

GROVE CITY, OHIO COUNCIL LEGISLATIVE AGENDA

October 16, 2023

6:30 Caucus

7:00 p.m. Regular Meeting

Call to Order: Pres. Berry / Roll Call / Approval of Minutes / Welcome & Reading of Agenda

LANDS: Mr. Schottke

Ordinance C-41-23 Accept the Plat of Courtyards at Mulberry Run, Section 1. First reading.

Resolution CR-40-23 Approve the Development Plan for Balanced Family Academy, Phase II, located west of Hoover and south of Birch Bark Trail.

Resolution CR-41-23 Set Forth, as required by Section 709.023 of the Ohio Revised Code, the Municipal Services that can be furnished to a 59.743 acre parcel located South of Thrailkill Road, upon its annexation to the City of Grove City.

FINANCE: Mr. Holt

Ordinance C-42-23 Appropriate \$25,000.00 from the Senior Nutrition Fund for Current Expenses. First reading.

Ordinance C-43-23 Amend Section 161.10 of the Codified Ordinances titled Employee Status, Number of Employees per Department, Pay Grades. First reading.

New Business

Call for Dept. Reports & Closing Comments; Adjourn

ON FILE: Minutes of: 10/02 Council; 10/03 Planning Commission

Date: 10/06/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-41-23
1st Reading: 10/16/23
Public Notice: 10/17/23
2nd Reading: 11/06/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-41-23

AN ORDINANCE TO ACCEPT THE PLAT OF COURTYARDS AT MULBERRY RUN, SECTION 1

WHEREAS, Courtyards @ Mulberry Run, Section 1, a subdivision containing lots 41 - 74 and Reserve "C, D & F", 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 Courtyards at Mulberry Run, Section 1, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6840, containing 13.326 acres of land, more or less. Said 13.326 acres being all of that tract of land as conveyed to Epcon Mulberry Run, LLC, 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.

Ted A. Berry, President of Council

Passed:

Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Date: 10/06/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-40-23
1st Reading: 10/16/23
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-40-23

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BALANCED FAMILY ACADEMY, PHASE II LOCATED WEST OF HOOVER AND SOUTH OF BIRCH BARK TRAIL ROADS

WHEREAS, on October 03, 2023, the Planning Commission recommended approval of the Development Plan for Balanced Family Academy, Phase II, with the following deviations and stipulation:

1. A deviation shall be granted to reduce the required 25-foot building setback from the north property line to 15 feet;
2. A deviation shall be granted to the required 10-foot parking and drive aisle setback along the southern property line to allow for a zero-setback drive aisle that will be within a cross-access easement;
3. Irrigation shall be required along the site's Hoover Road and Birch Bark Trail frontages, and a deviation shall be granted to allow no irrigation to be installed on the south and west portions of 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 approves the Development Plan for Balanced Family Academy, Phase II, located West of Hoover and South of Birch Bark Trail Roads, contingent upon the deviations and stipulation set by Planning Commission.

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

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

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 10/06/23
Introduced By: Mr. Schottke
Committee: Lands
Originated By: City Clerk
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-41-23
1st Reading: 10/16/2023
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-41-23

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.023
OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE
FURNISHED TO 59.743+ ACRES LOCATED SOUTH AND EAST OF THRAILKILL
ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 59.743+ acres located South and East of Thrailkill Rd., in Jackson Township to the City of Grove City, Ohio, and signed by Charles R. Lang (CRL Leasing, LLC), was filed with the Board of County Commissioners of Franklin County, Ohio; and

WHEREAS, a hearing on this petition is scheduled before the Board of County Commissioners of Franklin County; and

WHEREAS, Section 709.023(c) of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

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

SECTION 1. Upon its annexation to the City of Grove City, the 59.743+ acres located South and East of Thrailkill Road, proposed for annexation by Charles R. Lang (CRL Leasing, LLC), will receive the following municipal services from the City of Grove City:

Fire:	Jackson Township will continue to provide Fire protection.
Police:	The City of Grove City, Police department, will provide police protection.
Water:	The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional on the ability of the City of Columbus to provide water, the City of Grove City will have the ability to service this area. It is understood that all water line extensions are the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Sanitary Sewer:	The City has a written service area contract with the City of Columbus and the subject property is within the service area. Conditioned on the ability of the City of Columbus to provide sufficient sewage disposal capacity, the City of Grove City will have the ability to service the area. It is understood that all extensions of the sanitary sewer service is the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Solid Waste Collection:	Subject property is now serviced by and will continue to be serviced by a publicly bid contract for solid waste and recycling services.

