



GROVE CITY, OHIO - CITY COUNCIL Agenda

March 18, 2024

7:00 PM

Regular Meeting

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

LANDS:

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| <u>Ordinance C-11-24</u> | Accept the Transfer of 23.471± acres from GC Beulah Park Investments LLC. Second reading and public hearing. |
| <u>Ordinance C-13-24</u> | Accept the Annexation of 0.755± acres located at the Northeast corner of Demorest and Grove City Roads in Jackson Township to the City of Grove City. First reading. |
| <u>Ordinance C-14-24</u> | Approve the Rezoning of 0.61± acres located at the southeast corner of Park & Elm Streets from IND-1 (Light Industry) to PUD-R (Planned Unit Dev. – Resid.) with text. First reading. |
| <u>Ordinance C-15-24</u> | Approve a Special Use Permit for Outdoor Sales for Broadway Fireplace & Décor located at 3827 Broadway. First reading. |
| <u>Ordinance C-16-24</u> | Approve a Special Use Permit for Outdoor Seating for Plates and Pints located at 4008 Broadway. First reading |
| <u>Ordinance C-17-24</u> | Approve a Special Use Permit for a Car Wash for Moo Moo Car Wash located at 3019 Turnberry Ct. First reading. |
| <u>Resolution CR-09-24</u> | Approve the Development Plan for Moo Moo Express Car Wash located at 3019 Turnberry Court. <i>Postponement requested.</i> |
| <u>Resolution CR-10-24</u> | Approve the Development Plan for the Frazier Business Center located at 5822 Haughn Road. |
| <u>Resolution CR-11-24</u> | Approve the Development Plan for the Jackson Township Maintenance Building located at 3756 Hoover Road. |
| <u>Resolution CR-12-24</u> | Approve the Development Plan for Park & Elm Duplex and Triplex located at the southeast corner of Park and Elm Streets. <i>Postponement requested.</i> |

SERVICE:

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| <u>Resolution CR-13-24</u> | Adopt the Solid Waste Management Plan for the Solid Waste Authority of Central Ohio. |
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SAFETY:

<u>Ordinance C-12-24</u>	Repeal Chapter 732 titled Medical Marijuana and Section 1135.09(b)(15) titled Medical Marijuana Cultivation, Processing, or Retail Dispensing of Medical Marijuana Prohibited in All Districts, of the Codified Ordinances of Grove City, Ohio. Second reading and public hearing.
<u>Resolution CR-14-24</u>	Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Wine & Arts Festival on June 14 – 15, 2024 in the Town Center.
<u>Resolution CR-15-24</u>	Waive the provisions of Section 903.28(a) for the Wine & Arts, Taco’s & Tequila, and Bourbon & Spirits Festivals in 2024.
<u>Resolution CR-16-24</u>	Confirm the appointment of Heather Ulrey to the Central Ohio Transit Authority Board.

Call for New Business	Call for Dept. Reports & Closing Comments	Adjourn
<u>ON FILE</u>	Minutes of: 03/04/24 Council; 03/05/24 Planning Commission	

Date: 02-27-24
Introduced By: Burroughs
Committee: Lands
Originated By: Mr. Berry
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-11-24
1st Reading: 03/04/24
Public Notice: 03/05/24
2nd Reading: 03/18/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-11-24

AN ORDINANCE TO ACCEPT THE TRANSFER OF 23.471[±] ACRES FROM GC BEULAH PARK INVESTMENTS LLC

WHEREAS, GC Beulah Park Investments LLC (Beulah) currently owns the following parcels in the Beulah Park Subdivision: Parcel No. 040-016215-00 consisting of 12.293[±] acres, Parcel No. 040-016216-00 consisting of 2.504[±] acres, and Parcel No. 040-017179-00 consisting of 8.674[±] acres (Collectively known as the Property); and

WHEREAS, the Property includes all of the conservation easement area and the sculpture park; and

WHEREAS, Beulah wishes to transfer the Property to the City; and

WHEREAS, this transfer would give the City control and maintenance over the Property and enable the City to relocate the bike path on Park Street on front of Lots 153-166 (as approved in Resolution CR-21-20) to the rear of those lots upon approval of an amended plat (Ordinance C-43-21) and development plan (Resolution CR-21-20).

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

SECTION 1. Council hereby authorizes acceptance of 23.471[±] acres from GC Beulah Park Investments LLC as described in Exhibit "A".

SECTION 2. This Ordinance shall take effect at the earliest date permitted by law.

Christine Houk, 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

Exhibit A

Parcel 1:

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1388, and being 12.721 acres out of a 212.706 acre parcel (deed) conveyed to GC Beulah Park Investments LLC by the instrument filed as Instrument Number 201610060116210 (hereafter referred to as "Grantor", all document references are to the records of Franklin County), the said 12.721 acre parcel also being more particularly described as follows:

COMMENCING FOR REFERENCE at F.C.G.S. Monument 1236 at the intersection of Southwest Boulevard (variable width) and Demarest Road (variable width), at the southwesterly corner of that 2.456 acre tract of land conveyed as Parcel No. 7, for Southwest Boulevard right-of-way purposes, to City of Grove City, by deed of record in Deed Book 3727, Page 432, at the northwesterly corner of a 1.940 acre tract of land conveyed as Parcel No. 6, for Southwest Boulevard right-of-way purposes, to City of Grove City, by deed of record in Deed Book 3859, Page 640 and in the east line of the plat entitled West Grove North Section No. 1, by deed of record in Plat Book 63, Page 16, said Monument No. F.C.G.S. 1236, being South 03 degrees 14 minutes 40 seconds East a distance of 1532.09 feet from F.C.G.S. Monument 1906 and North 03 degrees 14 minutes 40 seconds East a distance of 1751.48 feet from F.C.G.S. Monument 5131;

Thence South 03 degrees 14 minutes 40 seconds West, along the centerline of said Demarest Road, a distance of 1424.23 feet to a point;

Thence, South 86 degrees 45 minutes 20 seconds East for a distance of 2352.14 feet to an iron pin set at the Grantor's northerly corner, on the southeasterly line of Reserve "D" of Beulah Park Section 1 filed as Plat Book volume 127, page 49, and on the westerly right-of-way line of Beulah Park Drive as dedicated by the said plat of Beulah Park Section 1, the said pin being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's northeasterly line, South 45 degrees 33 minutes 11 seconds East for a distance of 70.00 feet to an iron pin set on the southwesterly right-of-way line of Beulah Way as dedicated by the said plat of Beulah Park Section 1;

Thence continuing along the Grantor's northeasterly line and along the said southwesterly right-of-way line the following courses:

With a curve to the right, said curve having a central angle of 89 degrees 39 minutes 26 seconds, a radius of 20.00 feet, an arc length of 28.13 feet, and a long chord which bears North 84 degrees 44 minutes 32 seconds East for a distance of 25.89 feet to an iron pin set;

South 54 degrees 53 minutes 45 seconds East for a distance of 220.78 feet to an iron pin set;

With a curve to the left, said curve having a central angle of 26 degrees 09 minutes 43 seconds, a radius of 1285.00 feet, an arc length of 388.72 feet, and a long chord which bears South 68 degrees 00 minutes 36 seconds East for a distance of 381.66 feet to an iron pin set;

South 81 degrees 05 minutes 28 seconds East for a distance of 26.79 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 12 degrees 44 minutes 54 seconds, a radius of 585.00 feet, an arc length of 125.71 feet, and a long chord which bears South 74 degrees 43 minutes 01 seconds East for a distance of 125.45 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 56 degrees 50 minutes 31 seconds, a radius of 20.00 feet, an arc length of 19.84 feet, and a long chord which bears South 39 degrees 33 minutes 19 seconds East for a distance of 19.04 feet to an iron pin set on the Grantor's easterly line and on the westerly right-of-way line of Columbus Street as dedicated by the said plat of Beulah Park Section 1;

Thence along the Grantor's easterly line and along the said westerly right-of-way line the following courses:

With a curve to the left, said curve having a central angle of 29 degrees 22 minutes 07 seconds, a radius of 100.00 feet, an arc length of 51.26 feet, and a long chord which bears South 26 degrees 11 minutes 07 seconds East for a distance of 50.70 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 39 degrees 05 minutes 28 seconds, a radius of 20.00 feet, an arc length of 13.65 feet, and a long chord which bears South 21 degrees 19 minutes 26 seconds East for a distance of 13.38 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 12 degrees 52 minutes 56 seconds, a radius of 285.00 feet, an arc length of 59.38 feet, and a long chord which bears South 04 degrees 39 minutes 45 seconds West for a distance of 59.46 feet to an iron pin set;

With a curve to the left, said curve having a central angle of 29 degrees 43 minutes 33 seconds, a radius of 285.00 feet, an arc length of 147.86 feet, and a long chord which bears South 03 degrees 45 minutes 33

seconds East for a distance of 146.21 feet to an iron pin set;

South 18 degrees 37 minutes 20 seconds East for a distance of 97.72 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 18 degrees 04 minutes 44 seconds, a radius of 20.00 feet, an arc length of 6.31 feet, and a long chord which bears South 09 degrees 34 minutes 58 seconds East for a distance of 6.28 feet to an iron pin set at the Grantor's southeasterly corner and at the northeasterly corner of a parcel conveyed to Townsend Construction Company by the instrument filed as Instrument Number 201902070015452;

Thence along the Grantor's southerly line and along the northerly line of the said Townsend Construction Company parcel the following course:

North 73 degrees 28 minutes 56 seconds West for a distance of 556.48 feet to an iron pin set;

North 72 degrees 39 minutes 54 seconds West for a distance of 110.80 feet to an iron pin set;

North 61 degrees 41 minutes 47 seconds West for a distance of 88.10 feet to an iron pin set;

North 62 degrees 03 minutes 41 seconds West for a distance of 341.57 feet to an iron pin set;

With a curve to the left, said curve having a central angle of 59 degrees 56 minutes 49 seconds, a radius of 150.00 feet, an arc length of 156.94 feet, and a long chord which bears South 87 degrees 57 minutes 52 seconds West for a distance of 149.88 feet to an iron pin set;

