

**GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA**

December 02, 2019

6:30 - Caucus

7:00 – Reg. Meet.

PRESENTATIONS: Oaths of Office - Police

LANDS: Mr. Schottke

Ordinance C-67-19 Approve a Special Use Permit for a Drive-Thru for Turkey Hill located at 1910 Stringtown Road. Second reading and public hearing.

Ordinance C-70-19 Accept the Plat of Beulah Park – Subarea E. First reading.

Resolution CR-56-19 Approve the Development Plan for Beulah Park – Subarea E located South of Southwest Blvd.

SERVICE: Mr. Berry

Ordinance C-71-19 Authorize the City Administrator to enter into an Agreement and Cooperate with the Ohio Department of Transportation for the State Route 104 Improvements and declare an emergency.

FINANCE: Ms. Houk

Ordinance C-72-19 Reduce the Appropriation Amount for the Recreation Development Fund and declare an emergency.

ON FILE: Minutes of: 11/18/19 Council Meeting; 11/19/19 Planning Commission

Date: 11/12/19
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-67-19
1st Reading: 11/18/19
Public Notice: 11/19/19
2nd Reading: 12/06/19
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-67-19

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE-THRU WINDOW FOR TURKEY HILL LOCATED AT 1910 STRINGTOWN ROAD

WHEREAS, Turkey Hill #714, applicant, has submitted a request for a Special Use Permit for a Drive-Thru Window located at 1910 Stringtown Road; and

WHEREAS, on November 05, 2019, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulation:

1. The base of the menu board shall be sufficiently landscaped in a way that the menu board base poles are screened from view.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)Aj is hereby issued to Turkey Hill, located at 1910 Stringtown Road, contingent upon the stipulation set by Planning Commission.

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

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 11/25/19
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-70-19
1st Reading: 12/02/19
Public Notice: 12/03/19
2nd Reading: 12/16/19
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-70-19

AN ORDINANCE TO ACCEPT THE PLAT OF BEULAH PARK, SUBAREA E

WHEREAS, Beulah Park, Subarea E, a subdivision containing lots 85-136 inclusive, and areas designated as Reserve "A" and "B" 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 Beulah Park, Subarea E, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 1434, containing 103.566 acres of land, more or less. Said 103.566 acres being part of those tracts of land conveyed to Mount Carmel Health System, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

Steven R. Robinette, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 11/25/19
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-56-19
1st Reading: 12/02/19
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-56-19

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BEULAH PARK – SUBAREA E LOCATED SOUTH OF SOUTHWEST BLVD.

WHEREAS, on November 9, 2019, the Planning Commission recommended approval of the Development Plan for Beulah Park – Subarea E, with the following deviations and stipulations:

1. A deviation shall be granted from Section V(E)(2)(b)(i) of the Beulah Park Zoning Text to permit Lots 88 and 89 to exceed the maximum width of 75 feet by three feet;
2. A deviation shall be granted from Section V(E)(2)(c)(v) of the Beulah Park Zoning Text to permit garages to encompass a maximum of 46 percent of the width of a home's front façade;
3. A deviation shall be granted from Section IV(E)(1) of the Beulah Park Zoning Text to permit a maximum of eight inches of exposed concrete block or poured concrete on the front and sides of the homes if that exposed area is finished in a stamped brick or masonry design;
4. A landscaping buffer shall be provided in Reserves A and Be along the western boundary of Subarea E as approved by the Urban Forester;
5. All homes shall meet the standards of the Beulah Park Zoning Text for four-sided architecture. The designs shall be submitted prior to proceeding to City Council.
6. Additional home models shall be provided showing variation in the layout of the homes such as the location of porches, garages, and general architectural style. These models shall be submitted prior to proceeding to City Council.

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 Beulah Park – Subarea E contingent upon the deviations and stipulations set by Planning Commission.

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

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

Steven R. Robinette, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Passed:
Effective:

Attest:

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 11/26/19
Introduced By: Mr. Berry
Committee: Service
Originated By: Ms. Kelly
Approved: Mr. Boso
Emergency: X 30 Days:
Current Expense:

No.: C-71-19
1st Reading: 12/02/19
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-71-19

A ORDINANCE TO AUTHORIZE THE ADMINISTRATIVE ASSISTANT TO ENTER INTO AN AGREEMENT AND COOPERATE WITH THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE STATE ROUTE 104 IMPROVEMENTS AND DECLARE AN EMERGENCY

WHEREAS, the State has identified the need for the described project:

This project proposed to repave a portion of State Route 104 (Jackson Pike) within Grove City.

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

SECTION 1. Being in the public interest, the City of Grove City gives consent to the Director of Transportation to complete the above described project.

SECTION 2. The City of Grove City shall cooperate with the Director of Transportation in the above described project as follows:

The City hereby agrees to cooperate with the Director of Transportation of the State of Ohio in the planning, design and construction of the identified highway improvement project and grants consent to the Ohio Department of Transportation for its development and construction of the project in accordance with plans, specifications and estimates as approved by the Director;

ODOT agrees to assume and bear one hundred percent (100%) of the necessary costs of the State's highway improvement project; the City's share of the cost for the pavement surface treatment is estimated to be \$42,500.00.

The City agrees to assume and bear one hundred percent (100%) of the total cost of those features requested by the City which are not necessary for the improvement as determined by the State and Federal Highway Administration.

SECTION 3. ODOT agrees that all right-of-way required for the described project will be acquired and/or made available in accordance with current State and Federal regulations. Right-of-way costs include eligible utility costs. The City agrees that all utility accommodation, relocation and reimbursement shall comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

SECTION 4. Upon completion of the project, and unless otherwise agreed, the City of Grove City shall: (1) provide adequate maintenance for the project in accordance with all applicable state and federal law, including, but not limited to, Title 23, U.S.C., Section 116; (2) provide ample financial resources, as necessary, for the maintenance of the project; (3) maintain the right-of-way, keeping it free of obstructions, and (4) hold said right-of-way inviolate for public highway purposes.

SECTION 5. The City Administrator is hereby empowered and directed on behalf of Grove City to enter into agreements with the Director of Transportation necessary to complete the planning, right-of-way and construction of this improvement.

SECTION 6. This ordinance is hereby declared to be an emergency measure to expedite the highway project and to promote highway safety and shall therefore go into immediate effect.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

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

Michael A. Turner, Director of Finance

Date: 11/26/19
Introduced By: Ms. Houk
Committee: Finance
Originated By: Mr. Turner
Sponsor: Mr. Boso
Emergency: X 30 Days:
Current Expense:

No.: C-72-19
1st Reading: 12-02-19
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-72-19

AN ORDINANCE TO REDUCE THE APPROPRIATION AMOUNT FOR THE RECREATION DEVELOPMENT FUND AND TO DECLARE AN EMERGENCY

WHEREAS, the Recreation Development Fund contains appropriations in excess of the 2019 Certificate of Resources; and

WHEREAS, the 2019 appropriation ordinance was calculated based on current information and best estimates prior to its adoption in December, 2019, and

WHEREAS, actual ending balances were less than anticipated in the Recreation Development Fund; and

WHEREAS, it is necessary to reduce the appropriation amount in the Recreation Development Fund in order to maintain total spending at or below the total estimated resources.

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

SECTION 1. There is hereby a reduction in appropriations for the following accounts.

Amount	Fund	Account Name	Account Number
\$105,000.00	Recreation Development	Land Improvements	306000.572000

SECTION 2. As stated in the preamble, this ordinance is hereby declared to be an emergency measure and shall take immediate effect.

Steven R. Robinette, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

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

Michael A. Turner, Director of Finance