Zoning:

In accordance with Section 1139.05(a) the Codified Ordinances of Grove City, Ohio, all annexed territory zoned under County or Township zoning shall be classified at the most comparable district of the Grove City Zoning Code, unless otherwise requested by the petitioner and approved by the City Council at which time a buffer will be required if the requested zoning classification is clearly incompatible with uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory is to be annexed.

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

Ted A. Berry, 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

CR-41-23

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

59.743 Acre Annexation
Surveyed for CRL Leasing LLC

To: THE CITY OF GROVE CITY
From: JACKSON TOWNSHIP

The following described 59.743 acre tract is situated in the State of Ohio, Franklin County, Jackson Township, VMS 469, being all of a 62.217 acre tract (Parcel 160-000016-00) conveyed to CRL Leasing LLC by Instrument Number 201806120077584 and all of a 1.098 acre tract (Parcel 160-000157-00) conveyed to CRL Leasing LLC by Instrument Number 202210060141645, and being more particularly described as follows:

Beginning at Mag nail set at the centerline intersection of Jackson Pike (State Route 104, right-of-way width varies) with the line between VMS 426 and VMS 469, being the Southwest corner of a 19.152 acre tract conveyed to James B King by Official Record 27829E11, said intersection bears North 03° 06' 27" East a distance of 2.69 feet from a railroad spike found and North 00° 55' 15" West a distance of 6.15 feet from the centerline intersection of said Jackson Pike with Thrailkill Road (50 feet right-of-way);

Thence, with the Southwest line of said 19.152 acre tract and said VMS line, **South 55° 00' 35" East**, passing an iron pin and cap set at 76.87 feet, a total distance of **451.70 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "CEC" found at the North corner of a 28.215 acre tract conveyed to PL Jackson Pike LLC by Instrument Number 200305210151567 and RJ Jackson Pike LLC by Instrument Number 200305210151565;

Thence, with said 28.215 acre tract with the following two courses:

- 1) **South 09° 03' 13" East** a distance of **447.74 feet** to a 5/8 inch diameter iron pin found;
- 2) **South 89° 09' 22" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "CEC" found at 379.27 feet, a total distance of **429.19 feet** to a mag nail set in the centerline of Jackson Pike and being in the east line of said 1.097 acre tract;

Thence, with the centerline of Jackson Pike, **South 00° 56' 10" East** a distance of **14.92 feet** to a mag nail set at the Northwest corner of a 0.19 acre tract (void between deeds, left by Slagle) conveyed to Eileen O Barbee and Judith A Poenish, Trustees by Official Record 1669 F18 and the Southeast corner of said 1.098 acre tract;

Thence, with the South line of said 1.098 acre tract and north line of said 0.19 acre tract, **South 89° 04' 07" West** a distance of **38.55 feet** to a 1/2 inch diameter iron pipe found at a corner to said 62.217 acre tract and in the right-of-way line of Jackson Pike;

Thence, with the East line of said 62.217 acre tract and west line of said 0.19 acre tract, **South 00° 40' 52" East** a distance of **210.16 feet** to a 3/4 inch diameter iron pipe found in the North line of a 5.372 acre tract conveyed to Trident Investment Co Inc by Instrument Number 199807070169927;

Thence, with the North line of said 5.372 acre tract, **North 75° 20' 05" West** a distance of **768.65 feet** to a 5/8 inch diameter iron pin found in the East line of a 112.752 acre tract conveyed to Manheim Services Corp by Official Record 31643 page I16, Instrument Number 200301280027588 and Instrument Number 200302060037718 and in the line between Jackson Township and Grove City Corp. Line (ORD C-26-98, I.N. 199805110114253);