South 57 degrees 59 minutes 25 seconds West for a distance of 369.49 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 33 degrees 23 minutes 45 seconds, a radius of 400.00 feet, an arc length of 233.15 feet, and a long chord which bears South 74 degrees 41 minutes 18 seconds West for a distance of 229.86 feet to an iron pin set at the Grantor's southwesterly corner and at an interior corner of the said Townsend Construction Company parcel;

Thence along the Grantor's westerly line and along the easterly line of the said Townsend Construction Company parcel the following course:

With a curve to the right, said curve having a central angle of 05 degrees 28 minutes 47 seconds, a radius of 715.00 feet, an arc length of 68.38 feet, and a long chord which bears North 00 degrees 12 minutes 51 seconds East for a distance of 68.36 feet to an iron pin set;

North 02 degrees 57 minutes 14 seconds East for a distance of 143.06 feet to an iron pin set;

With a curve to the left, said curve having a central angle of 32 degrees 08 minutes 07 seconds, a radius of 265.00 feet, an arc length of 148.63 feet, and a long chord which bears North 67 degrees 32 minutes 43 seconds East for a distance of 146.89 feet to an iron pin set;

North 51 degrees 28 minutes 40 seconds East for a distance of 411.70 feet to an iron pin set;

North 02 degrees 52 minutes 15 seconds East for a distance of 70.00 feet to an iron pin set at the Grantor's northwesterly corner, at the northeasterly corner of the said Townsend Construction Company parcel, on the southerly line of the said Reserve "D";

Thence along the Grantor's northerly line and along the southerly line of the said Reserve "D" the following course:

South 87 degrees 07 minutes 45 seconds East for a distance of 8.47 feet to an iron pin set;

With a curve to the left, said curve having a central angle of 48 degrees 27 minutes 26 seconds, a radius of 270.00 feet, an arc length of 228.35 feet, and a long chord which bears North 68 degrees 38 minutes 32 seconds East for a distance of 221.60 feet to the TRUE POINT OF BEGINNING, containing 12.721 acres, more or less.

Less and excepting therefrom all public rights-of-way. Subject to all covenants, restrictions, reservations and easements contained in any instrument by deed of record pertaining to the above described tract of land.

All iron pins called as set are 5/8" x 30" rebar with yellow plastic cap stamped "CESO".

The basis of bearing is based on a bearing of North 05 degrees 14 minutes 40 seconds East for the centerline of Demarest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S. 1236 AND F.C.G.S. 1906, as shown on the Centerline Survey Plat, sheet 1 of 2 for Demarest Road and available at the Franklin County Engineer's Office.

Commonly known as: 0 Park Street, Grove City, OH 43123

Tax Parcel Nos.: 040-016215-00

Parcel 2:

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1388, and being 2.504 acres out of a 212.705 acre parcel (dead) conveyed to GC Beulah Park Investments LLC by the instrument filed as Instrument Number 201610060116210 (hereafter referred to as "Grantor", all document references are to the records of Franklin County), the said 2.504 acre parcel also being more particularly described as follows:

COMMENCING FOR REFERENCE at an iron pin set at the northeasterly corner of Grant's Addition to Beulah as shown in Plat Book volume 5, page 130, also being on the westerly line of a parcel conveyed to The Baltimore and Ohio Railroad Company by the instrument filed as Deed Book volume 592, page 1, and to CSX Corporation as successor by merger by the instrument filed as Official Record volume 13276, page B15;

Thence along the westerly line of the said railroad property, North 32 degrees 39 minutes 50 seconds East for a distance of 360.91 feet to an iron pin set, passing iron pins set at 60.93 feet and 130.93 feet, the first said pin being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence crossing through the lands of the Grantor, North 71 degrees 54 minutes 40 seconds West for a distance of 436.80 feet to an iron pin set on the Grantor's westerly line and on the easterly right-of-way line of Columbus Street as dedicated by the plat of Beulah Park Section 1 filed as Plat Book volume 127, page 49;

Thence along the Grantor's westerly line and along the said easterly right-of-way line the following courses:

North 18 degrees 37 minutes 20 seconds West for a distance of 154.47 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 25 degrees 06 minutes 16 seconds, a radius of 215.00 feet, an arc length of 94.20 feet, and a long chord which bears North 06 degrees 04 minutes 12 seconds West for a distance of 93.45 feet to an iron pin set at the Grantor's northwesterly corner and at the southwest corner of a parcel conveyed to Glacial Apt OZ LLC by the instrument filed as Instrument Number 201907120085303;

Thence along the Grantor's northerly line and along the southerly line of the said Glacial Apt OZ LLC parcel the following courses:

South 83 degrees 31 minutes 04 seconds East for a distance of 13.46 feet to an iron pin set;

South 72 degrees 38 minutes 18 seconds East for a distance of 37.31 feet to an iron pin set;

South 69 degrees 10 minutes 25 seconds East for a distance of 257.22 feet to an iron pin set;

South 71 degrees 54 minutes 40 seconds East for a distance of 311.97 feet to an iron pin set at the Grantor's northeasterly corner, at the southeasterly corner of the said Glacial Apt OZ LLC parcel, and on the westerly line of the said railroad property;

Thence along the Grantor's easterly line and along the said westerly line of the said railroad property, South 32 degrees 39 minutes 50 seconds West for a distance of 206.65 feet to the TRUE POINT OF BEGINNING, containing 2.504 acres, more or less.

Less and excepting therefrom all public rights-of-way. Subject to all covenants, restrictions, reservations and easements contained in any instrument by deed of record pertaining to the above described tract of land.

All iron pins called as set are 5/8" x 30" rebar with yellow plastic cap stamped "CESO".

The basis of bearing is based on a bearing of North 05 degrees 14 minutes 40 seconds East for the centerline of Demorest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S. 1236 AND F.C.G.S. 1906, as shown on the Centerline Survey Plat, sheet 1 of 2 for Demorest Road and available at the Franklin County Engineer's Office.

Commonly known as: 0 Park Street, Grove City, OH 43123

Tax Parcel No.: 040-016216-00

Parcel 3:

Situated in the City of Grove City, County of Franklin, and State of Ohio, and described as follows:

Being Reserve "E" in BEULAH PARK SECTION 2, as the same is lettered and delineated upon the recorded plat thereof, of record in Plat Book 132, Page 1, Recorder's Office, Franklin County, Ohio.

Commonly known as: 0 Park Street, Grove City, Ohio 43123

Tax Parcel No.: 040-017179-00

GENERAL WARRANTY DEED

GC Beulah Park Investments LLC, an Ohio limited liability company *aka* GC Beulah Investments LLC, an Ohio limited liability company (“Grantor”), for valuable consideration paid, hereby grants with general warranty covenants to the **City of Grove City, Ohio** (“Grantee”), an Ohio municipal corporation, whose tax mailing address is 4035 Broadway, Grove City, Ohio 43123, that certain real property as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference thereto (the “Property”).

Commonly known as: 0 Park Street, 0 Park Street, & 0 Park Street, Grove City, OH 43123

Tax Parcel Nos.: 040-016215-00, 040-016216-00 & 040-017179-00

Prior Instrument Nos: 202002240027212, 202002240027210 and 202309050090449

Grantor, for itself and its successors and assigns, covenants that it is the owner of the Property in fee simple and has the right and power to convey the Property, and that the Property is free and clear from all liens and encumbrances, except (a) easements, restrictions, conditions and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules and regulations; (d) any and all taxes and assessments, whether general or special, which are a lien on the Property but are not yet payable; and (e) the easements and reservations of rights as set forth herein.

The Property is subject to the community development charge created by a declaration of covenants and restrictions, as may be amended and/or restated from time to time, and as recorded in Franklin County, Ohio as Instrument Numbers 201907090083215, 201909190122668 and 201911070148887. Pursuant to Section 349.07 of the Ohio Revised Code, the community development charge shall be a lien against the Property. Any conveyance of all or any part of an interest in the Property (a) shall include in any purchase agreement relating to that conveyance and in any deed or other instrument conveying the Property the requirements of this provision and of Section 349.07 of the Ohio Revised Code, and (b) shall include in the deed or other instrument conveying all or any portion of the Property a requirement that each successor owner include the covenants set forth in this Section and Section 349.07 of the Ohio Revised Code in any future instrument conveying title to the Property. This paragraph is included herein as required by Section 349.07 of the Ohio Revised Code and does not create an obligation on the Grantee, an Ohio municipal corporation, to pay the community development charge created by the recorded instruments referenced herein or any amendments thereto or by any action by the Community Authority Board established by the recorded instruments.

The Property is partially encumbered by that certain Conservation Easement dated February 6, 2017, as recorded as Instrument Number 201702070018982 in the Recorder’s Office, Franklin County, Ohio, as more particularly described therein. Any transfer or conveyance of the Property is subject to the notice provisions set forth therein. The referenced Conservation Easement shall not merge with the fee simple title of the Property. The Property shall continue to be encumbered with said Conservation Easement in accordance with the terms and conditions contained therein.

The Property is partially encumbered by that certain Stormwater Best Management Practices Post-Construction Operation and Maintenance Agreement dated December 28, 2021, as recorded as Instrument Number 202112300233927 in the Recorder’s Office, Franklin County, Ohio, as more particularly described therein. Any transfer or conveyance of the Property is subject to the notice provisions set forth therein. The referenced Easement shall not merge with the fee simple title of the Property. The Property shall continue to be encumbered with said Easement in accordance with the terms and conditions contained therein. Grantee agrees to assume all responsibilities for the Best Management Practices as set forth therein.

The Property is being conveyed to the Grantee solely for the public purpose of passive and active recreational public use as a public park and for no other use.

Signature and notary acknowledgment follow on the next page.

Balance of page has been left blank.

