

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

January 03, 2017

6:30 - Caucus

7:00 - Reg. Meet.

Presentations:

FINANCE: Mr. Davis

- | | |
|----------------------------|---|
| <u>Ordinance C-01-17</u> | Appropriate \$776,850.00 from the Capital Improvement Fund for the Current Expense of the West Water Run Stream Restoration and Declare an Emergency. |
| <u>Resolution CR-01-17</u> | Authorize the Use of the Pinnacle Tax Increment Financing Fund for Maintenance and Related Improvements to Buckeye Parkway. |
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SAFETY:

- | | |
|--------------------------|---|
| <u>Ordinance C-02-17</u> | Repeal Section 505.18 of the Codified Ordinances titled Restrictions on the Sale of Dogs and Cats in Grove City as adopted by Ordinance C-17-16. First reading. |
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LANDS: Mr. Bennett

- | | |
|----------------------------|--|
| <u>Ordinance C-96-16</u> | Amend Section 1145.15 of the Codified Ordinances titled Portable Signs. Second reading and public hearing. |
| <u>Ordinance C-97-16</u> | Approve a Special Use Permit for Automotive Services for JC Automotive located at 3184 Southwest Boulevard. Second reading and public hearing. |
| <u>Ordinance C-100-16</u> | Amend the Zoning Text for Parkway Crossing located North of White Road and West of Buckeye Parkway as adopted by Ord. C-02-02 and Amended by Ord. C-91-02, C-36-03 and C-18-05. Second reading and public hearing. |
| <u>Ordinance C-101-16</u> | Approve the Rezoning of 2928 London-Groveport Road from R-1 to C-2. Second reading and public hearing. |
| <u>Ordinance C-03-17</u> | Amend Section 1135.09(b) of the Codified Ordinances titled Permitted Uses; Nonresidential. First reading. |
| <u>Resolution CR-72-16</u> | Approve the Development Plan for Waffle House located at 2928 London-Groveport Road. |
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ON FILE: Minutes of: 12/19/16 - Council

No.:	C-01-17
1st Reading:	01/03/17
Public Notice:	0 / /17
2nd Reading:	01/03/17
Passed:_____	Rejected:_____
Codified:_____	Code No:_____
Passage Publication:	

AN ORDINANCE TO APPROPRIATE \$776,850.00 FROM THE CAPITAL IMPROVEMENT FUND FOR THE CURRENT EXPENSE OF THE WEST WATER RUN STREAM RESTORATION AND DECLARING AN EMERGENCY

Michael A. Turner, Director of Finance

Date: 12/28/16
Introduced By: Mr. Davis
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No.: CR-01-17
1st Reading: 01/03/17
Public Notice: 0 / /17
2nd Reading: 0 / /17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR-01-17

A RESOLUTION TO AUTHORIZE THE USE OF THE PINNACLE TAX INCREMENT FINANCING FUND FOR MAINTENANCE AND RELATED IMPROVEMENTS TO BUCKEYE PARKWAY

WHEREAS, on September 20, 2004, City Council adopted Ordinance No. C-86-04 that created three incentive districts and provided for the making of service payments in lieu of taxes by the owners thereof; and

WHEREAS, pursuant to the TIF Ordinance, the City is authorized to use TIF Revenue for any of the purposes authorized in R.C. §5709.40 and for public infrastructure improvements that directly benefit Pinnacle Tax Increment Financing Development Area; and

WHEREAS, earlier this year, R.C. §5709.40 was amended to permit TIF Revenues to be used for "continued maintenance" of "public roads and highways"; and

WHEREAS, on December 19, 2016, City Council adopted C-105-16, the Annual Appropriation Ordinance, which included appropriations in the amount of \$630,900.00 for resurfacing Buckeye Parkway between Stringtown Road and White Road and an additional \$50,000.00 for landscaping.

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

SECTION 1. Council hereby determines that the maintenance and resurfacing of Buckeye Parkway between Stringtown Road and White Road and other related landscaping improvements are a public infrastructure improvement that will directly benefit the parcels located in the Pinnacle Tax Increment Financing Development Area.

SECTION 2. This resolution shall take effect and be in force from and after the earliest date permitted 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 resolution is correct as to form.