Thence, with said 112.752 acre tract and said Corporation line four courses,

- 1) **North 00° 53' 51" West** a distance of **287.57 feet** to a 3/4 inch diameter iron pipe found;
- 2) **North 74° 39' 34" West** a distance of **643.53 feet** to a 3/4 inch diameter pipe found;
- 3) **South 82° 43' 38" West** a distance of **828.48 feet** to a 3/4 inch diameter pipe found;

- 4) **North 80° 47' 45" West** a distance of **201.28 feet** to a 5/8 inch diameter iron pin found at the Southeast corner of a 15.066 acre tract conveyed to C & S Properties of Columbus LTD by Instrument Number 200409100212739;

Thence, with the Southeast line of said 15.066 acre tract, **North 28° 07' 35" East**, passing a 3/4 inch diameter pin found at 1643.04 feet, a total distance of **1646.46 feet** to an iron pin and cap set in the southwest line of said Thraikill Road (dedicated in Plat Book 36 page 79 (50' wide));

Thence, with the southwest line of said Thraikill Road, **South 55° 16' 19" East**, passing a 5/8 inch diameter iron pin found at 1722.52 feet 0.33 feet left of line, a total distance of **1742.60 feet** to an iron pin and cap set in the right-of-way of Jackson Pike, from said point a right-of-way monument bears North 14° 56' 18" East a distance of 0.94 feet;

Thence, with said right-of-way, **South 45° 06' 00" East** a distance of **205.91 feet** to a right-of-way monument found;

Thence, across said right-of-way, **North 00° 15' 42" West** a distance of **81.01 feet** to the Northeast line of said 62.217 acre tract and in the line between VMS 426 and VMS 469;

Thence, with the Northeast line of said 62.217 acre tract and said VMS line, **South 55° 16' 19" East** a distance of **72.78 feet** returning to the **Point of Beginning**, containing **59.743 Acres** more or less, of which 2.145 acres more or less is in the PRO of Jackson Pike, of which 58.646 acres more or less is all of said 62.217 acre tract and 1.097 acres more or less is all of said 1.098 acre tract.

The total perimeter of the proposed annexation area is 8070.55 feet, of which 1960.86 feet is contiguous with the current corporation line of Grove City, having 24.3% contiguity.

Bearings are based on a GPS observation on March 30, 2020, WGS 1984 Geodetic North, the centerline of Jackson Pike South of Thraikill Road is South 00° 56' 10" East.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed March 30, 2020 and December 2, 2021 by James R. Cottrill, PS registration #6858. (Job #200421 & #211030). This annexation description and accompanying plat was prepared by Nathan L. Cottrill, PS registration #8821 on July 26, 2021 (Job #230705)

Nathan L. Cottrill, PS #8821

59.743± ACRE ANNEXATION INTO GROVE CITY

TOTAL PERIMETER OF ANNEXATION AREA IS 8070.55± FEET, OF WHICH 1980.86± FEET IS CONTIGUOUS WITH THE GROVE CITY, HAVING 24.3% CONTIGUITY.

