklin County Ohio Auditor's PID 160-002616, also being 0.044 acres out of a 0.312 acre right-of-way parcel as conveyed to The Franklin County Commissioners of record in Instrument Number 201609200127419, all deed references are on record at the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

BEGINNING at a point on the northern Right-of-Way of White Road and on the southerly line of an 8.248 acre tract as conveyed to Lamplighter Senior Housing II, LLC of record in Instrument Number 201606280082044 PID 040-015540, also being on a southerly line of existing City of Grove City Corporation Line Case 15-04 Ordinance Number C-62-04 of record in Instrument Number 200408170192913;

Thence, easterly with said existing City of Grove City Corporation Line, also with the northern Right-of-Way of White Road and with the southerly line of said 8.248 acre tract, a distance of approximately 60 feet to a point at the northwesterly corner of existing City of Grove City Corporation Line Case 28-19 Ordinance Number C-15-20 of record in Instrument Number 202009020130692;

Thence, southerly through a portion of the Right-of-Way of White Road, with the westerly line of said existing Corporation Line and partially with a westerly line of a 31.616 acre tract as conveyed to M/I Homes of Central Ohio, LLC of record in Instrument Number 202105270094202 PID 040-016490, a distance of approximately 1,065 feet to a point;

Thence, easterly continuing with said lines, a distance of approximately 120 feet to a point;

Thence, southerly continuing with said lines, a distance of approximately 512 feet to a point on the northerly line of a 146.799 acre tract as conveyed to Pinnacle Golf Club LLC of record in Instrument Number 200608100157983 PID 040-012705, said point also being on the southerly line of existing City of Grove City Corporation Line Case 25-03 Ordinance Number C-29-03 of record in Instrument Number 200312240402634;

Thence, westerly with said existing City of Grove City Corporation Line and with a northerly line of said 146.799 acre tract, a distance of approximately 108 feet to a point at a northerly corner of said existing City of Grove City Corporation Line and a northerly corner of said 146.799 acre tract, said point also being an easterly corner of a 20.775 acre tract as conveyed to Steven L. Funk, Trustee, of record in Instrument Number 202006190086276 PID 160-000243;

Thence, continuing westerly with a northerly line of said 20.775 acre tract, and being the proposed City of Grove City Corporation Line, a distance of approximately 283 feet to a point;

Thence, northerly with an easterly line of said 20.775 acre tract, a distance of approximately 502 feet to a point at the southwesterly corner of a 4.170 acre tract as conveyed to Donald W. Kelly and Ronda A. Kelly of record in Instrument Number 199905140122888 PID 160-002945;

Thence, easterly with the southern line of said 4.170 acre tract, a distance of approximately 212 feet to a point at the southeast corner of said 4.170 acre tract;

Thence, northerly with the easterly line of said 4.170 acre tract and through a portion of the Right-of-Way of White Road, a distance of approximately 1068 feet to the point of beginning and containing 6.024 acres of land, more or less.

This annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a perimeter distance of 1,865 feet contiguous with the existing City of Grove City Corporation line and a total perimeter of 3,930 feet to be annexed, and 47% of the perimeter length is contiguous to the City of City of Grove City Corporation line.

CESO, Inc.



Jeffrey A. Miller 9.9.21
Registered Surveyor No. 7211 Date:





Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Annexation Petition Expedited Type 2

Pursuant to ORC §709.023



Property Information

Site Address: 1189 White Road, Jackson Township, Ohio 43123

Parcel ID(s):

160-002616

Total Acreage:

6.024

From Township:

Jackson

To Municipality:

Grove City

Property Owner Information In the event of multiple owners, please attach separate sheet

Name: Joseph A. Ciminello

Address:

7858 Calverton Square
New Albany, Ohio 43054

Phone # 614-947-8600

Fax # 614-228-1790

Email: cjm@planklaw.com

Attorney/Authorized Agent Information

Name: Craig Moncrief, Esq.

Address:

Plank Law Firm, LPA
411 East Town Street, Floor 2
Columbus, Ohio 43215

Phone # 614-947-8600

Fax # 614-228-1790

Email: cjm@planklaw.com

Staff Use Only

Case # ANX-

Hearing Date:

Date Filed:

Fee Paid:

Receipt #:

Received By:

Notification Deadline (5 days):

Svc Statement Deadline (20 days):

Document Submission

The following documents must accompany this application on letter-sized 8 1/2" x 11" paper:

☐ Legal description of the property

☐ Fee Payment (checks only)

☐ Map/plat of property

☐ List of adjacent properties

Petitioners Signature

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

Property Owner

Date

Property Owner

Date

Attorney or Authorized Agent

Date

Attorney or Authorized Agent

Date



Date: 3/2/2022
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Law Director
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: _____ CR- 09 -22
1st Reading: 03/07/2022
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR- 09-22

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.031
OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE
FURNISHED TO 96.69 ± ACRES LOCATED AT 2088 AND 2134 LONDON GROVEPORT ROAD IN
JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY, OHIO

WHEREAS, a petition to annex 96.69 ± acres located at 2088 and 2134 London Groveport Road, in Jackson Township to the City of Grove City and signed by Paul E. Harris, Jr., 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 ORDAINED 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 96.69 + acres located at 2088 and 2134 London Groveport Road, proposed for annexation by Paul E. Harris, Jr., 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. The resolution shall take effect at the earliest opportunity afforded by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

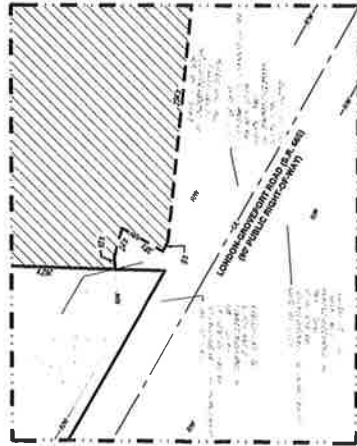
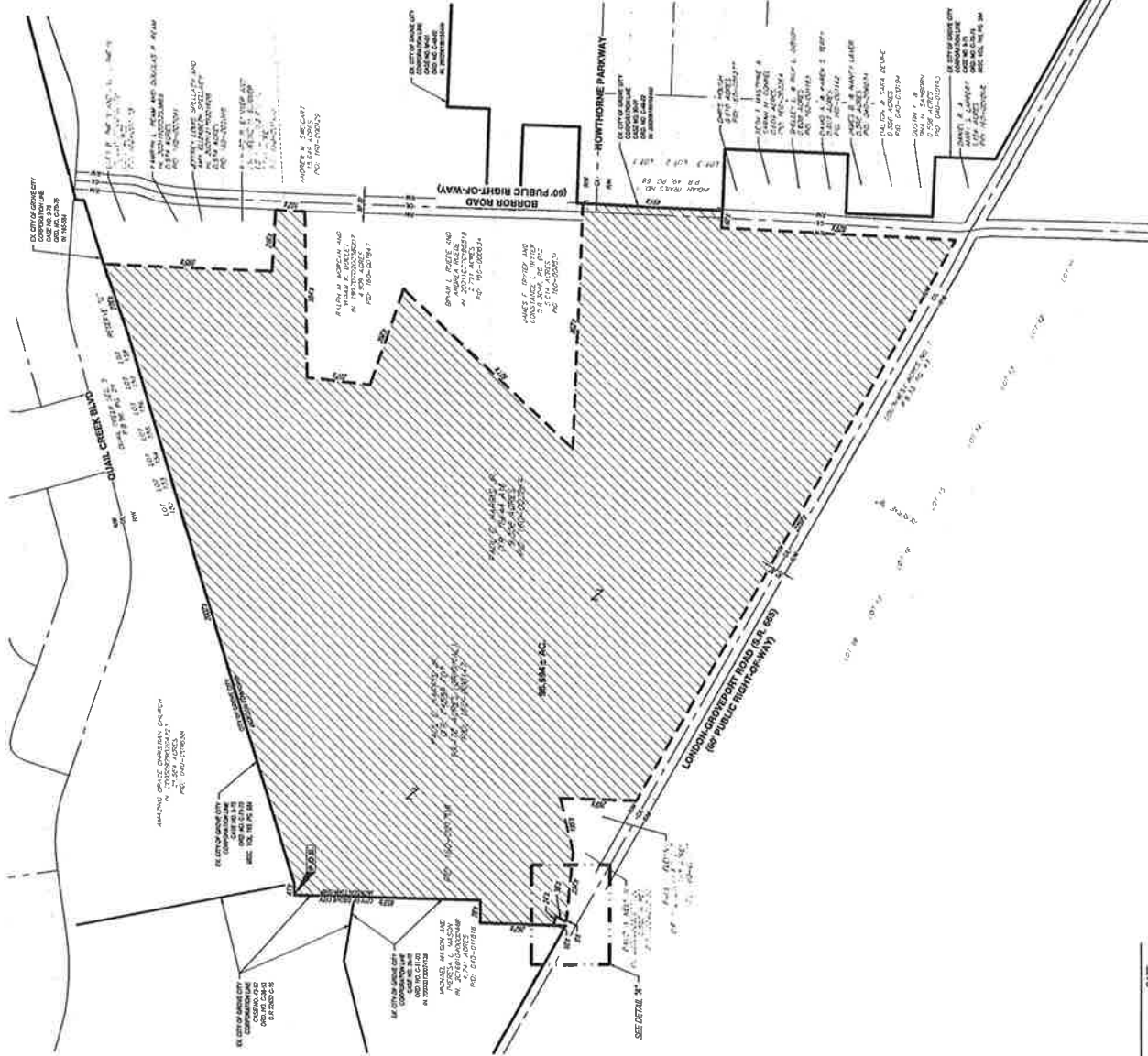
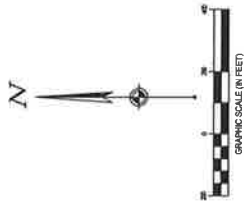
Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