Stephen J. Smith, Director of Law

Date: 12/28/16
Introduced By: _____
Committee: Safety
Originated By: Mr. Bennett
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-02-17
1st Reading: 01/03/17
Public Notice: 01/05/17
2nd Reading: 01/17/17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-02-17

AN ORDINANCE TO REPEAL SECTION 505.18 OF THE CODIFIED ORDINANCES TITLED RESTRICTIONS ON THE SALE OF DOGS AND CATS IN THE CITY AS ADOPTED BY ORDINANCE C-17-16

WHEREAS, on March 7, 2016, this Council enacted Ordinance C-17-16 to place restrictions on the sale of cats and dogs in the City; and

WHEREAS, on May 17, 2016, Senate Bill 331 was introduced at the Ohio Legislature; and

WHEREAS, S.B. 331 amends the State restrictions regarding pet stores and dog retailers; and

WHEREAS, S.B. 331 purports to preempt any local legislation on this issue including Ordinance C-17-16; and

WHEREAS, Senate Bill 331 passed the Ohio Senate on May 25, 2016, and the House of Representatives on December 7, 2016; and

WHEREAS, the Ohio Senate concurred in the House of Representatives Amendments on December 7, 2016, and the Bill was sent to the Governor's Office on December 15, 2016; and

WHEREAS, on December 19, 2016, Governor John R. Kasich signed S.B. 331 into law effective March 21, 2017.

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

SECTION 1. R.C. §956.23, as enacted by Senate Bill 331, contains the following language: **The regulation of pet stores is a matter of general statewide interest that requires statewide regulation.** Sections 956.181 to 956.23 of the Revised Code and section 956.99 of the Revised Code constitute a comprehensive plan with respect to all aspects of the regulation of pet stores. Accordingly, it is the intent of the general assembly **to preempt any local ordinance**, resolution, or other law adopted to regulate the sale, delivery, barter, auction, broker, or transfer of a dog to a person from a pet store. (emphasis added).

SECTION 2. Accordingly, Section 505.18, as adopted by Ordinance C-17-16 is hereby repealed.

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

Date: 11/15/16
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Mr. Davis
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-96-16
1st Reading: 11/21/16
Public Notice: 11/25/16
2nd Reading: 12/05/16
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

Postpone to 01/03/17

ORDINANCE C-96-16

AN ORDINANCE TO AMEND SECTION 1145.15 OF THE CODIFIED ORDINANCES OF GROVE CITY OHIO PORTABLE SIGNS

WHEREAS; there is a desire to streamline the process for businesses within the Central Business District to obtain permission to have a Portable sign; and

WHEREAS; these provisions will provide a more comprehensive and enforceable approach to Portable Signs in this District.

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 1145.15 is hereby amended to read:

1145.15 PORTABLE SIGNS.

- (a) All portable signs are prohibited with the exception of A-frame signs as provided for in this section for commercial premises located in the Central Business District as defined in Section 1135.12.
- (b) See Section 1145.02(s) for definition of "portable sign".
- (c) Applications for A-frame sign permits shall be submitted, at no cost to the applicant, on prescribed forms to the Building Division.
- (d) If the A-frame sign permit is approved, the Building Division will issue an A-frame sign permit.
- (e) A business may display one A-frame sign. The A-frame sign shall be exempted from the requirements for permanent signage and the total area of the A-frame sign shall not be included as part of permanent signage calculations.
- (1) Commercial properties containing multiple tenants or businesses shall be consolidated to a single A-frame sign.
- (f) A-frame signs shall meet the following requirements:
- (1) The sign shall be located directly in front of the business that the sign advertises.
- (2) The sign shall not impede or obstruct pedestrian or vehicular traffic.

