

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

December 04, 2017

6:30 - Caucus

7:00 - Reg. Meet.

Presentations:

FINANCE: Mr. Davis

- Ordinance C-58-17 Providing for the Issuance and Sale of Notes in the Maximum Principal Amount of \$6,000,000.00 in the anticipation of the Issuance of Bonds, for the purpose of Paying the Costs of Improving and Extending Columbus Street between Certain Termini by constructing certain roadway improvements, including widening, opening, improving, excavating, grading, draining, paving, extending, or changing the line of roads, streets, sidewalks, alleys or curbs and gutters and landscaping, any related public utility improvements, street lighting, traffic signalization, electrical lines, and signage and Acquiring necessary Real Estate and Interests therefore, together with all necessary and related appurtenances thereto. Second reading and public hearing.
- Ordinance C-62-17 Appropriate \$6,000.00 from the Senior Nutrition Fund for Current Expenses. First reading.
- Ordinance C-63-17 Authorize the City Administrator to Convey Excess Personal Property to the Village of Zaleski, Ohio. First reading.
- Ordinance C-64-17 Amend Section 194.06 of the Codified Ordinances titled Credit for Tax Paid to Other Municipalities. First reading.

SAFETY: Mr. Robinette

- Ordinance C-59-17 Amend Various Sections of Chapter 1411 to Adopt the 2018 International Property Maintenance Code by Reference with Certain Administrative and Technical Amendments to suit the particular needs of Grove City. Second reading and public hearing.
- Ordinance C-60-17 Repeal and Replace Chapter 1325 titled Swimming Pools with the 2018 International Swimming Pool and Spa Code by Reference with Certain Administrative and Technical Amendments to Suit the Particular Needs of Grove City. Second reading and public hearing.

LANDS: Mr. Bennett

- Ordinance C-61-17 Accept the Plat of Becknell SouthPark Place located at 3265 SouthPark Place. Second reading and public hearing.
- Ordinance C-65-17 Approve the Rezoning of 6.584 acres located at 2384 Stringtown Road from C-2 to PUD-R with Zoning Text. First reading.
- Resolution CR-49-17 Approve the Preliminary Development Plan for Beulah Park located South of Southwest Blvd. and East of Demorest Road.

Date: 11/14/17
Introduced By: Mr. Davis
Committee: Finance
Originated By: Legal
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-58-17
1st Reading: 11/20/17
Public Notice: 11/23/17
2nd Reading: 12/04/17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-58-17

AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOTES IN THE MAXIMUM PRINCIPAL AMOUNT OF \$6,000,000, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING THE COSTS OF IMPROVING AND EXTENDING COLUMBUS STREET BETWEEN CERTAIN TERMINI BY CONSTRUCTING CERTAIN ROADWAY IMPROVEMENTS, INCLUDING WIDENING, OPENING, IMPROVING, EXCAVATING, GRADING, DRAINING, PAVING, EXTENDING, OR CHANGING THE LINE OF ROADS, STREETS, SIDEWALKS, ALLEYS, OR CURBS AND GUTTERS, AND LANDSCAPING, ANY RELATED PUBLIC UTILITY IMPROVEMENTS, STREET LIGHTING, TRAFFIC SIGNALIZATION, ELECTRICAL LINES AND SIGNAGE, AND ACQUIRING NECESSARY REAL ESTATE AND INTERESTS THEREFOR, TOGETHER WITH ALL NECESSARY AND RELATED APPURTENANCES THERETO

WHEREAS, this Council has requested that the Director of Finance, as fiscal officer of this City, certify the estimated life or period of usefulness of the Improvement described in Section 1 and the estimated maximum maturity of the Bonds described in Section 1; and

WHEREAS, the Director of Finance has certified to this Council that the estimated life or period of usefulness of the Improvement described in Section 1 is at least five years, the estimated maximum maturity of the Bonds described in Section 1 is at least twenty (20) years, and the maximum maturity of the Notes described in Section 3, to be issued in anticipation of the Bonds, is two hundred forty (240) months;

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

SECTION 1. It is necessary to issue bonds of this City in the maximum principal amount of \$6,000,000 (the "*Bonds*") for the purpose of paying the costs of improving and extending Columbus Street between certain termini by constructing certain roadway improvements, including widening, opening, improving, excavating, grading, draining, paving, extending, or changing the line of roads, streets, sidewalks, alleys, or curbs and gutters, and landscaping, any related public utility improvements, street lighting, traffic signalization, electrical lines and signage, and acquiring necessary real estate and interests therefor, together with all necessary and related appurtenances thereto (the "*Improvement*").

SECTION 2. The Bonds shall be dated approximately January 1, 2019, shall bear interest at the now estimated rate of 6.00% per year, payable semiannually until the principal amount is paid, and are estimated to mature in twenty (20) annual principal installments on December 1 of each year and in such amounts that the total principal and interest payments on the Bonds, in any fiscal year in which principal is payable, shall be substantially equal. The first principal payment of the Bonds is estimated to be December 1, 2019.

SECTION 3. It is necessary to issue and this Council determines that notes in the maximum principal amount of \$6,000,000 (the "*Notes*") shall be issued in anticipation of the issuance of the Bonds for the purpose described in Section 1 and to pay the costs of the Improvement and any financing costs. The principal amount of Notes to be issued (not to exceed the stated maximum amount) shall be determined by the Director of Finance in the certificate awarding the Notes in accordance with Section 6 of this Ordinance (the "*Certificate of*").

Award") as the amount which, along with other available funds of the City, is necessary to pay the costs of the Improvement and any financing costs. The Notes shall be dated the date of issuance and shall mature not more than one year following the date of issuance; *provided* that the Director of Finance shall establish the maturity date in the Certificate of Award. The Notes shall bear interest at a rate or rates not to exceed 6.00% per year (computed on the basis of a 360-day year consisting of twelve 30-day months), payable at maturity and until the principal amount is paid or payment is provided for. The rate or rates of interest on the Notes shall be determined by the Director of Finance in the Certificate of Award in accordance with Section 6 of this Ordinance.