PROPOSED CORP LINE
PROPOSED CORP LINE/VMS LINE
EXISTING CORP LINE
PROPOSED AREA

DEED REFERENCE

CRL LEASING LLC
INSTR No. 201806120077584
TRACT ONE

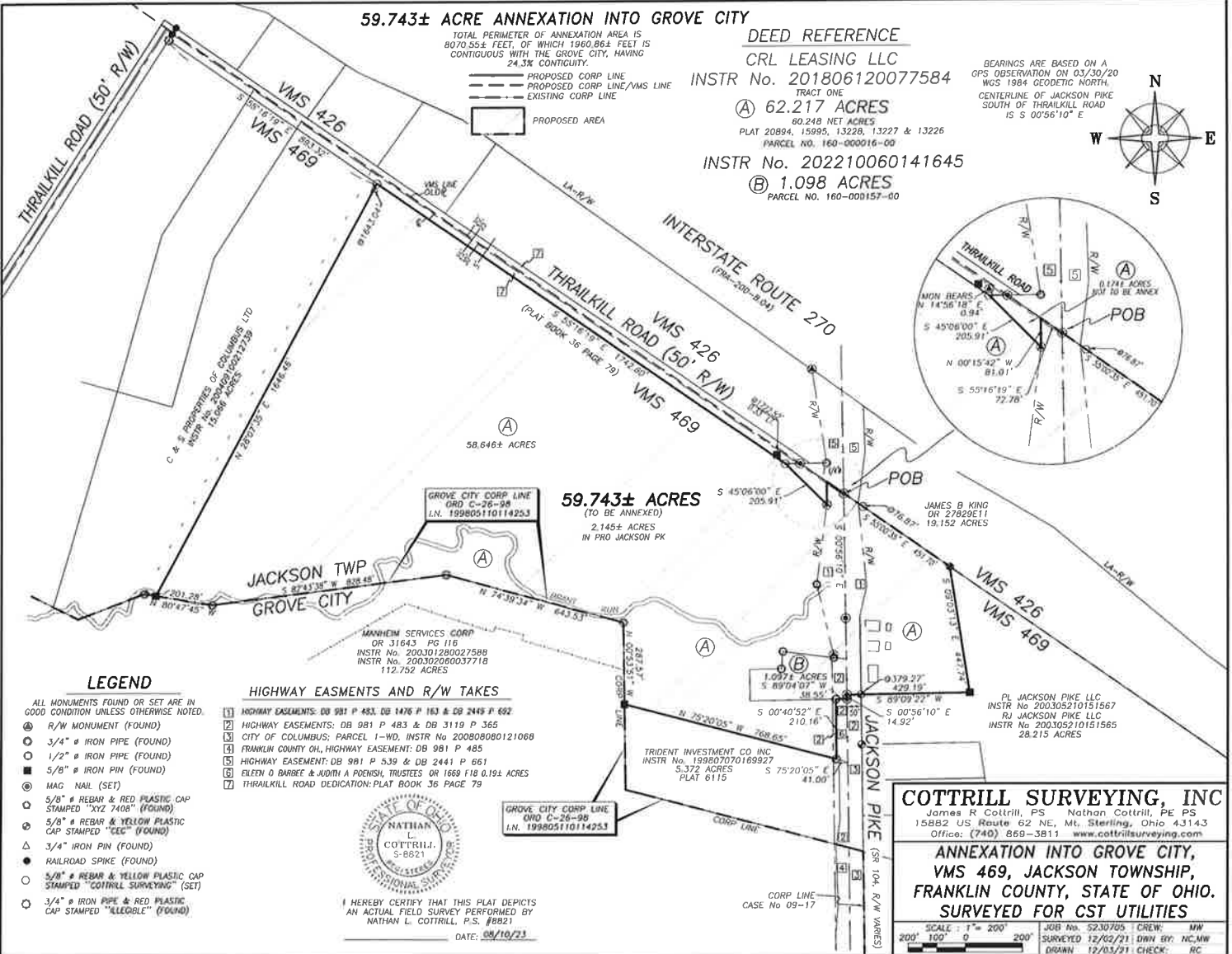
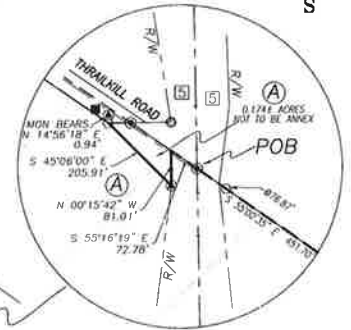
(A) 62.217 ACRES

60.248 NET ACRES
PLAT 20894, 15995, 13228, 13227 & 13226
PARCEL NO. 160-000016-00

INSTR No. 202210060141645

(B) 1.098 ACRES
PARCEL NO. 160-000157-00

BEARINGS ARE BASED ON A GPS OBSERVATION ON 03/30/20 WGS 1984 GEODETIC NORTH. CENTERLINE OF JACKSON PIKE SOUTH OF THRAIKILL ROAD IS S 00°56'10" E