PROPOSED ANNEXATION OF 96.694± ACRES
FROM: JACKSON TOWNSHIP
TO: CITY OF GROVE CITY
 SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JACKSON,
 VIRGINIA MILITARY SURVEY #489



- LEGEND**
- CITY OF GROVE CITY CORP. LINE
 - STREET RIGHT-OF-WAY
 - STREET RIGHT-OF-WAY CENTER LINE
 - R/W
 - NEW ANNEXATION CORP. LINE
 - ROAD TO BE ANNEXED FROM JACKSON TWP.

THIS SURVEY WAS PREPARED FROM RECORD INFORMATION FROM THE FRANKLIN COUNTY CHANCERY, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY.

THE CITY OF GROVE CITY, OHIO, HAS REVIEWED THIS SURVEY AND HAS DETERMINED THAT THE INFORMATION CONTAINED HEREIN IS CORRECT AND ACCURATE, AND THAT THE CITY OF GROVE CITY, OHIO, IS THE PROPRIETOR OF THE INFORMATION CONTAINED HEREIN.

PREPARED BY:
 C.E. JOHNSON, INC.
 1000 N. 10TH ST., SUITE 200
 COLUMBUS, OHIO 43260-1000
 PHONE: 614-294-1880
 CONTACT: JEFFREY A. MILLER, P.E.

JEFFREY A. MILLER
 OHIO J.S. #7211

DATE

PROPOSED ANNEXATION
 96.694± ACRES

TOWNSHIP OF JACKSON		DATE: 10/20/2022		FRANKLIN COUNTY, OHIO	
SCALE: 1"=200'	JACKSON	DATE: 10/20/2022	DATE: 10/20/2022	DATE: 10/20/2022	DATE: 10/20/2022
OWNER:	PREPARED BY:	CHECKED BY:	DATE:	DATE:	DATE:
JOB NO. 2022-0001			SHEET NO. 1 OF 1		
CESO			WWW.CESOCORP.COM		

LEGAL DESCRIPTION

Description of 96.694 ACRES +/- TO BE ANNEXED FROM JACKSON TOWNSHIP TO CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Jackson Township, Virginia Military Survey Number 469 and being out of an original 99.478 acre tract as conveyed to Paul E. Harris Jr of record in Official Record Volume 04889, Page F07 being Franklin County Ohio Auditor's PID 160-000147 and PID 160-001708, also being out of a 9.308 acre tract as conveyed to Paul E. Harris Jr. of record in Official Record Volume 1664, Page A16 and being Franklin County Ohio Auditor's PID 160-002869, all deed references are on record at the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

BEGINNING at a northwesterly corner of said 99.478 acre tract, and being a southerly corner of a 21.564 acre tract as conveyed to Amazing Grace Christian of record in Instrument Number 200509290204223, and being at the intersection of the existing City of Grove City Corporation Line, Case 43-92, Ordinance Number C-36-93, of record in in Official Record 22652 C-16 with existing City of Grove City Corporation Line, Case 9-75, Ordinance Number C-70-75, of record in Miscellaneous Volume 165, Page 584;

Thence northeasterly, with said existing City of Grove City Corporation Line, Case 9-75, with the southerly line of said 21.564 acre tract, and with the southerly line of a plat entitled Quail Creek Section 5, of record in Plat Book 98, Page 29, a distance of approximately 2,002 feet to a point;

Thence northeasterly, continuing with said southerly lines and said existing city of Grove City Corporation Line, Case 9-75, a distance of approximately 276 feet to the northwesterly corner of a 1.288 acre tract as conveyed to Lora B. Thrun and Jay S. Thrun of record in Instrument Number 200707100120159;

Thence southerly, with the westerly line of said 1.288 acre tract, with the westerly line of a 0.574 acre tract as conveyed to Kamryn. L. Ream and Douglas R. Ream, of record in Instrument Number 200111020253869, with the westerly line of a 0.574 acre tract as conveyed to Jeffrey Louis Spellacy and Amy Elizabeth Spellacy, of record in Instrument Number 202012170201608, and the westerly line of a 1.148 acre tract as conveyed to Richard. R. Bonner and Jacqueline M. Bonner, of record in Deed Book Volume 3283, Page 422, a distance of approximately 595 feet to a point at the southwesterly corner of said 1.148 acre tract;

Thence easterly, with the southerly line of said 1.148 acre tract, a distance of approximately 216 feet to a point in the westerly Right-of-Way line of Borror Road;

Thence, southerly with said westerly Right-of-Way line, a distance of approximately 102 feet to a point in the northerly line of a 4.909 acre tract as conveyed to Ralph M. Morgan and Vivian K. Dooley, of record in Instrument Number 19970720038007;

Thence westerly, with the northerly line of said 4.909 acre tract, a distance of approximately 584 feet to the northwesterly corner of said 4.909 acre tract;

Thence southerly, with the westerly line of said 4.909 acre tract, a distance of approximately 227 feet to the southwesterly corner of said 4.909 acre tract;

Thence southeasterly, with the southerly line of said 4.909 acre tract, a distance of approximately 365 feet to the northwesterly corner of a 2.791 acre tract as conveyed to Brian L. Ruede and Andrea Ruede, of record in Instrument Number 202110270195518;

Thence southwesterly, with the westerly line of said 2.791 acre tract and with the westerly line of a 5.014 acre tract as conveyed to James F. Trytek and Constance L. Trytek, of record in Official Record 3046, Page D12, a distance of approximately 821 feet to a point at the southwesterly corner of said 5.014 acre tract;

Thence easterly, with the southerly line of said 5.014 acre tract and through the Right-of-Way of Borror Road, a distance of approximately 862 feet to a point in said easterly Right-of-Way line of Borror Road and a point on the existing city of Grove City Corporation Line, Case 90-01, Ordinance Number C-48-02 and Instrument Number 200206180150449;