GC BEULAH PARK INVESTMENTS LLC, an Ohio limited liability company *aka* GC BEULAH INVESTMENTS LLC, an Ohio limited liability company

By: _____
Patrick J. Kelley, Manager

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

Before me, personally appeared the above-named Patrick J. Kelley, Manager of **GC BEULAH PARK INVESTMENTS LLC, an Ohio limited liability company aka GC BEULAH INVESTMENTS LLC, an Ohio limited liability company**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal on this ____ day of February 2024.

NOTARY PUBLIC

This instrument was prepared by *Kagay, Albert, Diehl, Acklin & Groeber LLC*, Attorneys at Law
141 East Town Street, Suite 101, Columbus, Ohio 43215

Acceptance by Grantee

City of Grove City, Ohio

By: _____
Charles W. Boso, Jr., City Administrator

STATE OF OHIO)
) SS:
COUNTY OF FRANKLIN)

Before me, personally appeared the above-named Charles W. Boso, Jr., City Administrator of **City of Grove City, Ohio**, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal on this ____ day of _____
2024.

NOTARY PUBLIC

Exhibit A

Parcel 1:

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1388, and being 12.721 acres out of a 212.706 acre parcel (deed) conveyed to GC Beulah Park Investments LLC by the instrument filed as Instrument Number 201610060136210 (hereafter referred to as "Grantor", all document references are to the records of Franklin County), the said 12.721 acre parcel also being more particularly described as follows:

COMMENCING FOR REFERENCE at F.C.G.S. Monument 1236 at the intersection of Southwest Boulevard (variable width) and Demorest Road (variable width), at the southwesterly corner of that 2.456 acre tract of land conveyed as Parcel No. 7, for Southwest Boulevard right-of-way purposes, to City of Grove City, by deed of record in Deed Book 3727, Page 452, at the northwesterly corner of a 1.940 acre tract of land conveyed as Parcel No. 6, for Southwest Boulevard right-of-way purposes, to City of Grove City, by deed of record in Deed Book 3859, Page 640 and in the east line of the plat entitled West Grove North Section No. 1, by deed of record in Plat Book 63, Page 16, said Monument No. F.C.G.S. 1236, being South 03 degrees 14 minutes 40 seconds East a distance of 1532.09 feet from F.C.G.S. Monument 1906 and North 03 degrees 14 minutes 40 seconds East a distance of 1751.48 feet from F.C.G.S. Monument 5131;

Thence South 03 degrees 14 minutes 40 seconds West, along the centerline of said Demorest Road, a distance of 1424.25 feet to a point;

Thence, South 86 degrees 45 minutes 20 seconds East for a distance of 2352.14 feet to an iron pin set at the Grantor's northerly corner, on the southeasterly line of Reserve "D" of Beulah Park Section 1 filed as Plat Book volume 127, page 49, and on the westerly right-of-way line of Beulah Park Drive as dedicated by the said plat of Beulah Park Section 1, the said pin being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's northeasterly line, South 45 degrees 35 minutes 11 seconds East for a distance of 70.00 feet to an iron pin set on the southwesterly right-of-way line of Beulah Way as dedicated by the said plat of Beulah Park Section 1;

Thence continuing along the Grantor's northeasterly line and along the said southwesterly right-of-way line the following courses:

With a curve to the right, said curve having a central angle of 80 degrees 39 minutes 26 seconds, a radius of 20.00 feet, an arc length of 28.15 feet, and a long chord which bears North 84 degrees 44 minutes 32 seconds East for a distance of 25.89 feet to an iron pin set;

South 54 degrees 55 minutes 45 seconds East for a distance of 220.78 feet to an iron pin set;

With a curve to the left, said curve having a central angle of 26 degrees 09 minutes 43 seconds, a radius of 1285.00 feet, an arc length of 586.75 feet, and a long chord which bears South 68 degrees 00 minutes 36 seconds East for a distance of 581.66 feet to an iron pin set;

South 81 degrees 05 minutes 28 seconds East for a distance of 26.79 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 12 degrees 44 minutes 54 seconds, a radius of 565.00 feet, an arc length of 125.71 feet, and a long chord which bears South 74 degrees 43 minutes 01 seconds East for a distance of 125.45 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 56 degrees 50 minutes 31 seconds, a radius of 20.00 feet, an arc length of 19.84 feet, and a long chord which bears South 39 degrees 55 minutes 19 seconds East for a distance of 19.04 feet to an iron pin set on the Grantor's easterly line and on the westerly right-of-way line of Columbus Street as dedicated by the said plat of Beulah Park Section 1;

Thence along the Grantor's easterly line and along the said westerly right-of-way line the following courses:

With a curve to the left, said curve having a central angle of 29 degrees 22 minutes 07 seconds, a radius of 100.00 feet, an arc length of 51.26 feet, and a long chord which bears South 26 degrees 11 minutes 07 seconds East for a distance of 50.70 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 39 degrees 05 minutes 28 seconds, a radius of 20.00 feet, an arc length of 13.65 feet, and a long chord which bears South 21 degrees 19 minutes 26 seconds East for a distance of 13.38 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 12 degrees 52 minutes 56 seconds, a radius of 265.00 feet, an arc length of 59.58 feet, and a long chord which bears South 04 degrees 39 minutes 45 seconds West for a distance of 59.46 feet to an iron pin set;

With a curve to the left, said curve having a central angle of 29 degrees 43 minutes 33 seconds, a radius of 285.00 feet, an arc length of 147.86 feet, and a long chord which bears South 03 degrees 45 minutes 33

seconds East for a distance of 146.21 feet to an iron pin set;

South 18 degrees 37 minutes 20 seconds East for a distance of 97.72 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 18 degrees 04 minutes 44 seconds, a radius of 20.00 feet, an arc length of 6.31 feet, and a long chord which bears South 09 degrees 34 minutes 58 seconds East for a distance of 6.28 feet to an iron pin set at the Grantor's southeasterly corner and at the northeasterly corner of a parcel conveyed to Townsend Construction Company by the instrument filed as Instrument Number 201902070015452;

Thence along the Grantor's southerly line and along the northerly line of the said Townsend Construction Company parcel the following courses:

North 73 degrees 28 minutes 56 seconds West for a distance of 556.48 feet to an iron pin set;

North 72 degrees 39 minutes 54 seconds West for a distance of 110.80 feet to an iron pin set;

North 61 degrees 41 minutes 47 seconds West for a distance of 88.10 feet to an iron pin set;

North 62 degrees 03 minutes 41 seconds West for a distance of 341.57 feet to an iron pin set;

With a curve to the left, said curve having a central angle of 59 degrees 56 minutes 49 seconds, a radius of 150.00 feet, an arc length of 156.94 feet, and a long chord which bears South 87 degrees 57 minutes 52 seconds West for a distance of 149.88 feet to an iron pin set;

South 57 degrees 59 minutes 25 seconds West for a distance of 369.49 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 33 degrees 23 minutes 45 seconds, a radius of 400.00 feet, an arc length of 233.15 feet, and a long chord which bears South 74 degrees 41 minutes 18 seconds West for a distance of 229.86 feet to an iron pin set at the Grantor's southwesterly corner and at an interior corner of the said Townsend Construction Company parcel;

Thence along the Grantor's westerly line and along the easterly line of the said Townsend Construction Company parcel the following courses:

With a curve to the right, said curve having a central angle of 05 degrees 28 minutes 47 seconds, a radius of 715.00 feet, an arc length of 68.38 feet, and a long chord which bears North 00 degrees 12 minutes 51 seconds East for a distance of 68.36 feet to an iron pin set;

North 02 degrees 57 minutes 14 seconds East for a distance of 143.06 feet to an iron pin set;

With a curve to the left, said curve having a central angle of 32 degrees 08 minutes 07 seconds, a radius of 265.00 feet, an arc length of 148.63 feet, and a long chord which bears North 67 degrees 32 minutes 43 seconds East for a distance of 146.69 feet to an iron pin set;

North 51 degrees 28 minutes 40 seconds East for a distance of 411.70 feet to an iron pin set;

North 02 degrees 52 minutes 15 seconds East for a distance of 70.00 feet to an iron pin set at the Grantor's northwesterly corner, at the northeasterly corner of the said Townsend Construction Company parcel, on the southerly line of the said Reserve "D";

Thence along the Grantor's northerly line and along the southerly line of the said Reserve "D" the following courses:

South 87 degrees 07 minutes 45 seconds East for a distance of 8.47 feet to an iron pin set;

With a curve to the left, said curve having a central angle of 48 degrees 27 minutes 26 seconds, a radius of 270.00 feet, an arc length of 228.35 feet, and a long chord which bears North 68 degrees 38 minutes 32 seconds East for a distance of 221.60 feet to the TRUE POINT OF BEGINNING, containing 12.721 acres, more or less.

Less and excepting therefrom all public rights-of-way. Subject to all covenants, restrictions, reservations and easements contained in any instrument by deed of record pertaining to the above described tract of land.

All iron pins called as set are 5/8" x 30" rebar with yellow plastic cap stamped "CESO".

The basis of bearing is based on a bearing of North 03 degrees 14 minutes 40 seconds East for the centerline of Demorest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S. 1236 AND F.C.G.S. 1906, as shown on the Centerline Survey Plat, sheet 1 of 2 for Demorest Road and available at the Franklin County Engineer's Office.