SECTION 4. The debt charges on the Notes shall be payable in lawful money of the United States of America, or in Federal Reserve funds of the United States of America as determined by the Director of Finance in the Certificate of Award, and shall be payable, without deduction for services of the City's paying agent, at the office of a bank or trust company designated by the Director of Finance in the Certificate of Award after determining that the payment at that bank or trust company will not endanger the funds or securities of the City and that proper procedures and safeguards are available for that purpose or at the office of the Director of Finance if agreed to by the Director of Finance and the original purchaser (the "*Paying Agent*"). The Director of Finance is authorized, to the extent necessary or appropriate, to enter into an agreement with the Paying Agent in connection with the services to be provided by the Paying Agent after determining that the signing thereof will not endanger the funds or securities of the City.

SECTION 5. The Notes shall be signed by the Mayor and Director of Finance in the name of the City and in their official capacities, *provided* that one of those signatures may be a facsimile. The Notes shall be issued in minimum denominations of \$100,000 (and may be issued in denominations in such amounts in excess thereof as requested by the original purchaser and approved by the Director of Finance) and with numbers as requested by the original purchaser and approved by the Director of Finance. The entire principal amount may be represented by a single note and may be issued as fully registered securities (for which the Director of Finance will serve as note registrar) and in book entry or other uncertificated form in accordance with Section 9.96 and Chapter 133 of the Ohio Revised Code if it is determined by the Director of Finance that issuance of fully registered securities in that form will facilitate the sale and delivery of the Notes. The Notes shall not have coupons attached, shall be numbered as determined by the Director of Finance and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to this Ordinance. As used in this Section and this Ordinance:

"*Book entry form*" or "*book entry system*" means a form or system under which (a) the ownership of beneficial interests in the Notes and the principal of and interest on the Notes may be transferred only through a book entry, and (b) a single physical Note certificate in fully registered form is issued by the City and payable only to a Depository or its nominee as registered owner, with the certificate deposited with and "*immobilized*" in the custody of the Depository or its designated agent for that purpose. The book entry maintained by others than the City is the record that identifies the owners of beneficial interests in the Notes and that principal and interest.

"*Depository*" means any securities depository that is a clearing agency registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its Participants or otherwise, a book entry system to record ownership of beneficial interests in the Notes or the principal of and interest on the Notes, and to effect transfers of the Notes, in book entry form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

"*Participant*" means any participant contracting with a Depository under a book entry system and includes securities brokers and dealers, banks and trust companies and clearing corporations.

The Notes may be issued to a Depository for use in a book entry system and, if and as long as a book entry system is utilized, (a) the Notes may be issued in the form of a single Note made payable to the Depository or its nominee and immobilized in the custody of the Depository or its agent for that purpose; (b) the beneficial owners in book entry form shall have no right to receive the Notes in the form of physical securities or certificates; (c) ownership of beneficial interests in book entry form shall be shown by book entry on the system maintained and operated by the Depository and its Participants, and transfers of the ownership of beneficial interests shall be made only by book entry by the Depository and its Participants; and (d) the Notes as such shall not be transferable or exchangeable, except for transfer to another Depository or to another nominee of a Depository, without further action by the City.

If any Depository determines not to continue to act as a Depository for the Notes for use in a book entry system, the Director of Finance may attempt to establish a securities depository/book entry relationship with another qualified Depository. If the Director of Finance does not or is unable to do so, the Director of Finance, after making provision for notification of the beneficial owners by the then Depository and any other arrangements deemed necessary, shall permit withdrawal of the Notes from the Depository, and shall cause the Notes in bearer or payable form to be signed by the officers authorized to sign the Notes and delivered to the assigns of the Depository or its nominee, all at the cost and expense (including any costs of printing), if the event is not the result of City action or inaction, of those persons requesting such issuance.

The Director of Finance is also hereby authorized and directed, to the extent necessary or required, to enter into any agreements determined necessary in connection with the book entry system for the Notes, after determining that the signing thereof will not endanger the funds or securities of the City.

SECTION 6. The Notes shall be sold at not less than par plus accrued interest (if any) at private sale by the Director of Finance in accordance with law and the provisions of this Ordinance. The Director of Finance shall sign the Certificate of Award referred to in Section 3 fixing the interest rate or rates which the Notes shall bear and evidencing that sale to the original purchaser, cause the Notes to be prepared, and have the Notes signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Notes if requested by the original purchaser, to the original purchaser upon payment of the purchase price. The Mayor, the City Administrator, the Director of Finance, the Director of Law, the Clerk of Council and other City officials, as appropriate, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this Ordinance. The Director of Finance is authorized, if it is determined to be in the best interest of the City, to combine the issue of Notes with one or more other note issues of the City into a consolidated note issue pursuant to Section 133.30(B) of the Ohio Revised Code.

SECTION 7. The proceeds from the sale of the Notes received by the City (or withheld by the original purchaser or deposited with the Paying Agent, in each case on behalf of the City) shall be paid into the proper fund or funds, and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. The Certificate of Award may authorize the original purchaser to (a) withhold certain proceeds from the sale of the Notes or (b) remit certain proceeds from the sale of the Notes to the Paying Agent, in each case to provide for the payment of certain financing costs on behalf of the City. If proceeds are remitted to the Paying Agent in accordance with this Section 7, the Paying Agent shall be authorized to create a fund in accordance with the Certificate of Award for that purpose. Any portion of those proceeds received by the City (after payment of those financing costs) representing premium or accrued interest shall be paid into the Bond Retirement Fund.