Thence southerly, with said easterly Right-of-Way line of Borror Road, the west line of Indian Trails Number 1 Subdivision of record in Plat Book 49, Page 68 and said existing corporation line, a distance of approximately 491 feet to a point in the Right-of-Way line, the southwest corner of said Indian Trails Subdivision and said existing corporation line;

Thence westerly, through said Borror Road Right-of-Way a distance of approximately 60 feet to a point in the westerly Right-of-Way of Borror Road;

Thence southerly, with said westerly Right-of-Way line of Borror Road a distance of approximately 829 feet to its intersection with the northerly Right-of-Way line of London-Groveport Road (S.R. 665);

Thence northwesterly, with said northerly Right-of-Way line of London-Groveport Road (S.R. 665), a distance of approximately 2,259 to a point on the easterly line of a 0.763 acre tract as conveyed to Paul G. Fleming, of record in Official Record Volume 29014, Page D17;

Thence northerly, with the easterly line of said 0.763 acre tract, a distance of approximately 269 feet to a point at the northeasterly corner of said 0.763 acre tract,

Thence southwesterly, with the northerly line of said 0.763 are tract, and with the northerly line of a 0.585 acre tract as conveyed to David A. Nelson, of record in Instrument Number 202006030077230, a distance of approximately 195 feet to a point;

Thence westerly, with the northerly line of said 0.585 acre tract, a distance of approximately 234 feet to a point in said northerly Right-of-Way line and the northerly line of a 0.175 acre tract as conveyed to State of Ohio Department of Transportation, FRA 665-10.09 Parcel 3WD, of record in Instrument Number 200611150228116;

Thence, with said northerly Right-of-Way of a 0.175 acre tract and with the northerly line of a 0.023 acre tract as conveyed to State of Ohio Department of Transportation, FRA 665-10.09, Parcel 2WD, of record in Instrument Number 200612140248315 the following courses:

Northwesterly a distance of approximately 9 feet to a point;

Northeasterly a distance of approximately 38 feet to a point;

Northwesterly a distance of approximately 24 feet to a point;

Southwesterly a distance of approximately 10 feet to a point on the easterly line of a 4.741 acre tract as conveyed to Michael Mason and Theresa L. Mason, of record in Instrument Number 201601040000488 and being the easterly line of an existing City of Grove City Corporation Line, Case 39-02, Ordinance Number C-11-03, of record in Instrument Number 20030313007138;

Thence, with the easterly line of said 4.741 acre tract and said existing City of Grove City Corporation line the following courses:

Northerly, a distance of approximately 262 feet to a point;

Easterly, a distance of approximately 78 feet to a point;

Northerly, with existing City of Grove City Corporation Line Case 39-02, Ordinance Number C-11-03, of record in Instrument Number 200303130074138, and partly with said existing City of Grove City Corporation Line, Case 43-92, Ordinance Number C-36-93, of record in in Official Record 22652 C-16 a distance of approximately 655 feet to a point;

Thence easterly, with a southerly line of said 21.564 acre tract and the southerly line of said existing City of Grove City Corporation Line, Case 43-92, Ordinance Number C-36-93, of record in in Official Record 22652 C-16 a distance of approximately 41 feet the **Point of Beginning** and containing 96.694 acres of land, more or less.

This annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a perimeter distance of 3,805 feet contiguous with the existing City of Grove City Corporation line and a total perimeter of 11,495 feet to be annexed, and 33% of the perimeter length is contiguous to the City of City of Grove City Corporation line.

CESO, Inc.

Jeffrey A Miller, PS
Registered Surveyor No. 7211

Date:





Franklin County
Board of Commissioners

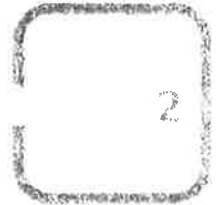
ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Annexation Petition

Expedited Type 2

Pursuant to ORC §709.023



Property Information

Site Address: 2088 and 2134 London Groveport Road, Grove City, Ohio 43123

Parcel ID(s):

160-002869, 160-000147, and 160-001708

Total Acreage:

96.694

From Township:

Jackson

To Municipality:

Grove City

Property Owner Information In the event of multiple owners, please attach separate sheet

Name: Paul E. Harris, Jr.

Address:

2088 London Groveport Road
Grove City, Ohio 43123

Phone # 614-947-8600

Fax # 614-228-1790

Email: cjm@planklaw.com

Attorney/Authorized Agent Information

Name: Craig Moncrief, Esq.

Address:

Plank Law Firm, LPA
411 East Town Street, Floor 2
Columbus, Ohio 43215

Phone # 614-947-8600

Fax # 614-228-1790

Email: cjm@planklaw.com

Staff Use Only

Case # ANX-

Hearing Date:

Date Filed:

Fee Paid:

Receipt #:

Received By:

Notification Deadline (5 days):

Svc Statement Deadline (20 days):

Document Submission

The following documents must
accompany this application on letter-sized
8 1/2" x 11" paper:

- ☐ Legal description of the property
- ☐ Fee Payment (checks only)
- ☐ Map/plot of property
- ☐ List of adjacent properties

Petitioners Signature

WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.

Property Owner

Date

Property Owner

Date

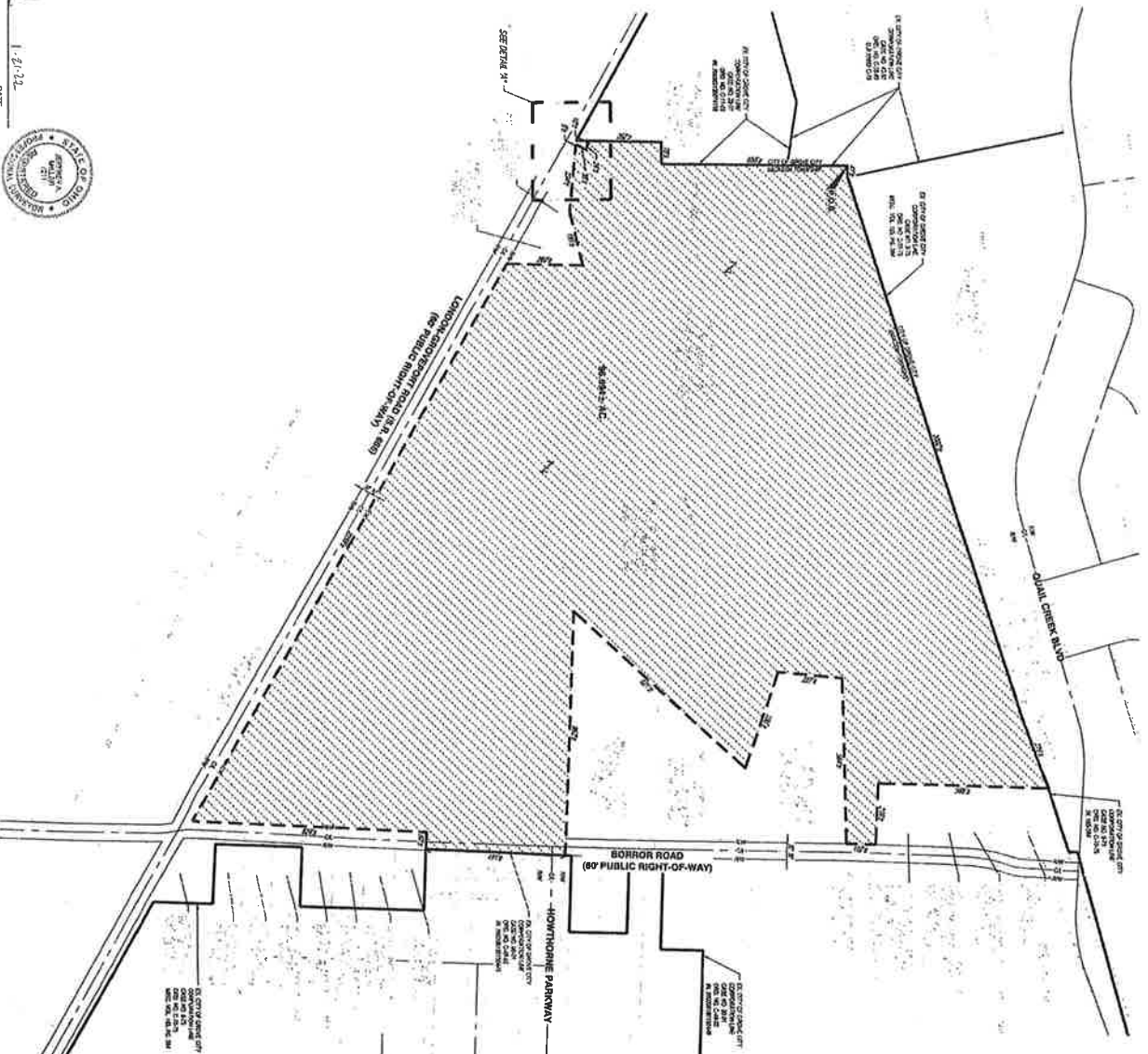
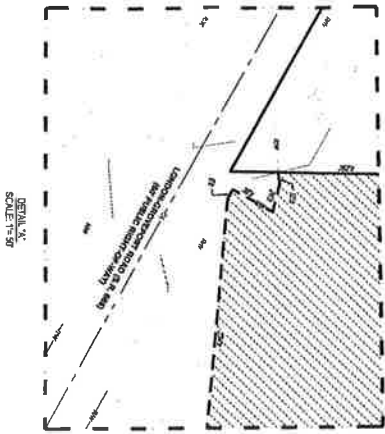
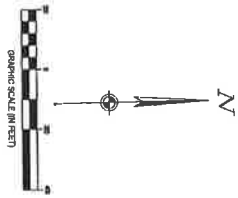
Attorney or Authorized Agent