Commonly known as: 0 Park Street, Grove City, OH 43123

Tax Parcel Nos.: 040-016215-00

Parcel 2:

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1388, and being 2.504 acres out of a 212.706 acre parcel (deed) conveyed to GC Beulah Park Investments LLC by the instrument filed as Instrument Number 201610060136210 (hereafter referred to as “Grantor”, all document references are to the records of Franklin County), the said 2.504 acre parcel also being more particularly described as follows:

COMMENCING FOR REFERENCE at an iron pin set at the northeasterly corner of Grant’s Addition to Beulah as shown in Plat Book volume 5, page 130, also being on the westerly line of a parcel conveyed to The Baltimore and Ohio Railroad Company by the instrument filed as Deed Book volume 592, page 1, and to CSX Corporation as successor by merger by the instrument filed as Official Record volume 13276, page B15;

Thence along the westerly line of the said railroad property, North 32 degrees 39 minutes 50 seconds East for a distance of 360.91 feet to an iron pin set, passing iron pins set at 60.93 feet and 130.93 feet, the first said pin being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence crossing through the lands of the Grantor, North 71 degrees 54 minutes 40 seconds West for a distance of 436.80 feet to an iron pin set on the Grantor’s westerly line and on the easterly right-of-way line of Columbus Street as dedicated by the plat of Beulah Park Section 1 filed as Plat Book volume 127, page 49;

Thence along the Grantor’s westerly line and along the said easterly right-of-way line the following courses:

North 18 degrees 37 minutes 20 seconds West for a distance of 154.47 feet to an iron pin set;

With a curve to the right, said curve having a central angle of 25 degrees 06 minutes 16 seconds, a radius of 215.00 feet, an arc length of 94.20 feet, and a long chord which bears North 06 degrees 04 minutes 12 seconds West for a distance of 93.45 feet to an iron pin set at the Grantor’s northwesterly corner and at the southwest corner of a parcel conveyed to Glacial Apt OZ LLC by the instrument filed as Instrument Number 201907120085303;

Thence along the Grantor’s northerly line and along the southerly line of the said Glacial Apt OZ LLC parcel the following courses:

South 83 degrees 31 minutes 04 seconds East for a distance of 13.46 feet to an iron pin set;

South 72 degrees 38 minutes 18 seconds East for a distance of 37.31 feet to an iron pin set;

South 69 degrees 10 minutes 25 seconds East for a distance of 257.22 feet to an iron pin set;

South 71 degrees 54 minutes 40 seconds East for a distance of 311.97 feet to an iron pin set at the Grantor’s northeasterly corner, at the southeasterly corner of the said Glacial Apt OZ LLC parcel, and on the westerly line of the said railroad property;

Thence along the Grantor’s easterly line and along the said westerly line of the said railroad property, South 32 degrees 39 minutes 50 seconds West for a distance of 206.65 feet to the TRUE POINT OF BEGINNING, containing 2.504 acres, more or less.

Less and excepting therefrom all public rights-of-way. Subject to all covenants, restrictions, reservations and easements contained in any instrument by deed of record pertaining to the above described tract of land.

All iron pins called as set are 5/8” x 30” rebar with yellow plastic cap stamped “CESO”.

The basis of bearing is based on a bearing of North 03 degrees 14 minutes 40 seconds East for the centerline of Demorest Road between Franklin County Monuments F.C.G.S. 5131, F.C.G.S. 1236 AND F.C.G.S. 1906, as shown on the Centerline Survey Plat, sheet 1 of 2 for Demorest Road and available at the Franklin County Engineer’s Office.

Commonly known as: 0 Park Street, Grove City, OH 43123

Tax Parcel Nos.: 040-016216-00

Parcel 3:

Situated in the City of Grove City, County of Franklin, and State of Ohio, and described as follows:

Being Reserve “E” in BEULAH PARK SECTION 2, as the same is lettered and delineated upon the recorded plat thereof, of record in Plat Book 132, Page 1, Recorder’s Office, Franklin County, Ohio.

Commonly known as: 0 Park Street, Grove City, Ohio 43123

Tax Parcel No.: 040-017179-00



The Park at Beulah

Original Path

Breck Park

Existing Paths

Area to be Donated

2

Date: 03/11/24
Introduced By: Burroughs
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-13-24
1st Reading: 03/18/24
Public Notice: 03/19/24
2nd Reading: 04/01/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-13-24

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.755± ACRES LOCATED AT THE NORTHEAST CORNER OF DEMOREST AND GROVE CITY ROADS IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 0.755± acres, more or less, in Jackson Township was duly filed by Angel Morquecho Perez; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on January 09, 2024; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on January 18, 2024.

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

SECTION 1. The proposed annexation, as applied for in the petition of Angel Morquecho Perez, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on December 04, 2023 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on January 09, 2024, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 1388. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be SF-1, Single Family Residential, and shall be placed in Ward 1. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

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

Christine Houk, 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

ANNEXATION PLAT

PROPOSED ANNEXATION OF 0.755± AC. IN VMS 1388 FROM JACKSON TOWNSHIP
TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

C-13-24
Exhibit B

LEGEND

EXISTING CITY OF GROVE CITY CORPORATION LINE

AREA PROPOSED FOR ANNEXATION

ADDRESS OF SUBJECT PROPERTY:

4330 GROVE CITY ROAD, GROVE CITY, OHIO 43123
AND SOUTHERN PORTION OF GROVE CITY ROAD

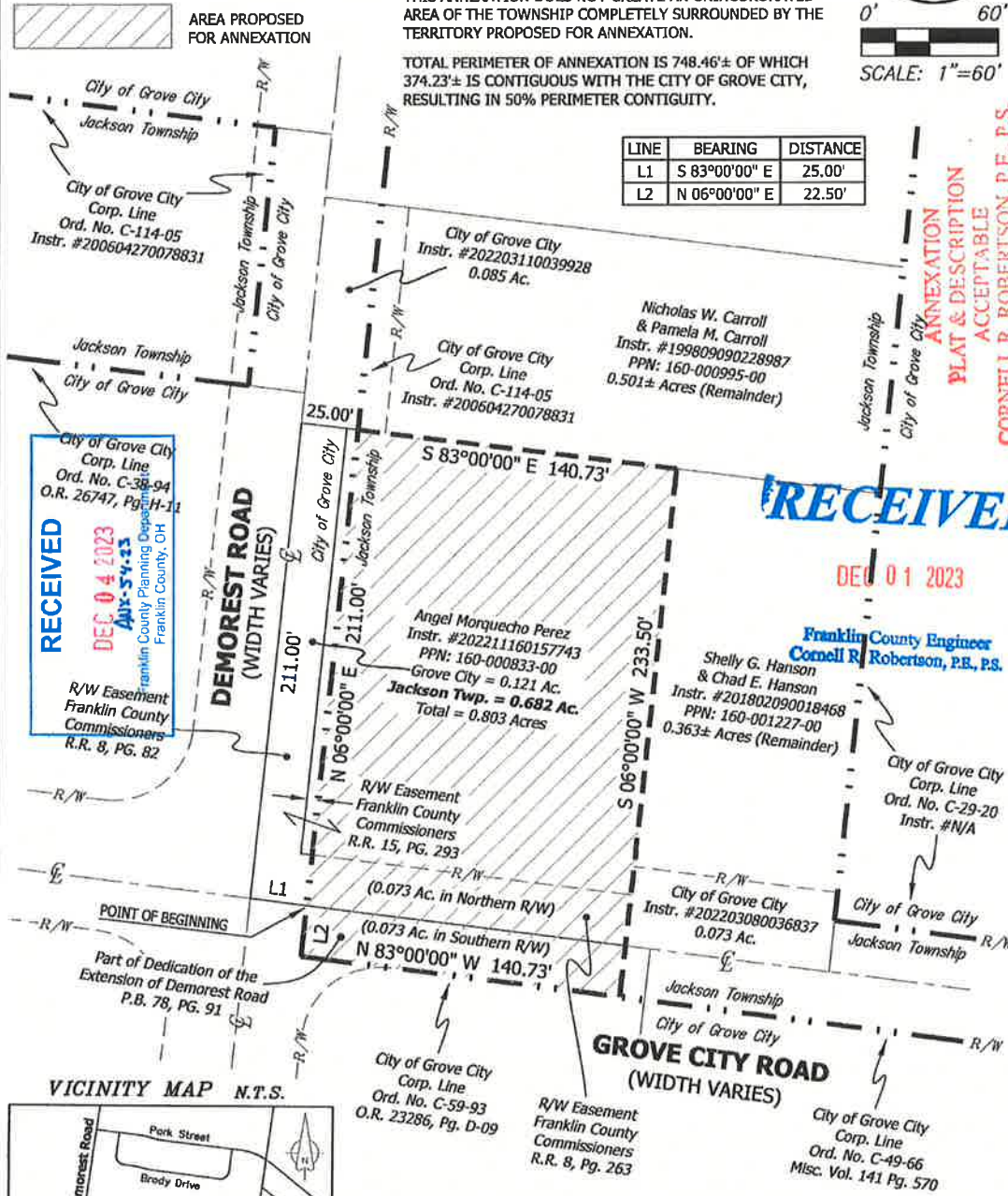
THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 748.46± OF WHICH 374.23± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 50% PERIMETER CONTIGUITY.



SCALE: 1"=60'

LINE	BEARING	DISTANCE
L1	S 83°00'00" E	25.00'
L2	N 06°00'00" E	22.50'



RECEIVED
DEC 04 2023
Franklin County Planning Department
Franklin County, OH

R/W Easement
Franklin County
Commissioners
R.R. 8, PG. 82

DEMOREST ROAD
(WIDTH VARIES)

Angel Monquecho Perez
Instr. #202211160157743
PPN: 160-000833-00
Grove City = 0.121 Ac.
Jackson Twp. = 0.682 Ac.
Total = 0.803 Acres

Nicholas W. Carroll
& Pamela M. Carroll
Instr. #199809090228987
PPN: 160-000995-00
0.501± Acres (Remainder)

RECEIVED
DEC 01 2023

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

Shelly G. Hanson
& Chad E. Hanson
Instr. #201802090018468
PPN: 160-001227-00
0.363± Acres (Remainder)

City of Grove City
Corp. Line
Ord. No. C-29-20
Instr. #N/A

City of Grove City
Instr. #202203080036837
0.073 Ac.

GROVE CITY ROAD
(WIDTH VARIES)

City of Grove City
Corp. Line
Ord. No. C-49-66
Misc. Vol. 141 Pg. 570

VICINITY MAP N.T.S.



* = SITE LOCATION

NOTE: THIS MAP WAS PREPARED USING THE BEST AVAILABLE FRANKLIN COUNTY RECORDS AND WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AS SHOWN ON THE RECORD PLAT.