SECTION 8. The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.

SECTION 9. During the year or years in which the Notes are outstanding, there shall be levied on all the taxable property in the City, in addition to all other taxes, the same tax that would have been levied if the Bonds had been issued without the prior issuance of the Notes. The tax shall be within the four-mill limitation imposed by the Charter of the City, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Notes or the Bonds when and as the same fall due.

In each year to the extent receipts from the municipal income tax are available for the payment of the debt charges on the Notes or the Bonds and are appropriated for that purpose, the amount of the tax shall be reduced by the amount of such receipts so available and appropriated in compliance with the following covenant. To the extent necessary, the debt charges on the Notes or the Bonds shall be paid from municipal income taxes lawfully available therefor under the Constitution and the laws of the State of Ohio and the Charter of the City; and the City hereby covenants, subject and pursuant to such authority, including particularly Section 133.05(B)(7) of the Ohio Revised Code, to appropriate annually from such municipal income taxes such amount as is necessary to meet such annual debt charges.

Nothing in the preceding paragraph in any way diminishes the irrevocable pledge of the full faith and credit and general property taxing power of the City to the prompt payment of the debt charges on the Notes and the Bonds.

SECTION 10. The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Notes in such manner and to such extent as may be necessary so that (a) the Notes will not (i) constitute private activity bonds or arbitrage bonds under Sections 141 or 148 of the Internal Revenue Code of 1986, as amended (the "*Code*") or (ii) be treated other than as bonds the interest on which is excluded from gross income under Section 103 of the Code, and (b) the interest on the Notes will not be an item of tax preference under Section 57 of the Code.

The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Notes to be and remain excluded from gross income for federal income tax purposes, (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Notes to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports and (v) refrain from certain uses of those proceeds, and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code.

The Director of Finance or any other officer of the City having responsibility for issuance of the Notes is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Notes as the City is permitted to or required to make or give under the federal income tax laws, including, without limitation thereto, any of the elections available under Section 148 of the Code, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Notes

or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments or penalties with respect to the Notes, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments with respect to the Notes, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Notes, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Notes, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Notes. The Director of Finance or any other officer of the City having responsibility for issuance of the Notes is specifically authorized to designate the Notes as "qualified tax-exempt obligations" if such designation is applicable and desirable, and to make any related necessary representations and covenants.

SECTION 11. The Director of Finance is authorized to request a rating for the Notes from Moody's Investors Service, Inc. or S&P Global Ratings, or both, as the Director of Finance determines is in the best interest of the City. The expenditure of the amounts necessary to secure any such ratings as well as to pay the other financing costs (as defined in Section 133.01 of the Ohio Revised Code) in connection with the Notes is hereby authorized and approved and the amounts necessary to pay those costs are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

SECTION 12. The legal services of the law firm of Squire Patton Boggs (US) LLP are hereby retained. Those legal services shall be in the nature of legal advice and recommendations as to the documents and the proceedings in connection with the authorization, sale and issuance of the Notes and securities issued in renewal of the Notes and rendering at delivery related legal opinions, all as set forth in the form of engagement letter from that firm which is now on file in the office of the Clerk of Council. In providing those legal services, as an independent contractor and in an attorney-client relationship, that firm shall not exercise any administrative discretion on behalf of this City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, any county or municipal corporation or of this City, or the execution of public trusts. For those legal services that firm shall be paid just and reasonable compensation and shall be reimbursed for actual out-of-pocket expenses incurred in providing those legal services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

SECTION 13. The services of H.J. Umbaugh & Associates, Certified Public Accountants, LLP, as municipal advisor, are hereby retained. The municipal advisory services shall be in the nature of financial advice and recommendations in connection with the issuance and sale of the Notes. In rendering those municipal advisory services, as an independent contractor, that firm shall not exercise any administrative discretion on behalf of the City in the formulation of public policy, expenditure of public funds, enforcement of laws, rules and regulations of the State, the City or any other political subdivision, or the execution of public trusts. That firm shall be paid just and reasonable compensation for those municipal advisory services and shall be reimbursed for the actual out-of-pocket expenses it incurs in rendering those municipal advisory services. The Director of Finance is authorized and directed to make appropriate certification as to the availability of funds for those fees and any reimbursement and to issue an appropriate order for their timely payment as written statements are submitted by that firm. The amounts necessary to pay those fees and any reimbursement are

hereby appropriated from the proceeds of the Notes, if available, and otherwise from available moneys in the General Fund.

SECTION 14. The Clerk of Council is directed to promptly deliver or cause to be delivered a certified copy of this Ordinance to the County Auditor of Franklin County, Ohio.

SECTION 15. This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Notes in order to make them legal, valid and binding general obligations of the City have been performed and have been met, or will at the time of delivery of the Notes have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 9) of the City are pledged for the timely payment of the debt charges on the Notes; and that no charter, statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

SECTION 16. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and of any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Section 121.22 of the Ohio Revised Code.

SECTION 17. This Ordinance shall be in full force and effect on the earliest date permitted by law.

Roby Schottke, President of Council

Passed: _____, 2017

Richard L. Stage, Mayor

Effective: _____, 2017

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this Ordinance is correct as to form.

Stephen J. Smith, Director of Law

FISCAL OFFICER'S CERTIFICATE

To the Council of the City of Grove City, Ohio:

As fiscal officer of the City of Grove City, Ohio, I certify in connection with your proposed issuance of notes in the maximum principal amount of \$6,000,000 (the "*Notes*"), to be issued in anticipation of the issuance of bonds (the "*Bonds*") for the purpose of paying the costs of improving and extending Columbus Street between certain termini by constructing certain roadway improvements, including widening, opening, improving, excavating, grading, draining, paving, extending, or changing the line of roads, streets, sidewalks, alleys, or curbs and gutters, and landscaping, any related public utility improvements, street lighting, traffic signalization, electrical lines and signage, and acquiring necessary real estate and interests therefor, together with all necessary and related appurtenances thereto (the "*Improvement*").