Date

Attorney or Authorized Agent

Date

PROPOSED ANNEXATION OF 96.694 ACRES
FROM: JACKSON TOWNSHIP
TO: CITY OF GROVE CITY
 SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JACKSON,
 VIRGINIA BULLIARD SURVEY 1483



DATE 1-21-12
 1-21-12



ATTEST:
 CLERK OF THE CITY OF GROVE CITY
 TRANSMITTED TO THE CITY OF GROVE CITY
 BY [Signature] DATE 1/21/12

TOWNSHIP OF JACKSON		ANNEXATION OF 96.694 ACRES	
ISSUED:	DATE:	DATE:	DATE:
CHECKED:	DATE:	DATE:	DATE:
CISO		CISO	
WWW.CISOINC.COM		WWW.CISOINC.COM	
SHEET NO. 1		SHEET NO. 1	

040-010194-00	Dalton & Sara Devine	Corelogic	541 Wingate Place, Mount Sterling, Ohio 43143	6252 Borror Road, Grove City, Ohio 43123
040-010193-00	Dustin K. & Tina M. Sanborn	Corelogic	6266 Borror Road, Grove City, Ohio 43123	6266 Borror Road
160-001642-00	Jeffrey E. & Merrie D. Smith	7356 Harrisburg London Road, Orient, Ohio 43146		1983 London Groveport Road, Grove City, Ohio 43123
160-001644-00	Dennis C. & Sharon B. Bockus	6377 Borror Road, Grove City, Ohio 43123		6377 Borror Road
160-001645-00		2053 London Groveport Road, Grove City, Ohio 43123	946 Timberman Road, Columbus, Ohio 43212	
160-001340-00	Patricia Loyer			
160-001646-00	Samantha Jo & Cody Dalton	Corelogic	2081 London Groveport Road, Grove City, Ohio 43123	2081 London Groveport Road
160-001775-00	Justin M. Snider and Amanda D. Cunningham	2101 London Groveport Road, Grove City, Ohio 43123	2101 London Groveport Road	2101 London Groveport Road
160-001647-00	William D. Lawrence	Corelogic	2125 London Groveport Road, Grove City, Ohio 43123	2125 London Groveport Road
160-001772-00	Justin Hakes, Trustee	2135 London Groveport Road, Grove City, Ohio 43123		2135 London Groveport Road
160-001648-00	David R. & Teresa A. Osterman	2145 London Groveport Road, Grove City, Ohio 43123		2145 London Groveport Road
160-001653-00	Jesus R. & Amber Chalco	2151 London Groveport Road, Grove City, Ohio 43123		2145 London Groveport Road
160-002189-00	James L. & Marilyn Wirth	2157 London Groveport Road, Grove City, Ohio 43123		London Groveport Road
160-000634-00	Brian L. & Andrea Ruede	Post Office Box 18127, Fairfield, Ohio 45018		2157 London Groveport Road
160-001847-00	Ralph M. Morgan and Vivian K. Dooley	Lereta	6025 Borror Road, Grove City, Ohio 43123	6075 Borror Road, Grove City, Ohio 43123
160-001498-00	Richard R. & Jacqueline M. Bonner	5987 Borror Road, Grove City, Ohio 43123		6025 Borror Road
160-002040-00	Jeffrey Louis & Amy Elizabeth Spellacy	Corelogic	5967 Borror Road, Grove City, Ohio 43123	5987 Borror Road
160-002041-00	Kamryn L. & Douglas R. Ream	Corelogic	5963 Borror Road, Grove City, Ohio 43123	5967 Borror Road
160-002173-00	Lora B. & Jay S. Thrun	5961 Borror Road, Grove City, Ohio 43123		5963 Borror Road
160-000129-00	Andrew M. Sweigart	6000 Borror Road, Grove City, Ohio 43123		5961 Borror Road
160-003674-00	Raymond M. & Victoria A. Baer	5964 Borror Road, Grove City, Ohio 43123	5964 Borror Road	6000 Borror Road
160-001402-00	Lisa S. & Michael S. Lewis	Corelogic	6096 Borror Road, Grove City, Ohio 43123	Borror Road
				6096 Borror Road

160-002259-00	Robert D. Potts and Sherlyn Burns	510 Avenue Street, McDonough, Georgia 30253	6100 Borror Road, Grove City, Ohio 43123	6100 Borror Road
160-001277-00	Chris Hough	Corelogic	6180 Borror Road, Grove City, Ohio 43123	6180 Borror Road
160-002264-00	Seth T. Mastrine and Sarah M. Conkel	Corelogic	6194 Borror Road, Grove City, Ohio 43123	6194 Borror Road
160-001183-00	Shelley L. & Rick L. Gibson	Corelogic	6210 Borror Road, Grove City, Ohio 43123	6210 Borror Road
160-001142-00	David A. & Karne S. Terry	6224 Borror Road, Grove City, Ohio 43123		6224 Borror Road
160-001068-00	Daniel R. & Mary S. Lappert	Corelogic		6282 Borror Road, Grove City, Ohio 43123
040-009658-00	Amazing Grace Christian Church	2255 Quail Creek Boulevard, Grove City, Ohio 43123		2255 Quail Creek Boulevard
040-011818-00	Michael & Theresa L. Mason	Union Savings Bank	2392 London Groveport Road, Grove City, Ohio 43123	2392 London Groveport Road
160-000827-00	MW Hoover LLC	3771 Rushmore Drive, Columbus, Ohio 43220	3771 Rushmore Drive	London Groveport Road
160-000150-00	David A. Nelson	Corelogic	2366 London Groveport Road, Grove City, Ohio 43123	2366 London Groveport Road
160-001725-00	Paul G. Fleming	2354 London Groveport Road, Grove City, Ohio 43123		2354 London Groveport Road
				Harris