MATTHEW L. CAMPBELL
CAMPBELL & ASSOCIATES, INC.
REG. NO. 8546



11.9.23
DATE

Franklin County Parcel
160-000833-00
Job: 20230240

CAMPBELL &
ASSOCIATES, INC.
Land Surveyors
(800)233-4117
www.campbellsurvey.com

Annexation Area Breakdown
PPN: 160-000833-00 = 0.682 Ac.
Southern RW Grove City Road = 0.073 Ac.
Total Area = 0.755 Ac.

By IND/CMA Date 12-1-23

Date: 03/12/24
Introduced By: Burroughs
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: C-14-24
1st Reading: 03/18/24
Public Notice: 03/19/24
2nd Reading: 05/06/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-14-24

AN ORDINANCE FOR THE REZONING OF 0.61± ACRES LOCATED AT THE SOUTHEAST CORNER OF PARK AND ELM STREETS FROM IND-1 TO PUD-R w/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 March 05, 2024; 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 IND-1 (Light Industry) to PUD-R (Planned Unit Development – Residential) with Zoning Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1388 *and being all of Lots 68, 69, 70 of AG Grants Beulah Subdivision, as recorded in Official Records, Plat Book 4, page 205, 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.

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

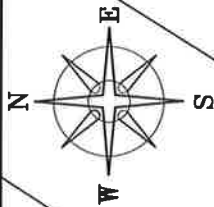
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance

is correct as to form.

Stephen J. Smith, Director of Law

DEED REFERENCE
PARK AND ELM LLC
INSTR No. 202008060114753
PARCEL No. 040-000235-00
LOTS 68-70
AG GRANTS BEULAH SUB'D
AS RECORDED IN
PB 4 PG 205



BEARINGS ARE BASED ON A
GPS OBSERVATION ON 04/24/20
WGS 1984 GEODETIC NORTH.
EAST LINE OF ELM STREET
BEING N 02°34'29" E

ELM STREET (40' WIDE)

PARK STREET (66' WIDE)

0.6157± ACRES

LOT 70
0.1761± ACRES

LOT 69
0.2164± ACRES

LOT 68
0.2232± ACRES

BETHANNE JOHNSON, TR
INSTR No. 202007200105926
DOUGLAS GIBBNEY, TR
LOT 67
INSTR No. 20220810118835
040-000240-00

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- AXLE (FOUND)
 - 3/4" Ø IRON PIPE (FOUND)
 - 1/2" Ø IRON PIPE (FOUND)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP
 - STAMPED "COTTRILL SURVEYING" (SET)
 - DRILL HOLE IN CONCRETE WALK

Received By:
Grove City Development
2/22/24



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

0.6157± ACRES,
VMS 1388, CITY OF GROVE CITY,
FRANKLIN COUNTY, STATE OF OHIO.
SURVEYED FOR KK BUILDERS

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 02/15/24

20'	10'	0'	20'
SCALE: 1"= 20'			
JOB No. S240123	CREW: NC		
SURVEYED 02/09/24	DWN BY: NC		
DRAWN 02/12/24	CHECK: RC		

C-14-24
Exhibit A

COTTRILL SURVEYING, INC

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

0.6157 Acre Tract Surveyed for KK Builders

The following described 0.6157 acre tract is situated in the State of Ohio, Franklin County, City of Grove City, VMS 1388, being all of Lots 68, 69 and 70 (Parcel 040-000235-00) of AG Grants Beulah Subdivision as recorded in Plat Book 4 page 205 and conveyed to Park and Elm LLC by Instrument Number 202008060114753, and being more particularly described as follows:

Beginning at a drill hole in the concrete walk at the intersection of the East line of Elm Street (40 feet wide) with the Southwest line of Park Street (66 feet wide) and being the Northwest corner of Lot 70;

Thence, with the Southwest line of Park Street, **South 56° 23' 17" East**, passing the Northwest corner of Lot 69 at 94.31 feet, passing the Northwest corner of Lot 68 at 144.29 feet, a total distance of **194.27 feet** to an iron pin and cap set at the Northwest corner of Lot 67 as conveyed to Bethanne Johnson Trustee by Instrument Number 202207200105926 and Douglas Gibboney Trustee by Instrument Number 202208110116635;

Thence, with the Northwest line of Lot 67, **South 32° 21' 17" West** a distance of **194.58 feet** to an iron pin and cap set in the Northeast line of a 20 feet wide alley;

Thence, with the Northeast line of Said Alley, **North 56° 23' 17" West**, passing the Southeast corner of Lot 69 at 49.98 feet, a total distance of **81.48 feet** to the East line of Elm Street, from which a found axel is South 1.14 feet and West 0.11 feet;

Thence, with the East line of Elm Street, **North 02° 34' 29" East**, passing the South corner of Lot 70 at 37.18 feet, a total distance of **227.04 feet** returning to the **Point of Beginning**, containing **0.6157 Acres** more or less, of which 0.2232 acres more or less is all of said Lot 68, 0.2164 acres more or less is all of Lot 69 and 0.1761 acres more or less is all of said Lot 70.

Bearings are based on a GPS observation on April 24, 2020, WGS 1984 Geodetic North, the east line of Elm Street being North 02° 34' 29" East.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on February 13, 2024.




Nathan L. Cottrill, PS #8821
(Job #S240123-0.6157)

Received By:
Grove City Development
2/22/24



Park & Elm
±0.61 Acres, 040-000235
PLANNED UNIT DEVELOPMENT---Residential (PUD-R)

ZONING TEXT & DEVELOPMENT STANDARDS

I. Introduction

The project consists of one parcel being ±0.69 acres located at the southeast corner of Park Street and Elm Street, PID 040-000235, and more specifically described in Exhibit "A". The lot shall be zoned PUD-R (Planned Unit Development – Residential) and will be developed in conformance with the Zoning Text & Development Standards ("Text") delineated herein.

II. Compatibility

The standards within this text have been drafted to ensure that the project is appropriate within the context of the surrounding area and establishes the necessary requirements to create standards and permitted uses appropriate for the site.

III. Severability

All provisions of this Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other person or circumstances are not affected by that decision.

IV. Applicability

The standards and provisions outlined within the Text shall apply to the ±0.69 acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters.

V. Conflict

When there appears to be, or there is in fact, a conflict between the Text and the Zoning Code, the more restrictive requirement/standard shall apply.

VI. General Requirements

A. Permitted Uses

The property shall be permitted to contain one (1) duplex structure with two dwelling units and one (1) triplex unit with three dwelling units as generally shown on Exhibit "B".

B. Setbacks

1. The setback from both Park Street and Elm Street shall be a minimum of thirty (30) feet, measured from the property line.
2. The side yard setback shall be a minimum of six (6) feet.
3. The setback from the public alleyway south of the lot shall be a minimum of fifteen (15) feet.
4. Porches or stoops shall be permitted to encroach into setback areas by up to five (5) feet.

C. Driveway/Service Walks

1. Driveways. Two curb cuts shall be permitted on Elm Street, and One shall be permitted along Park Street to accommodate driveways. Driveways shall be constructed of brick, concrete, or stone. If brick or stone are utilized, colors should coordinate with the architecture of the residence.
2. Service walks shall be made of brick, concrete, or stone that is compatible with the driveway.

D. Building

1. Architecture. The architectural style of the building will be as generally depicted in Exhibits "C" and "D". The elevations fronting on public roadways shall contain at least three (3) of the following elements:
 - a. Front Porch measuring at least twelve (12) feet wide and five (5) feet deep.
 - b. Shutters
 - c. Roofline variation
 - d. Bump outs/façade offsets in excess of 1' 6"
 - e. First story windows totaling at least 62 square feet of glazing
 - f. Other architectural elements deemed appropriate to provide interest in the structure, as determined by the Development Director.
2. Any building elevation visible from the public right-of-way shall include a brick or stone veneer water table a minimum of 36" in height.
3. Materials. Materials and colors shall be those outlined in this text, or comparable alternatives. If substitutions are proposed, they may be utilized providing they are deemed appropriate by the Development Director.
 - a. Siding. Siding shall be vinyl siding with a minimum thickness of 0.044". Siding shall be earth tones or other neutral colors.
 - b. Trim. Trim shall be off white or other colors complimentary to the vinyl siding.
 - c. Doors. Exterior doors shall be complementary in color to the materials used elsewhere on the structure.
 - d. Garage Doors. Garage doors shall not be a flush design and shall feature indentations, windows or other features for architectural interest.
 - e. Shutters. Shutters shall be provided in elevations visible from the public right of way. Shutters shall be a uniform color on both structures.
4. Height. The maximum building height shall be 35 feet, measured from the grade of the front elevation of the building to the peak of roof.
5. Porches. Both structures shall include front porches which are permitted to encroach into setbacks up to five (5) feet.
6. Garage. Each dwelling unit shall provide at minimum an attached one-car garage.
7. Exposed Foundation. Exterior concrete or poured foundation walls exposed above grade shall be finished with brick, brick veneer, stone, cultured stone, stucco.
8. Detached Structures. Detached accessory structures shall not be permitted.

E. Landscaping

1. Unless otherwise required below, landscaping shall be required per section 1136.09(a)(1) or current standards for new residential developments.
2. All service structures including electrical boxes and HVAC units shall be screened per chapter 1136.08 of code where visible from the right-of-way.

F. Site Lighting

1. Exterior lighting shall be installed on each structure at the porch entryway and garage. If fixtures are not flush mounted, fixtures shall be decorative in nature.

G. Fencing

1. Any fencing on the lot shall be decorative in nature, with no chain link permitted. Permitted fencing material shall include vinyl, wood conditioned for exterior use, and metal.