1. The estimated life or period of usefulness of the Improvement is at least five years.

2. The estimated maximum maturity of the Bonds, calculated in accordance with Section 133.20 of the Revised Code, is at least twenty (20) years. If and to the extent a portion of the proceeds of the Bonds may be determined to be allocated to a class or classes having a maximum maturity of less than twenty (20) years but in excess of five years, then the maximum maturity of the Bonds would still be at least twenty (20) years by reason of a sufficient portion of the proceeds of the Bonds allocated to a class or classes having a maximum maturity or an estimated period of usefulness in excess of twenty (20) years. If notes in anticipation of the Bonds are outstanding later than the last day of December of the fifth year following the year of issuance of the original issue of notes, the period in excess of those five years shall be deducted from that maximum maturity of the Bonds.

3. The maximum maturity of the Notes is two hundred forty (240) months.

Dated: November 15, 2017



Director of Finance
City of Grove City, Ohio

Date: 11/27/17
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Turner
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No.: C-62-17
1st Reading: 12/04/17
Public Notice: 12/07/17
2nd Reading: 12/18/17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-62-17

AN ORDINANCE TO APPROPRIATE \$6,000.00 FROM THE SENIOR NUTRITION FUND FOR CURRENT EXPENSES

WHEREAS, the Senior Nutrition Fund was established to account for the receipt and expenditure of donations for senior nutrition programs of the City; and

WHEREAS, LifeCare Alliance administers Meals on Wheels and a senior dining site at the Evans Center to provide hot nutritional meals for homebound residents and adults aged 55+ in Grove City and Jackson Township; and

WHEREAS, approximately 300 people per month are served on a daily basis through these programs in Grove City and Jackson Township; and

WHEREAS, the annual Mayors Cup Golf outing raised approximately \$8,000 above and beyond program expenses; and

WHEREAS, combining a supplemental appropriation of \$6,000 with current available appropriations of \$2,000 will allow for a donation of \$8,000 to LifeCare Alliance.

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

SECTION 1. There is hereby appropriated \$6,000.00 from the unappropriated monies of the Senior Nutrition Fund to account number 108000.559000.

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

Roby Schottke, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

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: 11/28/17
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mayor
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No. : C-63-17
1st Reading: 12/04/17
Public Notice: 12/07/17
2nd Reading: 12/18/17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-63-17

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO CONVEY EXCESS PERSONAL PROPERTY TO THE VILLAGE OF ZALESKI, OHIO

WHEREAS, the City has a 2004 Chevrolet Impala (VIN# 2G1WF55K949352658) that is no longer needed for City business; and

WHEREAS, the vehicle will be used for public purposes by the Village of Zaleski, Ohio.

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

SECTION 1. Pursuant to Section 133.05(b), Council approves the donation of the 2004 Chevrolet Impala (VIN# 2G1WF55K949352658) to the Village of Zaleski, Ohio.

SECTION 2. The City Council hereby authorizes the City Administrator to take all necessary actions to convey, at no cost, the vehicle described above.

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

Roby Schottke, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 11/28/17
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Turner
Approved: Mr. Boso
Emergency: 30 Days: XX
Current Expense: _____

No.: C-64-17
1st Reading: 12/04/17
Public Notice: 12/07/17
2nd Reading: 12/18/17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-64-17

AN ORDINANCE TO AMEND SECTION 194.06 OF THE CODIFIED ORDINANCES OF THE CITY OF GROVE CITY TITLED CREDIT FOR TAX PAID TO OTHER MUNICIPALITIES

WHEREAS, the State of Ohio, 130th General Assembly, House Bill 5 effective 3/23/2015 and applicable to taxable years beginning on or after 1/1/2016, required municipalities to adopt new Income Tax regulations; and

WHEREAS, Council adopted a new Chapter 194 by passing Ord. C85-15 on 11/16/2015 to adhere to such requirements; and

WHEREAS, it is necessary to provide clarification to Section 194.06, as permitted by State Law.

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

SECTION 1. Section 194.06 is hereby amended, in part, as follows:

194.06 CREDIT FOR TAX PAID ~~TO OTHER MUNICIPALITIES~~.

(a) Every individual taxpayer domiciled in Grove City who is required to and does pay, or has acknowledged liability for, a municipal tax to another municipality on or measured by the same income, qualifying wages, commissions, net profits of the resident or other compensation taxable under this chapter may claim a nonrefundable credit upon satisfactory evidence of the tax paid to the other municipality. Subject to subsection (c), the credit shall not exceed the tax due Grove City under this chapter on the resident's income earned in the other municipality.

(c) If the amount of tax withheld or paid to the other municipality is less than the amount of tax required to be withheld or paid to the other municipality, then for purposes of subsection (a), "the income, qualifying wages, commissions, net profits of the resident or other compensation" subject to tax in the other municipality shall be limited to the amount computed by dividing the tax withheld or paid to the other municipality by the tax rate for that municipality.

(d) Every individual taxpayer domiciled in Grove City whose income subject to the tax imposed by this Chapter includes the resident's distributive share of the net profit of pass-through entities owned directly or indirectly by the resident, may claim a non-refundable credit upon satisfactory evidence of municipal tax paid by the pass-through entities to that municipality. The credit shall not exceed the lesser of:

- (1) The tax due Grove City under this chapter on the aggregate distributive share of net profit of pass-through entities subject to tax in that municipality

reduced by any net operating loss attributable to the resident's ownership interest in a pass-through entity and generated in or allowed as a deduction against net profits generated in that municipality and further reduced by the aggregate net operating loss of the resident, if any, generated in or allowed as a deduction against net profits generated in that municipality.