- a. There shall be a minimum of four feet of open space free of all obstructions, including but not limited to the A-frame sign, sidewalk furnishings, street trees, trash receptacles, bike racks, fire hydrants, and lamp posts.
- b. A-frame signs shall not have moving parts, projections, lighting or any attention-grabber devices attached to them, including but not limited to streamers and balloons.
- c. A-frame signs shall be stable. If necessary, the sign shall be braced to prevent collapse or toppling. If the City determines that an approved sign is unstable, the City may remove the sign without notice to the owner.
- d. A-frame signs may be displayed on the sidewalk only during the hours when the business that the sign advertises is open. When the business is closed, the holder of the A-frame sign permit is responsible for removing the sign from the sidewalk.
- e. A-frame signs shall have a maximum height of forty-two inches and a minimum height of twenty-four inches. The maximum width of all A-frame signs shall be thirty-six inches.
- f. A-frame signs shall have two equally sized panels consisting of fixed-copy, chalkboard or a combination thereof. Panels shall be completely contained within the sign frame. Fixed-copy panels and text shall be consistent with the Historical Preservations Area (HPA) color palette. Panels shall be constructed of weather resistant material.
- g. The sign frame shall be constructed of weather-resistant material, finished black and designed to be compatible and appropriate with other street furnishings located within the public right-of-way, as outlined in the City's Right-of-Way Encroachment Agreement for the Town Center. The frame shall provide stable contact with the sidewalk. A-frame signs shall not have wheels.

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: 11/15/16
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-97-16
1st Reading: 11/21/16
Public Notice: 11/24/16
2nd Reading: 12/05/16 *Postponed*
Passed: _____ Rejected: _____ *to 11/3/17*
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-97-16

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR AUTOMOTIVE SERVICES FOR JC AUTOMOTIVE LOCATED AT 3184 SOUTHWEST BLVD.

WHEREAS, JC Automotive, applicant, has submitted a request for a Special Use Permit for Automotive Services located at 3184 Southwest Blvd.; and

WHEREAS, on November 08, 2016, 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. No overnight parking or storage of vehicles shall be permitted outside of the structure; and
2. The proposed automotive repair shop shall comply with all Building Code standards.

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 JC Automotive, located at 3184 Southwest Blvd., contingent upon the stipulations set by Planning Commission.

SECTION 2. 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: 11/15/16
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-100-16
1st Reading: 11/21/16
Public Notice: 11/24/16
2nd Reading: 01/03/17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-100-16

**AN ORDINANCE TO AMEND THE ZONING TEXT FOR PARKWAY CROSSING
LOCATED NORTH OF WHITE ROAD AND WEST OF BUCKEYE PARKWAY AS
ADOPTED BY ORD. C-02-02 AND AMENDED BY ORD. C-91-02, C-36-03 AND C-18-05**

WHEREAS, on February 19, 2002, Council approved a Rezoning request for 16.49 & 21.17 acres located South of Stringtown and North of White Roads that included a Zoning Text; and

WHEREAS, on October 21, 2002, Council approved amendments to the Zoning Text through Ord. C-91-02; on June 02, 2003 through Ord. C-36-03; and again on April 4, 2005 through Ord. C-18-05; and

WHEREAS, on November 08, 2016, the Planning Commission recommended approval of amendments to said Zoning Text as shown in Exhibit "A", attached hereto, and with the following stipulation:

1. Any building west of the Parkway Crossing Condominiums/Buckeye Place shall incorporate a level of architectural significance as shown on submitted elevations dated 11/04/16.

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

SECTION 1. The Zoning Text for Parkway Crossing located North of White Road and West of Buckeye Parkway, as adopted by Ordinance C-02-02, and amended by Ordinances C-91-02, C-36-03 and C-18-05, is hereby amended as shown in Exhibit "A", attached hereto and made a part hereof, contingent upon the stipulation set by Planning Commission.

SECTION 2. 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



C-100-16
Exhibit A'

STRINGTOWN WEST PROPERTY

Grove City, Ohio

PLANNED UNIT DEVELOPMENT – COMMERCIAL (PUD-C)

And

PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Prior Applicants:

Lucas State Street Stringtown, Ltd. and
Columbus Corporate Centers, Inc.
209 East State Street
Columbus, Ohio 43215

Current Applicant:

Indus Companies, Inc. c/o Donald Plank
411 East Town Street
Columbus, Ohio 43215

ZONING STANDARDS TEXT

February 19, 2002

Revised Oct. 21, 2002

Revised as of June 2, 2003

Revised as of May 4, 2005

Requested Revisions as of August 29, 2016

INTRODUCTION

This Amendment pertains to Subarea A in the original February 19, 2002 zoning, Ordinance C-02-02. Although the amendment applies to Subarea A in its entirety, the property specifically affected by the amendment is a remaining 4.397± acre parcel, Tax Parcel No. 040-005957 (the "Property"). It is the intention of the applicant to develop the Property with hotel uses.