EXHIBIT "B"

Received By:
Grove City Development
2/22/24

NEW RESIDENTIAL DUPLEX/TRIPLEX

PARK & ELM STREET,
GROVE CITY, OHIO 43123

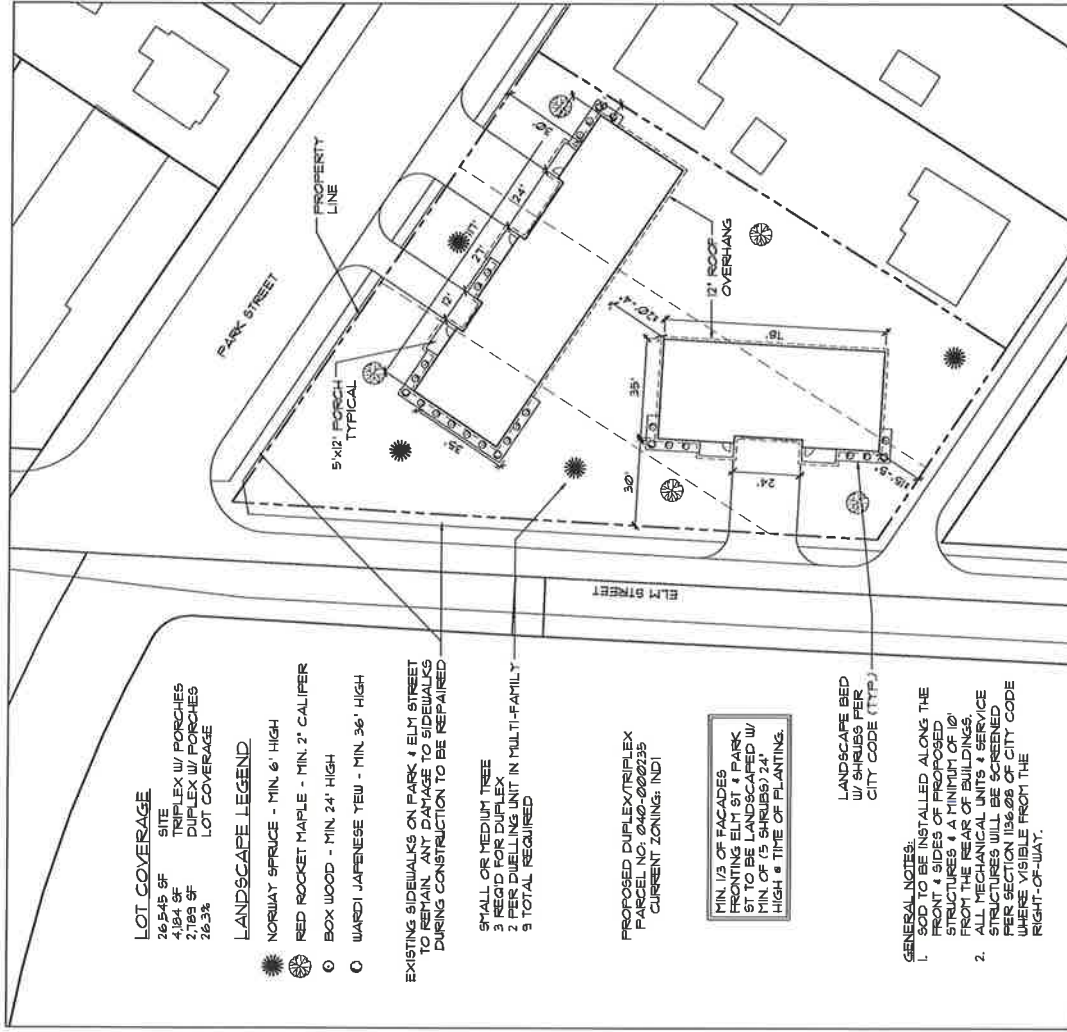
JH Architects, Inc.

5120 B Nike Drive
Hilliard, Ohio 43036
614-527-7590 Fax 614-527-7592



23042
02-15-24

SP1



A SITE PLAN
SP1 SCALE: 1" = 20'
NORTH

EXHIBIT "C"

Received By:
Grove City Development
2/22/24

NEW RESIDENTIAL DUPLEX/TRIPLEX
PARK & ELM STREET,
GROVE CITY, OHIO 43123

JH Architects, Inc.
5120 B Nike Drive
Hilliard, Ohio 43036
614-527-7590 Fax 614-527-7592



23042
02-19-24

A2

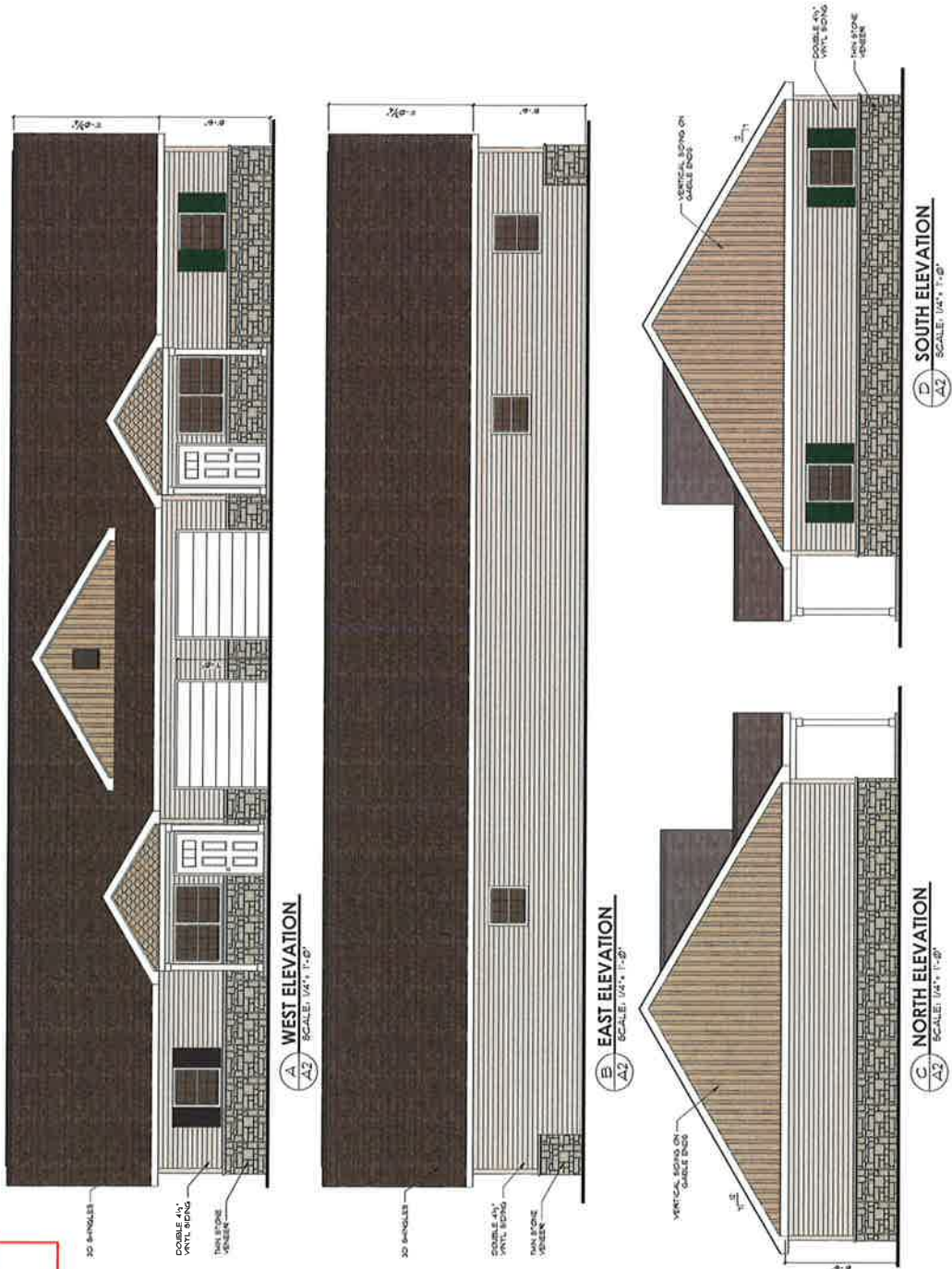


EXHIBIT "D"

Received By:
Grove City Development
2/22/24

NEW RESIDENTIAL DUPLEX/TRIPLEX
PARK & ELM STREET,
GROVE CITY, OHIO 43123

JH Architects, Inc.
5120 B Nire Drive
Hilliard, Ohio 43026
614-527-7590 FAX 614-527-7592



2/28/23
02/28/24

A2



Date: 03/12/24
Introduced By: Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-15-24
1st Reading: 03/18/24
Public Notice: 3/19/24
2nd Reading: 04/01/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-15-24

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SALES FOR BROADWAY FIREPLACE AND DÉCOR LOCATED AT 3827 BROADWAY

WHEREAS, Broadway Fireplace & Decor, applicant, has submitted a request for a Special Use Permit for Outdoor Sales located at 3827 Broadway; and

WHEREAS, on March 05, 2024, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1r is hereby issued to Broadway Fireplace & Décor for outdoor sales, located at 3827 Broadway, as submitted.

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

Christine Houk, 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: 03/12/24
Introduced By: Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-16-24
1st Reading: 03/18/24
Public Notice: 3/19/24
2nd Reading: 04/01/24
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-16-24

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SEATING FOR PLATES AND PINTS LOCATED AT 4008 BROADWAY

WHEREAS, Plates and Pints, applicant, has submitted a request for a Special Use Permit for Outdoor Seating located at 4008 Broadway; and

WHEREAS, on March 05, 2024, 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 applicant shall work Jackson Township Fire and the Development Dept. to determine the appropriate number of bollards to install on the north side of the patio area.

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)A1s is hereby issued to Plates and Pints for outdoor seating, located at 3827 Broadway, contingent upon the stipulation set by Planning Commission.

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

Christine Houk, 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: 03/12/24
Introduced By: Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-17-24
1st Reading: 03/18/24
Public Notice: 3/19/24
2nd Reading: 04/01/24
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-17-24

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A CAR WASH FOR MOO MOO EXPRESS CAR WASH LOCATED AT 3019 TURNBERRY COURT

WHEREAS, Moo Moo Express Car Wash, applicant, has submitted a request for a Special Use Permit for a Car Wash located at 3019 Turnberry Court; and

WHEREAS, on March 05, 2024, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. No signage or advertising shall be placed on the kiosk gates;
2. The kiosk canopy shall be raised on the outside lane to a minimum of 13' 6" to allow Fire apparatus to pass for emergency access, with a bar hanging to alert cars to height restrictions for the car wash.