- (2) The resident's distributive share of the tax paid to that municipality by pass-through entities.

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

Roby Schottke, President of Council

Passed:

Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 11/14/17
Introduced By: Mr. Robinette
Committee: Safety
Originated By: Mr. M. Boso
Approved: Mr. C. Boso
Emergency: 30 Days: X
Current Expense: _____

No. : C-59-17
1st Reading: 11/20/17
Public Notice: 11/24/17
2nd Reading: 12/04/17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-59-17

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF CHAPTER 1411
TO ADOPT THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
BY REFERENCE WITH CERTAIN ADMINISTRATIVE AND TECHNICAL
AMENDMENTS TO SUIT THE PARTICULAR NEEDS OF GROVE CITY

WHEREAS, pursuant the City Charter Section 2.13, Council adopted the 2015 International Property Maintenance Code by reference; and

WHEREAS, it would be in the City's best interest to update the property maintenance technical provisions by incorporating by reference the 2018 International Property Maintenance Code; and

WHEREAS, certain features of the International Property Maintenance Code require amendment or change to suit the particular needs of Grove City.

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

SECTION 1. Section 1411.01 - ADOPTION; FILE AND SALE COPIES, is hereby amended as follows:

1411.01 ADOPTION; FILE AND SALE COPIES

Pursuant to City Charter Section 2.13, Council hereby adopts the ~~2003~~ **2018** edition of the International Property Maintenance Code, promulgated by the Building Officials and Code Administrators International, Inc., subject to such amendments and changes as are hereinafter provided. **One (1) copy** is on file in the office of the Council Clerk and additional copies are available for sale at cost by such Clerk.

SECTION 2. Section 1411.02 - AMENDMENTS AND CHANGES, is hereby amended in part, as follows and renumbered accordingly:

1411.02 AMENDMENTS AND CHANGES

The ~~2003~~**18** International ~~National~~ Property Maintenance Code is hereby amended and changed in the following respects:

(k) PM-304.15 is hereby amended to be PM 304.~~15~~**4**

SECTION 3. Nothing in this Ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any right acquired, or liability incurred, or any cause or causes of action acquired or existing under any act or ordinance which has been repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by the ordinance.

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

Date: 11/14/17
Introduced By: Mr. Robinette
Committee: Safety
Originated By: Mr. M. Boso
Approved: Mr. C. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-60-17
1st Reading: 11/20/17
Public Notice: 11/24/17
2nd Reading: 12/04/17
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-60-17

AN ORDINANCE TO REPEAL AND REPLACE CHAPTER 1325 TITLED SWIMMING POOLS WITH THE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE BY REFERENCE WITH CERTAIN ADMINISTRATIVE AND TECHNICAL AMENDMENTS TO SUIT THE PARTICULAR NEEDS OF GROVE CITY

WHEREAS, pursuant the City Charter Section 2.13, Council may adopted the 2018 International Swimming Pool and Spa by reference; and

WHEREAS, it would be in the City's best interest to update the property maintenance technical provisions by incorporating by reference the 2018 International Swimming Pool and Spa Code; and

WHEREAS, certain features of the International Swimming Pool and Spa Code require amendment or change to suit the particular needs of Grove City.

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

SECTION 1. Chapter 1325 titled Swimming Pools is hereby repealed and replaced with the International Swimming Pool and Spa Code, adopted by reference.

SECTION 2. Section 1325.01 - ADOPTION; FILE AND SALE COPIES, shall read as follows:

1325.01 ADOPTION; FILE AND SALE COPIES

Pursuant to City Charter Section 2.13, Council hereby adopts the 2018 edition of the International Swimming Pool and Spa Code, promulgated by the International Code Council, subject to such amendments and changes as are hereinafter provided. One (1) copy is on file in the office of the Council Clerk and additional copies are available for sale at cost by such Clerk.

SECTION 2. Section 1325.02 - AMENDMENTS AND CHANGES, shall read as follows:

1325.02 AMENDMENTS AND CHANGES

The 2018 International Swimming Pool and Spa Code is hereby amended and changed in the following respects:

(a) ISPSC Section 101.1 Title, is hereby amended to read:

These regulations shall be known as the Swimming Pool and Spa Code of Grove City, hereinafter referred to as "this code".

(b) ISPSA Section 105.6.2, titled Appropriate Schedule is hereby amended to read: See Section 1305.17(e).

(c) ISPSA Section 105.6.3, titled Percentage in Two Locations, is hereby read: See Section 1305.17(d).

(d) ISPSA Section 107.04, titled Offense is hereby to read: See Section 1305.99.

(e) ISPSA Section 107.5 titled Dollar Amount in Two Locations is hereby amended to read: See Section 1305.99.

SECTION 3. Nothing in this Ordinance or in the International Swimming Pool and Spa Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any right acquired, or liability incurred, or any cause or causes of action acquired or existing under any act or ordinance which has been repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by the ordinance.

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

Roby Schottke, President of Council

Passed:

Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 11/14/17
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-61-17
1st Reading: 11/20/17
Public Notice: 11/23/17
2nd Reading: 12/04/17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-61-17

AN ORDINANCE TO ACCEPT THE PLAT OF BECKNELL SOUTHPARK PLACE

WHEREAS, Becknell Southpark Place, a subdivision containing lots 1 and 2 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 Becknell Southpark Place, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 8231, containing 43.817 acres of land, more or less. Said 43.817 acres being part of those tracts of land conveyed to 1933 Marlane Drive Ohio Becknell Investors LLC, by deed, all being of record by Instrument #201607270097496, in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

Roby Schottke, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 11/28/17
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-65-17
1st Reading: 12/04/17
Public Notice: 12/07/17
2nd Reading: 01/16/17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-65-17