Parcel ID #	Owner Name	Tax Mailing Address	Owner Mailing Address	Property Address or Site Address
160-001649-00	Gary F. Glover	Corelogic	2173 London Groveport Road, Grove City, Ohio 43123	2173 London Groveport Road
160-001650-00	Raymond E. & Kathy L. Hart	Corelogic	2175 London-Groveport Road, Grove City, Ohio 43123	2175 London-Groveport Road
160-001776-00	Joseph O. Wingard, III and Deborah K. Van Horn	2187 London-Groveport Road, Grove City, Ohio 43123		2187 London-Groveport Road
160-001651-00	Hope Halum	Corelogic	100 Main Street, Grove City, Ohio 43123	2215 London-Groveport Road, Grove City, Ohio 43123
160-000335-00	Charlene Becki	570 South Westgate Avenue, Columbus, Ohio 43204		London-Groveport Road
160-000147-00				
160-001708-00	Paul E. Harris, Jr.	15 Norton Road, Columbus, Ohio 43228	2088 London-Groveport Road, Grove City, Ohio 43123	
160-002869-00	Paul E. Harris, Jr.	2088 London-Groveport Road, Grove City, Ohio 43123		2088 London-Groveport Road
040-005336-00				
040-005335-00	Indian trails Resident Association	Post Office Box 251, Grove City, Ohio 43123		
040-005237-00	Kenneth L. & Beverly K. Adams	6136 Borror Road, Grove City, Ohio 43123		6136 Borror Road
040-005238-00	Christopher S. & Stephanie M. Hines	Corelogic	6152 Borror Road, Grove City, Ohio 43123	6152 Borror Road
040-005239-00	Joan M. Murphy	6166 Borror Road, Grove City, Ohio 43123	6166 Borror Road	6166 Borror Road
040-011385-00	OK Investment Co	Post Office Box 163216, Columbus, Ohio 43216		Quail Creek Boulevard
040-011384-00	Didier T. Emin	Corelogic	2061 Quail Creek Boulevard, Grove City, Ohio 43123	2061 Quail Creek Boulevard
040-011382-00	Joseph A. & Tonya N. Huffman	Corelogic	2085 Quail Creek Boulevard, Grove City, Ohio 43123	2085 Quail Creek Boulevard
040-011381-00	William C. & Jill E. Nichols	2097 Quail Creek Boulevard, Grove City, Ohio 43123	Post Office Box 784, Grove City, Ohio 43123	2097 Quail Creek Boulevard
040-011380-00	John Warren	2647 Elmburg Road, Shelbyville, Kentucky, 40065	1717 Weil Road, Lebanon, Illinois 62254	2109 Quail Creek Boulevard, Grove City, Ohio 43123
040-011379-00	Bradley P. & Maggie L. Behanna	Corelogic	6355 Corbley Road, Apt. 17, Cincinnati, Ohio 45230	2121 Quail Creek Boulevard, Grove City, Ohio 43123
040-011678-00	Douglas D. & Jodi L. Flowers	2133 Quail Creek Boulevard, Grove City, Ohio 43123		2133 Quail Creek Boulevard
040-006074-00	James B. & Nancy Laver	Corelogic	6238 Borror Road, Grove City, Ohio 43123	6238 Borror Road

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

No.: CR-10-22
1st Reading: 03/07/22
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-10-22

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR COLUMBUS POWERSPORTS LOCATED SOUTH OF HOME ROAD AND EAST OF BROADWAY.

WHEREAS, on February 22, 2022, the Planning Commission recommended approval of the Development Plan for Columbus Powersports with the following stipulations:

1. A 36" evergreen hedgerow shall be installed along the east side of the parking lot to screen potential headlight glare onto the adjacent residential area; and
2. Parking lot lighting fixtures shall be decorative, matching the fixtures utilized on the Turnberry Retail Center; and
3. The applicant shall work with the City to dedicate right-of-way on the western side of the site's Home Road frontage to ensure that all public improvements fall within the public right-of-way; and
4. The two parcels currently creating the site (040-002427 and 040-002431) shall be combined.

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 Columbus Powersports located south of Home Road and east of Broadway 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.

Ted A. Berry, 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.



Grove City Planning Commission
FINAL DEVELOPMENT PLAN APPLICATION

Received By:
Grove City Development
Date: 01/05/2022

Please provide the requested
information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Columbus Powersports

PROJECT LOCATION: 2713 Home Road

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-002431-00

ACREAGE AFFECTED BY THIS APPLICATION: 6.651

EXISTING ZONING: C-1 Service Commercial

EXISTING LAND USE: Vacant

PROPOSED ZONING: C-1 Service Commercial

PROPOSED LAND USE: Commercial

FUTURE LAND USE DESIGNATION: Commercial

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Patrick Meldon

3772 South High Street

Columbus, Ohio 43207

Name

Address

City, State, Zip

614-735-7300

patrickmeldon@hotmail.com

Phone

Fax

Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Patrick Meldon

Owner

Columbus Power Sports

Name

Title

Company / Organization

3772 South High Street

Columbus, Ohio 43207

Address

City, State, Zip

614-735-7300

patrickmeldon@hotmail.com

Phone

Fax

Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Craig Stevenson

PE, PS

Harral and Stevenson Civil Engineering and Surveying

Name

Title

Company / Organization

2869 North Court Street

Circleville, Ohio 43113

Address

City, State, Zip

740-497-4432

cstevenson@harralstevenson.com

Phone

Fax

Email

Engineer

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED:

01/05/2022

RECEIVED BY:

H. White

PAYMENT AMOUNT:

\$2100.00

TENTATIVE PC MEETING DATE:

02/08/2022

PC RECOMMENDATION:

CHECK NUMBER:

3473

PROJECT ID NUMBER:

202201050003

CITY'S REVIEW ENGINEER:

CITY'S PLAN REVIEW ENGINEER:

PLANNER IN CHARGE:

T. Barr

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Columbus Powersports

DEVELOPMENT TYPE: Commercial Retail ☒ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐

ACREAGE DISTURBED: 1.10 Acres TOTAL FLOOR AREA: 11,250 S.F.

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 24ft

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 8

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$400,000 ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$150k

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I PATRICK MELDON, the current property owner hereby authorize the applicant PATRICK MELDON / CRAIG STEVENSON to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: [Signature] Date: 1/04/2022

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 4 day of January, 2022.

Official Seal and Signature of Notary Public



JAMI J MELDON
NOTARY PUBLIC
STATE OF OHIO

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Patrick Meldon, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: [Signature] Date: 1/04/2022

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 4 day of January, 2022.

Official Seal and Signature of Notary

NOTARY PU

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning review fee is calculated in accordance with the City's Fee Recovery Policy. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 300.00
Engineering Review Fee: \$ ~~1,782.55~~ 1,800.00
Planning Review Fee: \$ _____
Total Submittal Fee: \$ _____

GROVE CITY 2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the Grove City 2050 Community Plan to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as the following five (5) guiding principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: FINAL DEVELOPMENT PLAN**



PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

- ☒ One signed and notarized application
 - ☒ Appropriate fee (\$300 plus applicable engineering and planning review fees – see [Fee Recovery Policy](#)). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
 - ☒ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
 - ☒ A metes and bounds legal description and survey of the property, stamped by a certified surveyor of the proposed Development Standards Text (if applicable)
 - ☒ If applicable, the following scaled plans showing:
 - a. Cover Page with signature block (see image below)
 - b. Site Plan
 - c. Grading Plan
 - d. Landscape Plan
 - e. Irrigation Plan
 - f. Utility Plan
 - g. Photometric Plan
 - h. Tree Survey
 - i. Demolition Plan
 - j. Site Details
 - k. Stormwater Management (per the [Stormwater Design Manual](#))
- | | |
|-------------------------------------|-------|
| City Administrator | _____ |
| Service Director | _____ |
| Reviewer for the City of Grove City | _____ |
| Fire Department Jackson Township | _____ |
- ☒ If applicable, scaled drawings showing:
 - a. Location of sign(s) and sign type (wall, ground, projecting or window)
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade
 - c. Copy layout and lettering styles (fonts) of signage
 - d. Materials and manufacturer to be used in fabrication
 - e. Total area of sign face (including frame)
 - f. Type of illumination
 - ☒ If applicable, architectural elevations – **in color** – with proposed colors and finish materials noted
 - ☒ If applicable, the preliminary stormwater calculations stamped by a professional engineer
 - ☒ A photograph of the finish material/color samples board (swatches, plans or product specifications)
 - ☒ A materials detail sheet listing material, manufacturer and color for all proposed exterior materials
 - ☒ If applicable, a traffic study indicating potential traffic generation for the proposed site
 - ☒ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at www.grovecityohio.gov/development.