The subject original site consists-consisted of 45.66 acres located on the east side of I-71 between Stringtown Road and White Road and south of the Bob Evans Restaurant Ramada Inn. A portion of the subject 45.66 acre property was part of an earlier PUD-C rezoning district, which included the 116-acre Younkin property to the east. On June 25, 2001, the entire PUD-C district reverted to R-1 zoning classification pursuant to the Grove City Code. The portion of the site along I-71 that was not part of the PUD-C remains-remained zoned C-2 until the PUD-C was established on or about February 19, 2002. The proposed development plan for the subject of the original site is includes a mixed of uses-use development, which will be complimentary to the development plan for the Younkin Property to the east and will consisting of both PUD-C and PUD-R zoning classification uses. This multi-use development is divided into two (2) Subareas, A, and B. Access to this site from Stringtown Road is via an existing 50' easement Buckeye Place.

SUBAREA A

The subject area is located south of the Ramada Inn Bob Evans Restaurant, pParcel No. number 040-005958 and west of the proposed shopping center on the Younkin property, parcel number 040-009235012076. This sub-area will-permits a mixture of retail, restaurant, hotel/motel, and office uses-and at a minimum, one (1) 40,000 sq. ft. signature office building. This property area will-accommodates more local service oriented uses and in-addition would-accommodate quality freeway oriented uses. Parking shall be calculated in accordance with the code. Building height shall be limited to ninety (90) feet for the office or hotel/motel uses and limited to thirty-five (35) feet for any other uses. This area may contain up to seven (7) out-lots. Architecture, signage and landscaping elements will create a unified development appearance, which shall result in a high quality site. Out-lots may be combined resulting in fewer but larger out-lots.

SUBAREA B

This subject site is 28.65 acres located below subSub-area "A" and situated between Buckeye Place to the north and White Road to the south. The proposed use is for sale condominium units with a maximum number of 252 units. Each unit is to have two (2) or three (3) bedrooms with square footages ranging between 1200 and 2050. Each unit will have an attached one or two car garage, accessible only from the unit which it serves, and at least 60 units will have a two car garage. The condominium development is a form of home ownership where the property owner owns the unit itself while the condominium association owns and maintains the grounds around the units.

GENERAL NOTES

Development of the Property will incorporate architectural focal points, visual landmarks, reasonable landscape setback buffers and open spaces to provide visual image, reference points and identity. This development must also accommodate street and pedestrian connections to unify each individual development and to minimize traffic.

Unified elements, character and general design must be coordinated and compatible throughout the property and should be complimentary to the development on ~~parcel~~ Parcel No. number 040-012076009235, Younkin property. The proposed road system, designed to serve this development, will consist of improvements to an existing north/south right in, right out access road owned by BP, the extension of the West Road north of Subarea B of the Younkin Development and one (1) curb cut along White Road subject to the approval of the City Engineer and extensive landscaping complimentary to the I-71 interchange landscaping. Building and parking ~~Set-set~~ backs along White Road shall be a minimum of seventy (70) feet. There shall be a 30 foot parking setback and a 50 foot building setback on Buckeye Place. One curb cut for ~~Proposed-proposed sub~~Sub-area "B" will be permitted on Buckeye Place and one curb cut will be permitted on White Road. The ~~Location-location~~ for each curb cut for ~~sub~~Sub-area "B" will be approved by the engineering department during the development plan process. Right-of-way and easements will be dedicated by the property owner for the new north/south roadway, and all other streets within the development will remain private. The proposed and existing road systems provide logical boundaries of the Subareas, which are considered independent district for zoning and development purposes.

A landscaping plan will be filed as part of each Development Plan submittal for each subarea or portions thereof.