AN ORDINANCE FOR THE REZONING OF 6.584+ ACRES LOCATED AT 2384 STRINGTOWN ROAD FROM C-2 TO PUD-R WITH ZONING TEXT

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

WHEREAS, the Planning Commission approved the rezoning on November 17, 2017 with the following stipulation: 1. *The site shall be designed in a manner that allows for its future integration and connectivity with surrounding uses/buildings*; and

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

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

SECTION 1. The following described premises are rezoned from C-2 (retail commercial) to PUD-R (planned unit development – residential) with the attached Zoning Text, and contingent upon the stipulation set by Planning Commission:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 8321 and being all of Lot 4 of re-subdivision of Part of Reserve "A" of Stringtown Connection, as recorded in Official Records, Plat Book 76, Page 20, conveyed to Mohamed Wadiwala and all of a 5.704 acre tract conveyed to 7 Star Entertainment Inc., in Official Record, Volume 32968 H20, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

Roby Schottke, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Exhibit A'
C-65-17

ZONING DESCRIPTION
6.584 +/- ACRES

Situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City, and being in V.M.S. No. 8231, being all of Lot 4 of Re-subdivision of Part of Reserve "A" of Stringtown Connection as is numbered and delineated on the recorded plat thereof of record in Plat Book 76, Page 20, conveyed to Mohamed Wadiwala in Instrument Number 201504020041287 and all of a 5.704 acre tract conveyed to 7 Star Entertainment Inc. in Official Record Volume 32968 H20, all records being of the Recorder's Office, Franklin County, Ohio;

BEGINNING at the northwest corner of said 5.704 acre tract;

Thence along the north line of said 5.704 acre tract, South 86 degrees 49 minutes 52 seconds East, a distance of 303.05 feet to the northeast corner of said 5.704 acre tract;

Thence along the east line of said 5.704 acre tract, South 08 degrees 23 minutes 23 seconds East, 387.87 feet to the southwest corner of Edwards Road (50') and the northwest corner of said Lot 4 of Re-subdivision of Part of Reserve "A" of Stringtown Connection;

Thence along the southerly right-of-way line of Edwards Road and the north line of said Lot 4, South 78 degrees 34 minutes 39 seconds East, 220.00 feet to the northeast corner of said Lot 4;

Thence along the east line of said Lot 4, South 22 degrees 38 minutes 49 seconds West, 252.30 feet to the southeast corner of said Lot 4 and being in the northerly right-of-way line of Parkmead Drive (50');

Thence along the south line of said Lot 4 and the northerly right-of-way line of Parkmead Drive with a curve to the left having a radius of 175.00 feet, a central angle of 18 degrees 58 minutes 36 seconds, an arc length of 57.96 feet, and a chord which bears North 72 degrees 43 minutes 12 seconds West, 57.70 feet;

Thence continuing along the south line of said Lot 4 and the northerly right-of-way line of Parkmead Drive, North 83 degrees 04 minutes 17 seconds West, 42.67 feet to the southwest corner of said Lot 4 and being in the east line of said 5.704 acre tract;

Thence along the east line of said 5.704 acre tract, South 07 degrees 49 minutes 40 seconds East, a distance of 48.30 feet to the southeast corner of said 5.704 acre tract;

Thence along the south line of said 5.704 acre tract, North 84 degrees 35 minutes 00 seconds West, 439.54 feet to the southwest corner of said 5.704 acre tract;

Thence along the west line of said 5.704 acre tract, North 03 degrees 26 minutes 06 seconds East, 660.74 feet to the **POINT OF BEGINNING, CONTAINING 6.584 ACRES, MORE OR LESS.**

This description is based on records and a field survey by E.P. Ferris and Associates in 2017 and is intended for zoning purposes only and is not to be used for transfer of property.