LOCATION MAP
1" = 1 Mile

OWNER INFORMATION

Owner: 040-002431-00, 040-002427-00
 (77 acres are to be combined)
 Address: 6.651 Acres
 Phone: 614-732-7300
 Email: potter@donohoe.com

STANDARD DRAWINGS

The Grove City Standard Drawings listed on this plan shall be considered part of this plan.

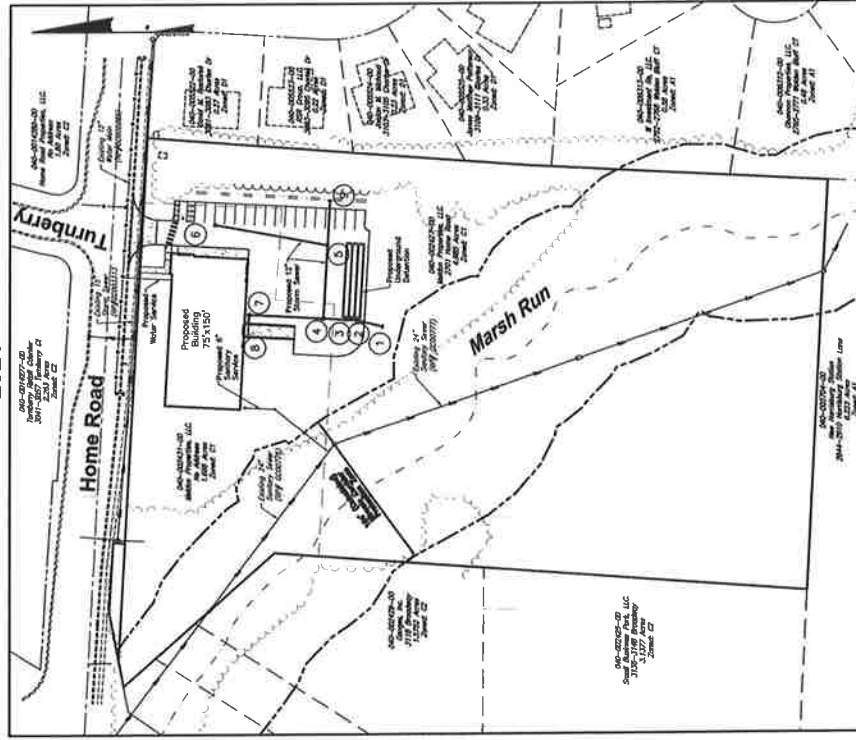
- C-00-42
- C-00-43
- C-00-57B
- C-00-58
- C-00-59
- C-00-60
- C-00-61
- C-00-62
- C-00-63
- C-00-64
- C-00-65
- C-00-66

SITE DATA TABLE

Total Site Area = 6.651 Acres
 Total Developed Area = 1.033 Acres
 Pre-Developed Impervious = 0.11 (1.6 Acres)
 Post-Developed Impervious = 33,535 s.f. (0.77 Acres)



CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO COLUMBUS POWER SPORTS 2701 HOME ROAD FINAL DEVELOPMENT PLAN 2021



INDEX MAP

Scale: 1" = 60 Feet

SHEET INDEX

- Sheet 1 Title Sheet
- Sheet 2 Existing Site Plan and Details
- Sheet 3 Site Plan
- Sheet 4 Site Grading Plan
- Sheet 5 Site Utility Plan

Received By:
 Grove City Development
 Date: 02/16/2022

SCPZ Calculation

147x1.339^{3.0} = 502
 147x1.339^{3.0} = 164
 Drainage Area (DA) is based on information obtained from USGS National Wetlands Inventory (www.nwr.fws.gov)

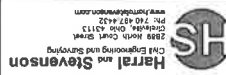
APPROVED BY:
 "City of Grove City" signatures on this plan signify only that the City of Grove City has reviewed the plan and approved the project. All technical details remain the responsibility of the engineer preparing the plans.

Mayor: City of Grove City, Ohio
 City Administrator: City of Grove City, Ohio
 Director of Public Safety: City of Grove City, Ohio
 Director of Public Services: City of Grove City, Ohio
 Approved for the City of Grove City
 Council: Jackson Township Fire Department

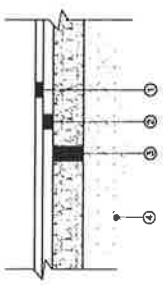
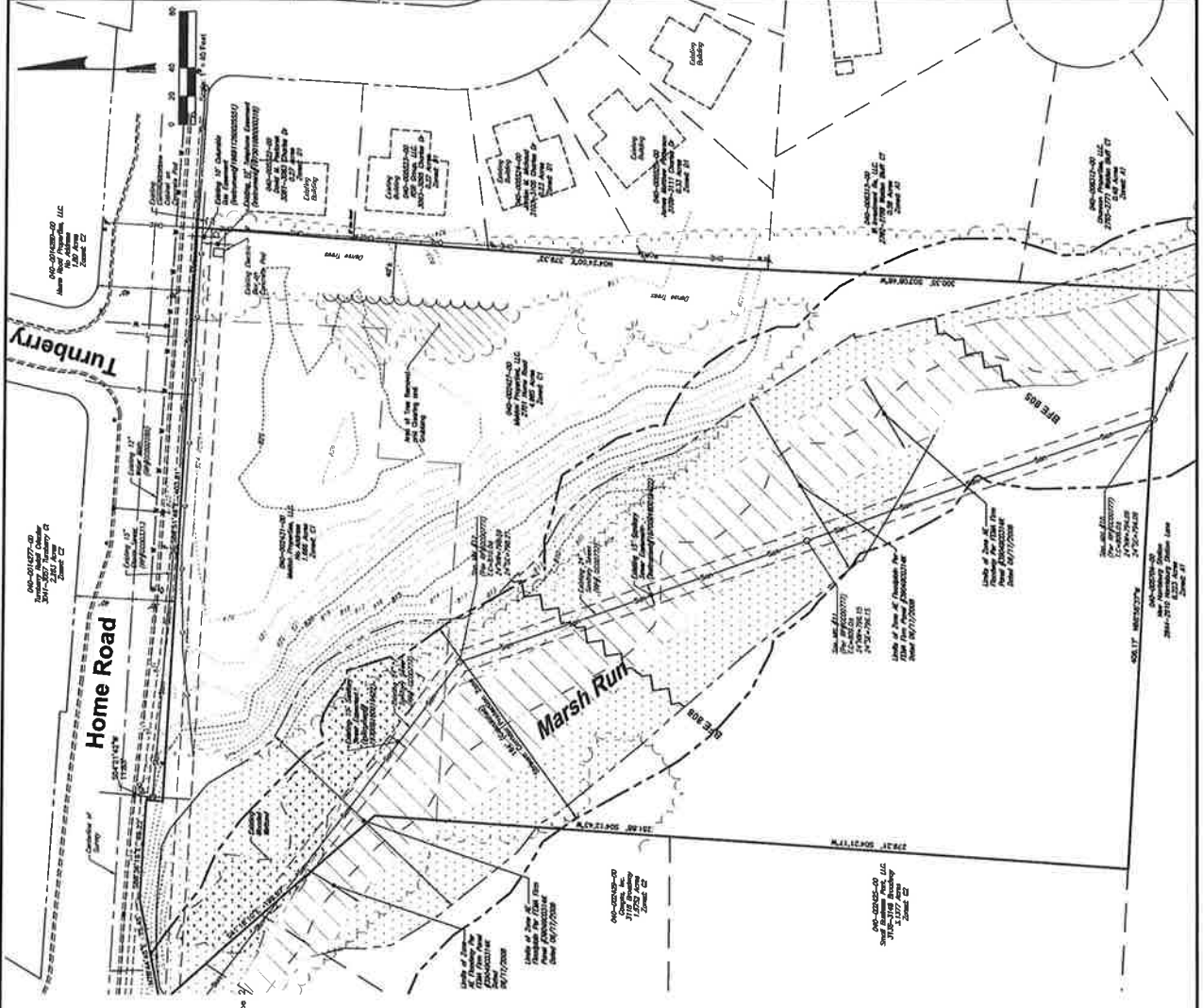