SUBAREA A (16.49 acres)

The subject area is located south of the Ramada Inn, and west of the ~~proposed~~ shopping center on the Younkin property. This sub-area will permit a mixture of retail, restaurant, hotel/motel, and office uses, ~~and at a minimum, one (1) 40,000-sq. ft. signature office building.~~ This property will accommodate more local service oriented users, and in addition would accommodate quality freeway oriented uses. Parking shall be calculated in accordance with the prevailing ~~city~~ City code. Building height shall be limited to ninety (90) feet for the office or hotel/motel uses and limited to thirty-five (35) feet for any other uses. This area may contain up to seven (7) out-lots that may be more local service oriented ~~with a provision that at a minimum, one (1) parcel will be reserved for a signature office site.~~ Architecture, signage and landscaping elements will create a unified development appearance, which shall result in a high quality site. Out-lots may be combined resulting in fewer but larger subareas. ~~When the developer has developed all but one (1) out lot in Subarea A, the developer shall reserve, at a minimum, a four (4) acre site to accommodate at a minimum a 40,000-sq. ft. signature office building with adequate parking and~~

landscaping. If any of the out-lots have already developed with at a minimum 40,000 sq. ft. office building, then the above usage restriction shall not apply.

SUBAREA A (PUD-C)

A. PERMITTED USES: The following uses shall be permitted:

- (1). Those uses permitted by Section 1135.09(b), (1), (1.5), (2), (3) excluding 726X Crematories and 0722 Office of Veterinarians and Animal Hospitals, (5), (6), (7) and (8), of the Codified Ordinance of Grove City;
- (2). Those uses listed in Section 1135.09(b) (12) A, 5, 6, 11 and 17 subject to obtaining a special use permit.
- (3). Permitted uses with ancillary drive-in windows or drive-thru facilities, and shall be limited to three (3).
- (4). Uses with outdoor seating to be shown, and approved as part of the approval of the Development Plan, and not to exceed three (3) such establishments unless otherwise approved by City Council.
- (5). Fast food restaurants with drive-thru windows to be limited to one (1) along I-71 freeway frontage. Any additional fast food restaurants with drive-thru windows along I-71 freeway frontage will require a special use permit per Section 1135.09(12)A.10 of the Codified Ordinances.

SUBAREA B (28.65 acres)

This subject site is located below Subarea A, south of Buckeye Place and north of White Road. This sub-area may be used as for-sale condominium housing with a maximum number of 252 units. Each unit will have two (2) or three (3) bedrooms with square footages ranging from 1200 to 2050 square feet. All units shall have a one or two car attached garage, accessible only from the unit which it serves, and at least 60 units will have a two car garage. Within a condominium form of ownership all streets are private and all services such as trash pick-up, snow removal, exterior building maintenance, and lawn care are provided by the condominium association. This translates into less demand on public services. Within a condominium development, the homebuyers will be purchasing individual dwellings. Individual lots, as in the traditional single-family subdivisions, do not exist. After a unit has been purchased, the condominium resident's association must approve any changes to the exterior of that unit, including additions or alterations to any buildings and any significant changes to the common areas. All buildings will have a unified, residential scale appearance and consistent with approved elevations. Setback from White Road is to be a minimum of seventy (70) feet, setbacks from Buckeye Place shall be 30 feet for parking and 50 feet for building. One (1) full curb cut will be permitted along White Road and one full curb cut shall be permitted on Buckeye Place. The location of each curb cut

shall be approved by the engineering department during the development plan process. Architecture of the buildings is to be compatible with Sub-area A development in its general design, materials and overall quality. Exterior architectural materials will feature any combination of upgraded, brick, stone or wood as approved by the city during the development plan process.

SUBAREA BC (PUD-R)

A. PERMITTED USE:

Condominium units shall not exceed 252 total units. The open space, landscape buffer and other **exterior** features shall be owned by a condominium association as common property. Maintenance and repair of common area including landscaping, an entry feature, roadways, and mounding. Building walls shall not be permitted within the required setbacks, however, screened in porches may be permitted within the setback area. Interior private roads shall be a minimum of 22' wide or wider as engineering dictates.

Signature of Applicant

Date

Signature of Owner

Date

Approved:

City Administrator

Date

Date: 11/15/16
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-101-16
1st Reading: 11/21/16
Public Notice: 11/24/16
2nd Reading: 01/03/17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-101-16

AN ORDINANCE FOR THE REZONING OF 2928 LONDON-GROVEPORT ROAD FROM R-1 TO C-2

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 *denied* the rezoning on November 8, 2016; 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 R-1 to -2:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6115 *and being Lot #4 of Meadow Shire subdivision, as recorded in Official Records, Plat Book 29, page 34, 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

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Exhibit A
C-101-16

Legal Description

Situated in the Township of Jackson, County of Franklin, State of Ohio, described as follows:

Situated in the State of Ohio, County of Franklin, and in the Township of Jackson.