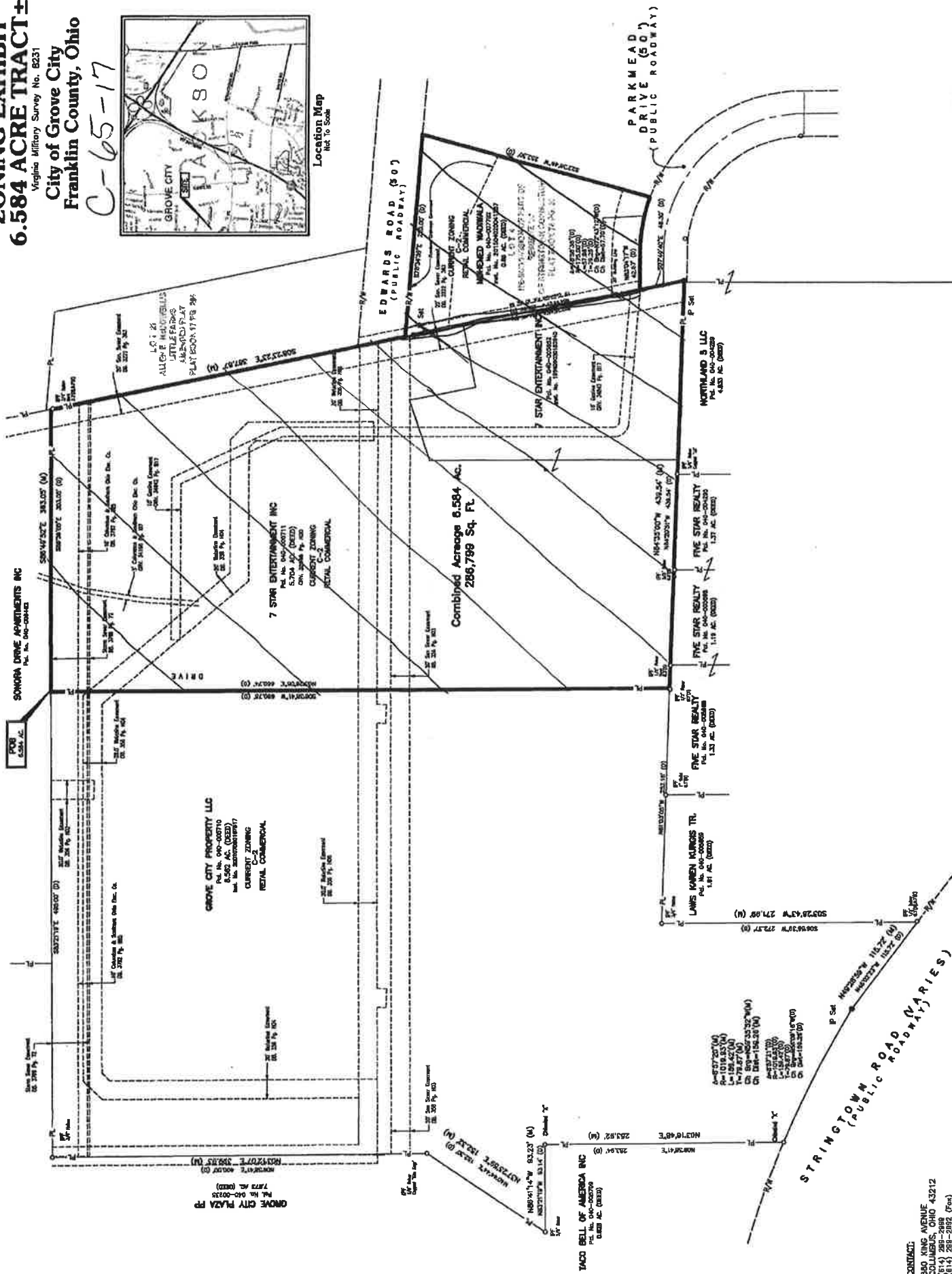
Virginia Military Survey No. 8231

**City of Grove City
Franklin County, Ohio**

C-65-17



Location Map



CONCLUSIONS

8850 KING AVENUE
COLUMBUS, OHIO 43212
(614) 289-2888
(614) 289-2892 (Fax)
www.EPFR85.com

CREATED BY CSK CHK BY MEF DATE 09-27-17

C-65-17

**STRINGTOWN ROAD APARTMENTS
ZONING AND DEVELOPMENT STANDARDS TEXT**

6.58 +/- Acres

GROVE CITY, OHIO

CURRENT ZONING: C-2 (Retail Commercial)

PROPOSED ZONING: PUD-R (Planned Unit Development- Residential)

PROPERTY OWNERS:

7 Star Entertainment
211 Harry Sauner Road
Hillsboro, OH 45133

Wadiwala Mohemed
2161 Sawgrass Street
Grove City, OH 43123

AUTHORIZED REPRESENTATIVE:

Evergreen Capital Partners LLC
Fairway Realty/Metropolitan Holdings
3100 Tremont Road, Suite 200
Columbus, OH 43221

**Date Prepared:
November 15,
2017**

1. Site Boundary (Zoning Description)

The project area ("Site") consists of an approximate 6.58 +/- acre site (encompassing parcels 040-005711, 040-005652, and 040-007782) located west and north of the Parkmead Drive terminus, east of the Kmart site (040-005710), approximately 600 feet north of Stringtown Road, and approximately 375 feet south of Sonora Drive as further described in the Zoning Exhibit attached hereto (Exhibit A).

2. General Provisions

- a. The provisions outlined herein shall apply to the site as described in Exhibit A unless otherwise approved by the Grove City Council. Other provisions of the Grove City Zoning Code shall only apply to the extent that this Zoning and Development Standards Text does not address such matters.
- b. For purposes of this Zoning and Development Standards text, the terms and words contained herein shall be considered to carry their usual and customary meanings. Likewise, terms outlined in present tense shall also include the future tense and those in singular tense may include the plural. The word "shall" should be considered as mandatory. Other definitions or meanings not clarified herein shall reference the Codified Ordinances of the City of Grove City.
- c. All provisions of this Zoning and Development Standards text shall be severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, section, subsection or other provision is invalid or the application of any part of this provision to any person or circumstances is invalid, then the remaining provisions and the application of those provisions to other persons, successors or circumstances are not affected by that decision.
- d. Deviations from the standards, requirements and uses set forth herein as well as the Zoning Code may be approved by Council as long as they are consistent and harmonious with the overall intent of the development as contemplated and do not otherwise diminish, detract, or weaken the overall compatibility of same with adjacent and proximate properties and uses.
- e. The redevelopment of the Star Cinema site into the proposed Stringtown Road Apartments acts as the first phase in the larger redevelopment of the area into the mixed use district noted on future land use plans. As such, the quality and character established with this development will set the tone for future redevelopment in the area.

3. Permitted Use and Accessory Uses

- a. Permitted uses shall consist of multi-family residential with a maximum of 140 units permitted on the site for an overall maximum density of 21.3 dwelling units per acre.
- b. Accessory uses shall be prohibited unless otherwise provided for below. All interior accessory uses shall be located on the ground floor of the apartment buildings and/or in a separate clubhouse located on the site. Vehicle parking and a mechanical room shall be allowed in the garages.

- i. Office - limited to those activities necessary to conduct leasing and management operations for the development.
- ii. Recreation or resident services (indoor and outdoor) - restricted to those services directed to meet the needs of Stringtown Road Apartments residents. Such uses shall be non-membership based and include fitness facilities, a community pool and multi-purposes community gathering spaces.

4. General Site Development Standards

a) Setbacks

- i. Primary residential buildings shall be setback a minimum of 35 feet from all property lines.
- ii. All accessory structures including the clubhouse, pool, garages, trash compactor, and mail kiosk shall be setback a minimum of 5 feet from all property lines.
- iii. All parking areas shall be setback a minimum of 10 feet from property lines and be setback a minimum of 10 feet from the edge of curb of the southern access drive / extension of Parkmead Drive.