Prepared By:
 Harral and Stevenson
 Civil Engineering and Surveying
 2940 North Central Expressway, Suite 100
 Columbus, Ohio 43215
 www.harralandstevenson.com

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
 COLUMBUS POWER SPORTS
 FINAL DEVELOPMENT PLAN
 INDEX MAP, LOCATION MAP AND ESTIMATED QUANTITIES

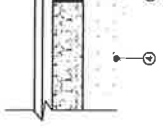


Sheet: 1/5
 Date: Feb. 4, 2022
 Scale: 1"=60'



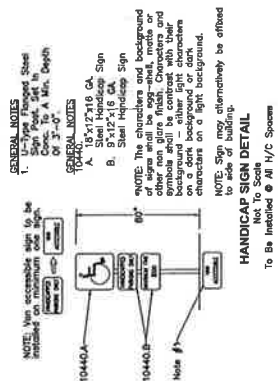
- LEGEND**
- ① 6" of Plain Portland Cement Concrete Pavement, Item 422
 - ② 4" of Aggregate Base, Item 304
 - ③ Compacted Subgrade, Item 204

CONCRETE SECTION
Not to Scale



- LEGEND**
- ① 1 1/2" of Asphalt Concrete, Item 448 Surface Course, Type 1
 - ② 2 1/2" of Asphalt Concrete, Item 448 Intermediate Course, Type 2
 - ③ 10" Aggregate Base, Item 304
 - ④ Compacted Subgrade, Item 204

ASPHALT PAVEMENT SECTION
Not to Scale



Received By:
Grove City Development
Date: 02/16/2022



PERSPECTIVE

COLUMBUS
POWERSPORTS
Prelim Status

DATE: 02-15-22
BY: SRH
REVISION: 1
PROJECT: 18-024-000
SHEET: 18-024-000-01
GOLDEN GIANT
SPANNING THE GAP
RENDER: 02/15/2022

DATE: 2-15-22
DRAWN BY: SRH
CHECKED BY: SRH
SCALE: 1/8"=1'-0"
SHEET: 2750P
1

COLUMBUS
POWERSPORTS

DATE	07	05/05/2014	05/05/2014
REVIS	01	05/05/2014	05/05/2014
NOI	01	05/05/2014	05/05/2014
01	01	05/05/2014	05/05/2014
02	01	05/05/2014	05/05/2014
03	01	05/05/2014	05/05/2014
04	01	05/05/2014	05/05/2014
05	01	05/05/2014	05/05/2014
06	01	05/05/2014	05/05/2014
07	01	05/05/2014	05/05/2014
08	01	05/05/2014	05/05/2014
09	01	05/05/2014	05/05/2014
10	01	05/05/2014	05/05/2014
11	01	05/05/2014	05/05/2014
12	01	05/05/2014	05/05/2014
13	01	05/05/2014	05/05/2014
14	01	05/05/2014	05/05/2014
15	01	05/05/2014	05/05/2014
16	01	05/05/2014	05/05/2014
17	01	05/05/2014	05/05/2014
18	01	05/05/2014	05/05/2014
19	01	05/05/2014	05/05/2014
20	01	05/05/2014	05/05/2014
21	01	05/05/2014	05/05/2014
22	01	05/05/2014	05/05/2014
23	01	05/05/2014	05/05/2014
24	01	05/05/2014	05/05/2014
25	01	05/05/2014	05/05/2014
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29	01	05/05/2014	05/05/2014
30	01	05/05/2014	05/05/2014
31	01	05/05/2014	05/05/2014
32	01	05/05/2014	05/05/2014
33	01	05/05/2014	05/05/2014
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35	01	05/05/2014	05/05/2014
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37	01	05/05/2014	05/05/2014
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39	01	05/05/2014	05/05/2014
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42	01	05/05/2014	05/05/2014
43	01	05/05/2014	05/05/2014
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45	01	05/05/2014	05/05/2014
46	01	05/05/2014	05/05/2014
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49	01	05/05/2014	05/05/2014
50	01	05/05/2014	05/05/2014
51	01	05/05/2014	05/05/2014
52	01	05/05/2014	05/05/2014
53	01	05/05/2014	05/05/2014
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57	01	05/05/2014	05/05/2014
58	01	05/05/2014	05/05/2014
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60	01	05/05/2014	05/05/2014
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62	01	05/05/2014	05/05/2014
63	01	05/05/2014	05/05/2014
64	01	05/05/2014	05/05/2014
65	01	05/05/2014	05/05/2014
66	01	05/05/2014	05/05/2014
67	01	05/05/2014	05/05/2014
68	01	05/05/2014	05/05/2014
69	01	05/05/2014	05/05/2014
70	01	05/05/2014	05/05/2014
71	01		

OLDEN  **SYSTEMS**
15500 S. Wilson Drive
O. Box 309
Kenilworth, OH 44136
www.oldensystems.com

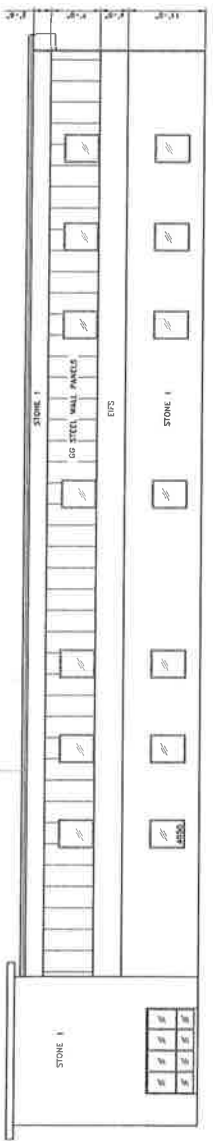
office: 419-674-4036
office: 800-828-1200
fax: 419-573-1784

DATE: 1/27/22

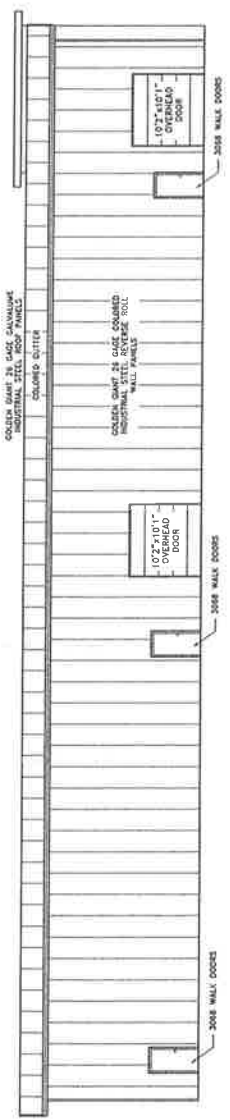
DRAWN BY: STEPHANIE HILLER

JOB NO. 2750P

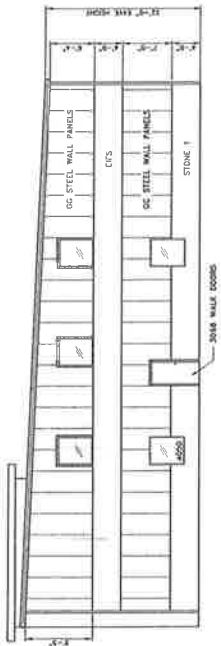
SHEET 52



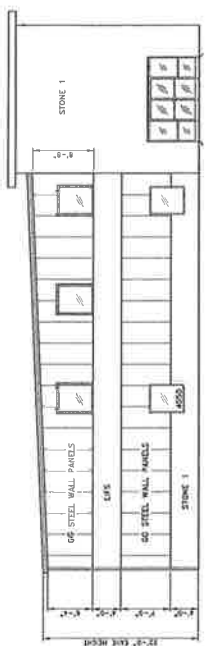
FRONT SIDEWALL ELEVATION
SCALE: 1" = 1'0"