LEGEND

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

- ⊙ R/W MONUMENT (FOUND)
- ⊙ 3/4" ♂ IRON PIPE (FOUND)
- ⊙ 1/2" ♂ IRON PIPE (FOUND)
- ⊙ 5/8" ♂ IRON PIN (FOUND)
- ⊙ MAG NAIL (SET)
- ⊙ 5/8" ♀ REBAR & RED PLASTIC CAP STAMPED "XYZ 7408" (FOUND)
- ⊙ 5/8" ♀ REBAR & YELLOW PLASTIC CAP STAMPED "CEC" (FOUND)
- ⊙ 3/4" IRON PIN (FOUND)
- ⊙ RAILROAD SPIKE (FOUND)
- ⊙ 5/8" ♀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 3/4" ♂ IRON PIPE & RED PLASTIC CAP STAMPED "ILLEGIBLE" (FOUND)

HIGHWAY EASMENTS AND R/W TAKES

- 1 HIGHWAY EASEMENTS: DB 981 P 483, DB 1476 P 163 & DB 2449 P 692
- 2 HIGHWAY EASEMENTS: DB 981 P 483 & DB 3119 P 365
- 3 CITY OF COLUMBUS: PARCEL 1-WD, INSTR No 200808080121069
- 4 FRANKLIN COUNTY OH, HIGHWAY EASEMENT: DB 981 P 485
- 5 HIGHWAY EASEMENT: DB 981 P 539 & DB 2441 P 661
- 6 EILEEN D BARRE & JUDITH A POENISH, TRUSTEES OR 1669 F18 0.191 ACRES
- 7 THRAIKILL ROAD DEDICATION: PLAT BOOK 36 PAGE 79



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821

DATE: 08/10/23

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

ANNEXATION INTO GROVE CITY,
VMS 469, JACKSON TOWNSHIP,
FRANKLIN COUNTY, STATE OF OHIO.
SURVEYED FOR CST UTILITIES

SCALE: 1" = 200'
200' 100' 0' 200'
JOB No. 5230705 CREW: MW
SURVEYED 12/02/21 DWN BY: NC, MW
DRAWN 12/03/21 CHECK: RC

Date: 10-06-23
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Boso
Approved: _____
Emergency: 30 Days: _____
Current Expense: XX

No.: C-42-23
1st Reading: 10/16/23
Public Notice: 10/17/23
2nd Reading: 11/06/23
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-42-23

AN ORDINANCE TO APPROPRIATE \$25,000.00 FROM THE SENIOR NUTRITION FUND FOR CURRENT EXPENSES

WHEREAS, the Senior Nutrition Fund is used to account for the receipts and expenditures of the annual Mayor's Cup Golf Outing as well as the 1st annual Mayor's Pickleball Open; and

WHEREAS, funds raised from the golf outing and pickleball tournament are donated to the LifeCare Alliance Meals-on-Wheels Program; and

WHEREAS, the annual two events raised approximately \$20,586 beyond program expenses; and

WHEREAS, this appropriation will allow for a donation of \$25,000 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 \$25,000.00 from the unappropriated monies of the Senior Nutrition Fund to account number 108000.559000 for current expenses.

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

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

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

Michael A. Turner, Director of Finance

Date: 10-06-23
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Vedra
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense:

No.: C-43-23
1st Reading: 10/16/23
Public Notice: 10/17/23
2nd Reading: 11/06/23
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-43-23

AN ORDINANCE TO AMEND CHAPTER 161.10 OF THE CODIFIED ORDINANCES TITLED EMPLOYEE STATUS, NUMBER OF EMPLOYEES PER DEPARTMENT, PAY GRADES

WHEREAS, due to staffing and position changes, it is necessary to adjust the number of employees and job titles; and

WHEREAS, prior approved adjustments had not been codified when making updates to this Section and it is necessary to adjust the staffing number to the proper count.

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

SECTION 1. Section 161.10 is hereby amended, in part, as follows:

Job#	Organization Identification	Job Title	FLSA Exemption	Classification Plan	FTE Max. Number	PTE Max. Number	Pay Grade	Minimum/Maximum
6616	Service	Crew Leader	N	C	3 4		6	\$23.33 - 40.35

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

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law