- b) Floodplain. No improvements shall be made within the FEMA delineated flood plain without approval of a special flood hazard area permit.

- c) Stream Corridor Protection Zone (SCPZ). Improvements within the SCPZ are permitted as the site is a redevelopment site with a pre-existing modified stream channel. Any deviations from SCPZ requirements, as outlined in the Grove City Stormwater Design Manual, shall be examined and approved with the final development plan.

d) Streets and Access Drives

- i. Primary access to the site shall be from the south, off an extension of Parkmead Drive. This roadway shall remain private and shall be 26' wide (from face of curb to face of curb) with curbing. Intermittent breaks in the curb, along the south side of the access drive, are permitted to allow drainage to the existing swale. Sidewalks are required only on the north side of the drive.
- ii. Internal drives and parking lot drive aisles shall be a maximum of 24' in width except the drive aisles in front of the garages shall be up to 28'.
- iii. Noting that the site is located within an area indicated on future land use plans for redevelopment into a mixed-use district, the site shall be configured to allow for the future

integration of surrounding properties and enhanced connectivity in a comprehensive manner. Connectivity shall be considered for both pedestrians and automobiles.

- e) Parking Ratio. A minimum of one (1) parking space per bedroom shall be provided. Each parking space shall be a minimum of nine (9) feet by 18 feet.
- f) Primary Building Design
 - i. Permitted exterior finish materials include masonry (brick and/or cast stone), vinyl (0.046 thickness or greater) and shake vinyl siding.
 - ii. All building elevations fronting on the Parkmead Drive extension and other drives connecting to area development shall be finished in at least 40% masonry. Masonry shall be installed at various heights to complement the structure.
 - iii. All other building elevations (not fronting on connection roads / drives) shall be finished in at least 25% masonry. Masonry shall be installed at various heights to complement the structure.
 - iv. The final building elevations shall be approved as part of the final development plan.
 - v. All trim shall be finished in natural earth tones or white so as to complement the stone color.
 - vi. Apartment buildings shall include balconies for upper floor units and porches or patios for first floor units. All balconies, porches, and patios shall be covered with either a roof or the floor of the balcony of the unit above.
 - vii. Buildings shall be a maximum of 45 feet in height from grade.
 - viii. The ground floor shall be elevated 8 inches above grade.
 - ix. Units may be accessed through open corridors/breezeways.
 - x. Buildings shall have pitched asphalt shingled roofs. Mechanicals shall be on the ground and screened per Section 1136.08 or current Code section pertaining to Screening of Service Structures.
 - xi. All fencing and/or railings shall be approved with the final development plan
- g) Accessory Building Design
 - i. Clubhouse shall utilize similar materials and reflect comparable architecture as the apartment buildings.

- ii. Garages shall have gable end pitched roofs (no more than 4:12) with dimensional asphalt shingles to match the apartment buildings and the clubhouse. Exterior shall consist of vinyl siding with closed shutters to add architectural interest where deemed appropriate. Landscaping will be installed around garage perimeters where appropriate as shown on the final development plan.
 - iii. Accessory buildings shall not exceed 25 feet in height from grade.
 - iv. All fencing and/or railings shall be approved as part of the final development plan.
 - v. The trash compactor shall be enclosed with masonry walls on three (3) sides that matches the masonry utilized on the building and shall have solid 100% opaque stained wood gates for the opening.
- h) Signage. Signage for the development shall be approved as part of the final development plan.
- i) Landscaping
- i. A landscape plan meeting applicable requirements of Chapter 1136 (or current landscape chapter of the Grove City Zoning Code) shall be submitted and approved with the final development plan.
 - ii. Open space areas throughout the site shall be landscaped with a variety of trees and shrubs.
 - iii. Existing vegetation along the north and east property boundary shall be preserved to provide screening from existing residences and help maintain appropriate drainage in the area.
- j) Sidewalks. Sidewalks shall be a minimum of four (4) feet in width and be located throughout the site and connect to the existing sidewalk along Parkmead Drive. A stamped brick crosswalk shall be installed across the Parkmead Drive extension to continue the character of recent Stringtown Road improvements and create a safe, designated crosswalk for pedestrians.
- k) Amenities
- i. The developer shall provide indoor and outdoor amenity spaces, which could include indoor community gathering spaces, a pool, fire pit, and grilling area.
- l) Site Lighting
- i. Site lighting fixtures shall be downcast and decorative (finished black) to match the character of fixtures utilized on Stringtown Road.

- ii. Lighting shall be placed along the extension of Parkmead Drive and throughout the development as necessary to create a safe environment for residents.
- iii. Site lighting fixtures shall not exceed a height of 25 feet.
- iv. Pedestrian-scale fixtures may be located within open spaces or other areas requiring additional lighting. These fixtures shall have decorative posts and lamps and not exceed a height of 14 feet.
- v. Exterior building lighting shall also be decorative, in character with site lighting fixtures.

Date: 11/28/17
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-49-17
1st Reading: 12/04/17
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-49-17

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR BEULAH PARK LOCATED SOUTH OF SOUTHWEST BLVD. AND EAST OF DEMOREST RD.

WHEREAS, on November 17, 2017, the Planning Commission recommended approval of the preliminary development plan for Beulah Park with the following stipulations:

1. No dwelling(s) shall be permitted to back up to the central park land (P1); and
2. The Zoning Text shall be reviewed and considered with the rezoning application for the site.

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

SECTION 1. This Council hereby accepts the Preliminary Development Plan for Beulah Park located South of Southwest Blvd. and East of Demorest Road, contingent upon the stipulations set by Planning Commission.

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

Roby Schottke, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law