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)A1i is hereby issued to Moo Moo Express Car Wash for a car wash, located at 3019 Turnberry Court, contingent upon the stipulations set by Planning Commission.

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

Christine Houk, 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: 03/12/24
Introduced By: Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-09-24
1st Reading: 03/18/24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-09-24

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR MOO MOO EXPRESS CAR WASH LOCATED AT 3019 TURNBERRY COURT

WHEREAS, on March 05, 2024, the Planning Commission recommended approval of the Development Plan for Moo Moo Express Car Wash with the following stipulations:

1. All site lighting fixtures shall be bell-shaped with a black finish, like those used in the Turnberry Retail Center to the south;
2. The photometric plan shall be updated with additional fixtures to meet the Code requirement of 0.5 footcandles for all vehicle and pedestrian areas.

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 Moo Moo Express Car Wash located at 3019 Turnberry Court, contingent upon the stipulations set by Planning Commission.

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

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

Christine Houk, 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: 03/12/24
Introduced By: Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-10-24
1st Reading: 03/18/24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-10-24

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE FRAZIER BUSINESS CENTER LOCATED AT 5822 HAUGHN ROAD

WHEREAS, on March 05, 2024, the Planning Commission recommended approval of the Development Plan for the Frazier Business Center with the following stipulations:

1. Metal canopies or awnings shall be installed above the building entrances on the north and west elevations to break up the building façade;
2. Larger windows and storefronts shall be installed around all proposed doors on the north and west elevations;
3. The evergreen shrubs screening the parking lot from Haughn Road shall be a minimum of 36" at the time of installation;
4. The six foot (6') tall wood slat privacy fence shown along the southern property line shall be replaced with evergreen trees planted per Code requirements.

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 the Frazier Business Center located at 5822 Haughn Road, contingent upon the stipulations set by Planning Commission.

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

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

Christine Houk, 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: 03/12/24
Introduced By: Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-11-24
1st Reading: 03/18/24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-11-24

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE JACKSON TOWNSHIP MAINTENANCE BUILDING LOCATED AT 3756 HOOVER ROAD

WHEREAS, on March 05, 2024, the Planning Commission recommended approval of the Development Plan for the Jackson Township Maintenance Building, 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 the Jackson Township Maintenance Building located at 3756 Hoover Road, 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.

Christine Houk, 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: 03/12/24
Introduced By: Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-12-24
1st Reading: 03/18/24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-12-24

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR PARK & ELM DUPLEX AND TRIPLEX LOCATED AT THE SOUTHEAST CORNER OF PARK AND ELM STREETS

WHEREAS, on March 05, 2024, the Planning Commission recommended approval of the Development Plan for Park & Elm, a duplex and triplex, 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 Park & Elm, a duplex and triplex, located at the southeast corner of Park and Elm Streets, 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.

Christine Houk, 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: 03/13/24
Introduced By: Dew
Committee: Service
Originated By: Mr. C. Boso
Approved:
Emergency: 30 Days:
Current Expense:

No.: CR-13-24
1st Reading: 03/18/24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION

NO.

CR-13-24

A RESOLUTION TO ADOPT THE SOLID WASTE MANAGEMENT PLAN FOR THE SOLID WASTE AUTHORITY OF CENTRAL OHIO

WHEREAS, the City of Grove City is located within the jurisdiction of the Solid Waste Authority of Central Ohio (SWACO); and

WHEREAS, the SWACO Board of Trustees prepared and adopted a final draft of the Solid Waste Management Plan in accordance with Ohio Revised Code Sections 3734.53, 3734.54 and 3734.55 on December 12, 2023; and

WHEREAS, SWACO has provided a copy of the Plan for ratification to each of the legislative authorities of the District; and

WHEREAS, the City of Grove City must decide whether it approved of said Solid Waste Management Plan within ninety days of receipt of the Plan.

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 SWACO Solid Waste Management Plan.

SECTION 2. The Clerk of Council is hereby directed to send SWACO a copy of this resolution to the attention of Andrew Booker, SWACO, 4239 London-Groveport Road, Grove City, Ohio 43123, or email Andrew.Booker@swaco.org.

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

Christine Houk, 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

EXECUTIVE SUMMARY

A More Sustainable Future for Central Ohio Solid Waste Management Plan Update



WHAT IS SWACO?

- The Solid Waste Authority of Central Ohio is one of 52 solid waste management entities created by the Ohio Revised Code.
- SWACO's Jurisdiction covers Franklin County and all the communities that have the majority of their population within Franklin County.
- SWACO owns and operates the Franklin County Sanitary Landfill.
- SWACO is responsible under state law for developing a plan and implementing programs to achieve the Ohio Environmental Protection Agency's solid waste goals, which include:
 - Reducing Ohio's reliance on landfills.
 - Implementing programs for waste reduction, recycling and reuse.

WHAT IS THE PLAN?

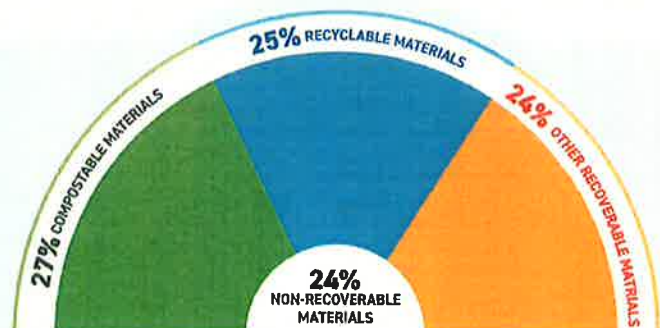
- Our responsibility includes creating a 15-year plan for managing solid waste in our jurisdiction and updating it every five years. This plan is for years 2024 through 2038.

WHAT IS MY COMMUNITY'S ROLE?

- Each of the 41 communities in SWACO's jurisdiction is asked to review the proposed plan update and vote on whether to approve it.

Waste Diversion: We Can Do Better, and This Plan Can Help

76% Potentially Recyclable or Compostable:
Only 24% of what goes into the landfill today should be there; the rest could have been reused, recycled, composted or recovered for other uses.



Serving Central Ohio



COMMUNITY

- Contract assistance for trash and recycling services
- Recycling cart Initiative
- Recycle Right Education Campaign
- Grants and opt-in contracts for hard to recycle materials



GRANTS

- Communities, schools, nonprofits, public events
- Recycling containers and service, education projects
- Special projects



SCHOOLS

- School Recycling Champions program
- Food waste resources
- Activities and lesson plans
- Field trips



FOOD WASTE INITIATIVE

- Nationally recognized Save More Than Food education campaign
- Compost Infrastructure, collection services and drop-offs
- Research, technical assistance, pilot projects



BUSINESSES

- Financial incentives/technical assistance
- Innovative partnerships to reduce the cost of recycling services
- Outreach and recognition



SWACO
FROM WASTE TO RESOURCES

How We Plan to Grow



FOOD WASTE AND ORGANICS

Food is the largest single component of waste in the landfill. We're pursuing a pilot composting facility for food scraps as well as ways to help communities and businesses collect and divert food waste.



BUSINESS RECYCLING

We want to encourage more recycling by businesses, as 60% of the waste delivered to our landfill comes from businesses, not homes. We're expanding financial incentives, startup assistance and education.



HARD-TO-RECYCLE ITEMS

We already host a permanent "household hazardous waste" collection facility and several one-day collection events each year. We're supplementing our current program with a one-stop "Convenience Center" approach that will accept additional hard-to-recycle items from residents. We're also helping communities collect some materials directly, making it even more convenient for residents to manage their materials in an environmentally responsible way.

NEW EDUCATION CENTER

More than 4,000 school children and adults each year tour the landfill; a new building will provide a better, more interactive learning experience.



MORE CAPACITY TO PROVIDE SERVICES

We will add to our staff so that we can provide additional support to business, schools and expand our grant programs.

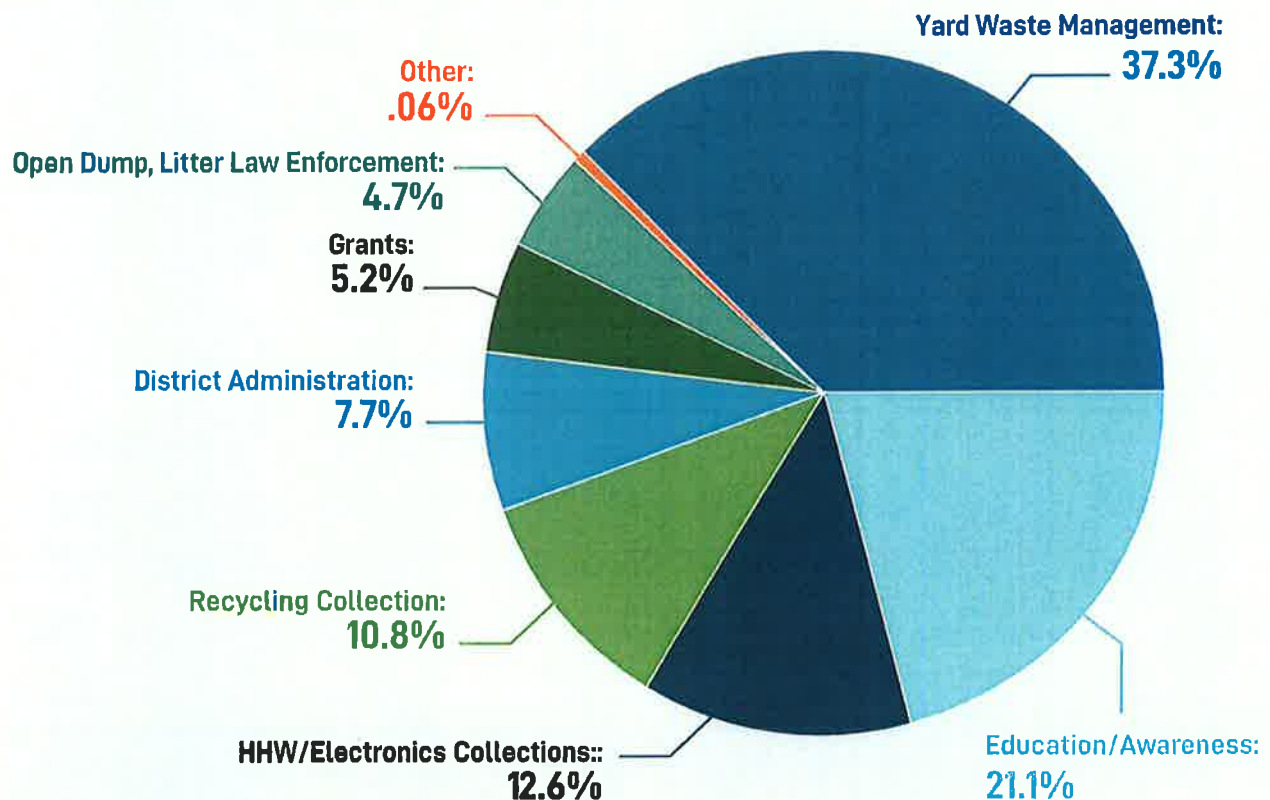


SWACO
FROM WASTE TO RESOURCES

Our Budget Strategy: Financially Responsible Management with ***No Increase in Fees***