Being Lot Number Four (4), in Meadow Shire Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 29, Page 34, Recorder's Office, Franklin County, Ohio.

Less and Except 0.023 acres

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 6115, Virginia Military District, being a part of Lot 4 as shown on Meadow Shire Subdivision of record in Plat Book 29, Page 34 conveyed to Jon M. Legg and Lois A. Legg of record in Instrument Number 200606210121650, and described as follows:

Beginning, for reference, at a centerline monument set marking the centerline intersection of London-Groveport Road with North Meadows Drive as shown on Gateway Business Park of record in Plat Book 86, Page 4;

thence South 83° 31' 37" East, 399.42 feet, with the centerline of London-Groveport Road;

thence North 06° 28' 23" East, 50.00 feet, to a 1 inch solid iron pin found at the southwest corner of said Lot 4, a southeast corner of Lot 5 of said Meadow Shire Subdivision conveyed to Linda I. Hamilton of record in Instrument Number 200503300057777, and in the existing north right-of-way line of London-Groveport Road, the True Point of Beginning;

thence North 00° 51' 44" East, 10.05 feet, with the line common to said Lot S and said Lot 4 to a boundary marker set;

thence South 83° 31' 37" East, 100.48 feet, across said Lot 4 with the proposes right-of-way line to a boundary marker set in the line common to said Lot 4 and Lot 3 of said Meadow Shire Subdivision conveyed to Richard A. Barber and Ellen E. Barber, Trustees of record in Instrument Number 200104180082247;

thence South 00° 51' 44" West, 10.05 feet, with said common line to a 1 inch solid iron pin found at a common corner thereof in said existing north right-of-way line;

thence North 83° 31' 37" West, 100.48 feet with the south line of said Lot 4 and said existing north right-of-way line to the True Point of Beginning, containing 0.023 acre, more or less, being a part of Auditor's Parcel No. 040-008053.

Date: 12/27/16
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Mr. Berry
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-03-17
1st Reading: 01/03/17
Public Notice: 01/05/17
2nd Reading: 01/17/17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-03-17

AN ORDINANCE TO AMEND SECTION 1135.09(b) THE CODIFIED ORDINANCES TITLED NONRESIDENTIAL

WHEREAS, the City currently requires a Special Use Permit for the sale of animals; and

WHEREAS, the City wishes to amended the zoning requirements for the sale of animals.

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

SECTION 1. Section 1135.09(b)(2) is hereby amended, in part, as follows:

1135.09 PERMITTED USES; STANDARD INDUSTRIAL CLASSIFICATION MANUAL; ADOPTION BY
REFERENCE.

(b) NONRESIDENTIAL

(2) C-1 SERVICE COMMERCIAL

59XX Miscellaneous Retail Stores except Adult Bookstores and Adult Film Video Tape
Sales and/or Rental Stores as restricted by Section 1135.12(j) of this chapter **and Pet
shops-retail except as provided in Section 1135.09(b)(12).**

SECTION 2. Section 1135.09(b)(12) is hereby amended, in part, as follows:

(b) NONRESIDENTIAL

(12) SPECIAL USE PERMITS.

(k) Pet shops for the **selling**, grooming or training of animals except boarding of
animals overnight or for longer periods of time.

(t) **Pet shops for the selling of animals from an animal rescue, animal shelter or
humane society.**

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: 11/17/16
Introduced By: Mr. Bennett
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-72-16
1st Reading: 11/21/16
Public Notice: Postpone to
2nd Reading: 1-03-17
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-72-16

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR WAFFLE HOUSE LOCATED AT 2928 LONDON-GROVEPORT ROAD

WHEREAS, on November 8, 2016, the Planning Commission recommended DENIAL of the Development Plan for Waffle House, as submitted.

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

SECTION 1. This Council hereby approves the Development Plan for Waffle House, as submitted.

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.

Roby Schottke, 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.