BACK SIDEWALL ELEVATION
SCALE: 1" = 1'-0"



RIGHT ENDWALL ELEVATION
SCALE: 1" = 1'0"



LEFT ENDWALL ELEVATION
SCALE: $\frac{1}{4}'' = 1'0''$

Date: 02/15/22
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Boso
Sponsor: Mr. Holt
Emergency: 30 Days:
Current Expense: XX

No.: C-14-22
1st Reading: 02/22/22
Public Notice: 02/23/22
2nd Reading: 03/07/22
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-14-22

AN ORDINANCE TO APPROPRIATE \$700,000.00 FROM THE PINNACLE TAX INCREMENT FINANCING FUND FOR THE CURRENT EXPENSE OF IMPROVEMENTS TO BUCKEYE PARKWAY

WHEREAS, on July 19, 2004, City Council adopted Resolution No. CR-52-04, approving the Pinnacle Club Economic Development Plan; and

WHEREAS, in furtherance of the Economic Development Plan, and pursuant to Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 and Ordinance No. C-86-04, adopted by Council on September 20, 2004, the City created three incentive districts; and

WHEREAS, the City is authorized to use Pinnacle Tax Increment Financing Revenue for public infrastructure improvements that benefit the Development Area; and

WHEREAS, this Council, for and on behalf of the Pinnacle Tax Increment Financing Development Area, desires to fund and complete certain public infrastructure improvements for Buckeye Parkway from Holton Road to Borror Road.

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

SECTION 1. This Council hereby determines the proposed infrastructure improvements benefit the Pinnacle Tax Increment Financing Development Area.

SECTION 2. There is hereby appropriated \$700,000.00 from the unappropriated monies of the Pinnacle Tax Increment Financing Fund to account number 203000.578000 for current expense of funding and completing certain public infrastructure improvements for Buckeye Parkway from Holton Road to Borror Road.

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

Ted A. Berry, 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.

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

Stephen J. Smith, Director of Law

Michael A. Turner, Director of Finance

Date: _____
Introduced By: _____
Committee: _____
Originated By: _____
Sponsor: _____
Emergency: ___ 30 Days: ___
Current Expense: _____

No.: _____ C- 15 - 22
1st Reading: 03 /07 /22
Public Notice: 0 / /22
2nd Reading: 03/21/22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C- 15 -22

AN ORDINANCE TO APPROPRIATE \$80,000 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF ROOF REPAIRS TO THE GROVE CITY WELCOME CENTER AND MUSEUM

WHEREAS, on February 22, 2022, City Council adopted Resolution No. CR-07-22, waiving the competitive bidding threshold of Section 139.05 of Grove City Codified Ordinances for emergency roof repairs to the Grove City Welcome Center and Museum; and

WHEREAS, the City has obtained funding for the project through a grant from the Ohio Facilities Construction Commission; and

WHEREAS, the City will use 2022 general operating expense budget dollars to enter into a construction contract and begin repairs to the Grove City Welcome Center and Museum; and

WHEREAS, the administration requests an appropriation in the amount of \$80,000 to replenish the general operating expense budget to its approved level.

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

SECTION 1. There is hereby appropriated \$80,000 from the unappropriated monies of the General Fund to account number 100090.542200 for current expense of roof repairs to the Grove City Welcome Center and Museum.

SECTION 2. This Ordinance shall take effect and be in force from and after the earliest date permitted by law.

Ted A. Berry, 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

Date: _____
Introduced By: _____
Committee: _____
Originated By: _____
Sponsor: _____
Emergency: ___ 30 Days: ___
Current Expense: _____

No.: _____ C- 16 - 22
1st Reading: 03 / 07 / 22
Public Notice: 0 / / 22
2nd Reading: 03 / 21 / 22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C- 16 -22

AN ORDINANCE TO APPROPRIATE \$5,000 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF JOINING BROADBAND ACCESS OHIO AS A SPONSORING MEMBER

WHEREAS, municipalities, counties, and other political entities throughout Ohio are owner operators of broadband networks; and

WHEREAS, these public entities have successfully filled a need of broadband to their communities; and

WHEREAS, the City funded a significant investment in providing a high speed broadband network at its own risk in order to enhance access to reliable broadband to the underserved; and

WHEREAS, the City desires to continue providing this valuable service; and

WHEREAS, Broadband Access Ohio was formed in order to be a united front in protecting public broadband and will advocate for robust broadband throughout Ohio; and

WHEREAS, the City will join the newly formed association as a Sponsoring Member.

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

SECTION 1. There is hereby appropriated \$5,000 from the unappropriated monies of the General Fund to account number 100120.551000 for current expense of becoming a member of Broadband Access Ohio.

SECTION 2. This Ordinance shall take effect and be in force from and after the earliest date permitted by law.

Ted A. Berry, 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

Date: _____
Introduced By: _____
Committee: _____
Originated By: _____
Sponsor: _____
Emergency: ___ 30 Days: ___
Current Expense: _____

No.: _____ C- 17 - 22
1st Reading: 03/07/22
Public Notice: 0 / /22
2nd Reading: 03 / 21 /22
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C- 17 -22

AN ORDINANCE TO AMEND SECTION 194.18 OF THE CODIFIED ORDINANCES OF GROVE CITY TITLED INTEREST AND PENALTIES

WHEREAS, as currently drafted, H.B. No. 519 would prevent municipalities, who require mandatory filing for municipal tax purposes, from applying late fees on those taxpayers who fail to file when no municipal income tax is due; and

WHEREAS, the City is concerned that the current language of the legislation will significantly weaken its ability to enforce compliance with tax filing requirements; and

WHEREAS, current late filing penalties have been extremely effective in addressing those individuals who willfully refuse to file; and

WHEREAS, the City's current practice is to issue a one-time waiver of penalties for taxpayers who fail to file out of lack of familiarity with filing requirements upon payment of all taxes owed and acknowledgement of obligation to file future timely returns.

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

SECTION 1. Effective for tax years beginning on or after January 1, 2021, SECTION 194.18(c)(3) is hereby amended to read:

- (3) With respect to returns other than estimated income tax returns, Grove City may impose a penalty of twenty five dollars (\$25.00) for each failure to timely file each return, regardless of the liability shown thereon for each month, or any fraction thereof, during which the return remains unfiled regardless of the liability shown thereon. ~~The penalty shall not exceed one hundred and fifty dollars (\$150.00) for each failure.~~
- A. In the case of the income tax returns of individuals, no penalty for the failure to file a timely income tax return shall be imposed for the first return not filed timely with the tax administrator when the first failure to timely file an income tax return occurs after the effective date of this provision.
- B. In the case of the income tax returns of individuals, the penalty for each failure to file a timely income tax return with a tax administrator after the first return not timely filed shall not exceed fifty dollars.
- C. In the case of all other returns, the penalty shall not exceed one hundred fifty dollars for each failure.

SECTION 2. This Ordinance shall take effect and be in force from and after the earliest date permitted by law.

Ted A. Berry, 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