The plan includes **NO INCREASE** to the \$5/ton generation fee that is the primary means of funding the plan.

Generation fee revenue: \$6.2 million/year. Where It goes:



Funding New Projects: In 2017, SWACO removed a \$7 tipping fee that was used to pay off the debt we inherited from the former waste-to-energy plant. At that time, we reallocated \$1 of that fee to support waste diversion programs such as buying recycling carts for communities. This plan formalizes the ongoing allocation of that \$1 per ton for that purpose. We're considering \$18 million in potential capital spending for initiatives such as recycling and organics carts, a compost facility, a new education center and the Convenience Center for dropping off hazardous household waste.

HOW YOU CAN HELP

SWACO is proud to be a leader in waste diversion. Your vote to approve this plan update will position us to continue that leadership and make it easier for our schools, businesses, residents, and communities to divert more materials from the landfill.

For more information about the Plan, contact: Andrew.Booker@swaco.org



SWACO
FROM WASTE TO RESOURCES

EXECUTIVE SUMMARY

A More Sustainable Future for Central Ohio

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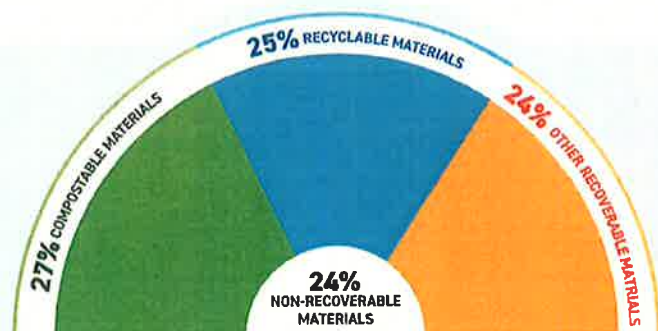
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SWACO
FROM WASTE TO RESOURCES

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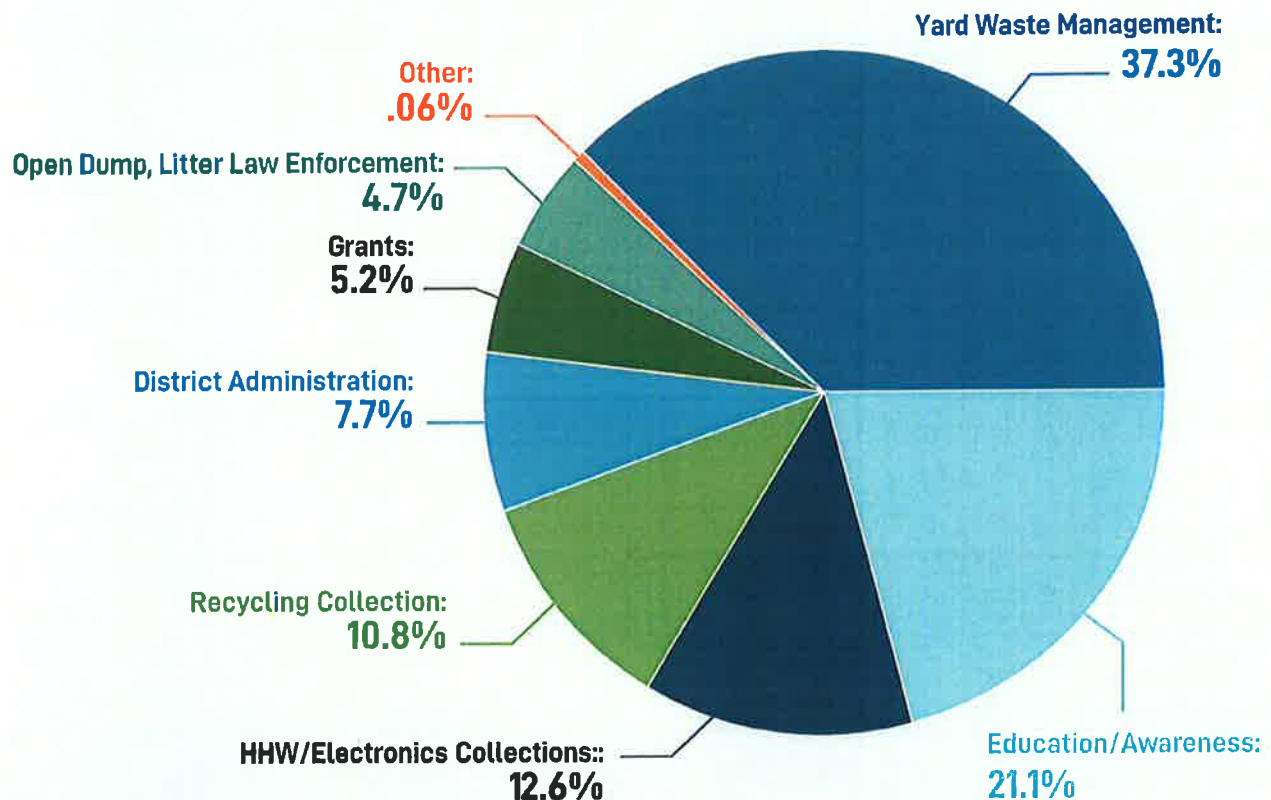


SWACO
FROM WASTE TO RESOURCES

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HOW YOU CAN HELP

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For more information about the Plan, contact: Andrew.Booker@swaco.org



Date: 02/27/24
Introduced By: Anderson
Committee: Safety
Originated By: Mr. Holt
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-12-24
1st Reading: 03/04/24
Public Notice: 03/05/24
2nd Reading: 03/18/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-12-24

AN ORDINANCE TO REPEAL CHAPTER 732 TITLED MEDICAL MARIJUANA AND SECTION 1135.09(b)(15) TITLED MEDICAL MARIJUANA CULTIVATION, PROCESSING, OR RETAIL DISPENSING OF MEDICAL MARIJUANA PROHIBITED IN ALL DISTRICTS OF THE CODIFIED ORDINANCES OF THE CITY OF GROVE CITY, OHIO

WHEREAS, on May 25, 2016, the Ohio General Assembly passed Substitute House Bill 523, which allows individuals with a qualifying medical condition, on the recommendation of a physician, to apply to the State, and upon approval of their application receive an identification card allowing them to obtain, possess, and use medical marijuana for the treatment of said condition and thereafter became effective on September 9, 2016; and

WHEREAS, pursuant to home rule authority found in Article XVIII of the Constitution of the State of Ohio, the City Charter, and the Ohio Revised Code, Grove City enacted Ordinance C-46-17 amending various Sections of the Codified Ordinances to prohibit the cultivation, processing and retail distribution of medical marijuana in all zoning districts; and

WHEREAS, the State Legislature adopted rules establishing standards and procedures for the medical marijuana control program; and

WHEREAS, medical marijuana has been established for many years and the provisions in the Grove City Codified Ordinances are no longer necessary.

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

SECTION 1. Chapter 732, titled Medical Marijuana, is hereby repealed.

SECTION 2. Section 1135.09(b)(15), titled Medical Marijuana Cultivation, Processing, or Retail Dispensing of Medical Marijuana Prohibited in All Districts, is hereby repealed.

SECTION 3. This Ordinance shall take effect at the earliest date permitted by law.

Christine Houk, 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: 03/13/24
Introduced By: Anderson
Committee: Safety
Originated By: Ms. Kelly
Approved: Mr. Holt
Emergency: 30 Days:
Current Expense:

No.: CR-14-24
1st Reading: 03/18/24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-14-24

A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 529.07(b)3 OF THE CODIFIED ORDINANCES FOR THE WINE & ARTS FESTIVAL ON JUNE 14-15, 2024 IN THE TOWN CENTER

WHEREAS, the 2024 Wine & Arts Festival will be held on the streets of Town Center on June 14 and 15, 2024; and

WHEREAS, Heart of Grove City wish to have tastings and sell wine during this event; and

WHEREAS, Section 529.07(b)3 of the Codified Ordinances of the City states: No person shall have in his possession an open container of beer or intoxicating liquor in a public place.

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

SECTION 1. The provisions of Section 529.07(b)3 of the Codified Ordinances that no person shall have in his possession an open container of beer or intoxicating liquor in a public place is hereby waived for this one occasion for the 2024 Wine & Arts Festival on the streets of Town Center on June 14 and 15, 2024.

SECTION 2. The provisions shall only be waived between the hours of 11:00 a.m. to 10:00 p.m. within the areas designated in Exhibit "A" attached hereto and made a part hereof. The pouring of wine shall be from 11:00 a.m. – 9:30 p.m.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

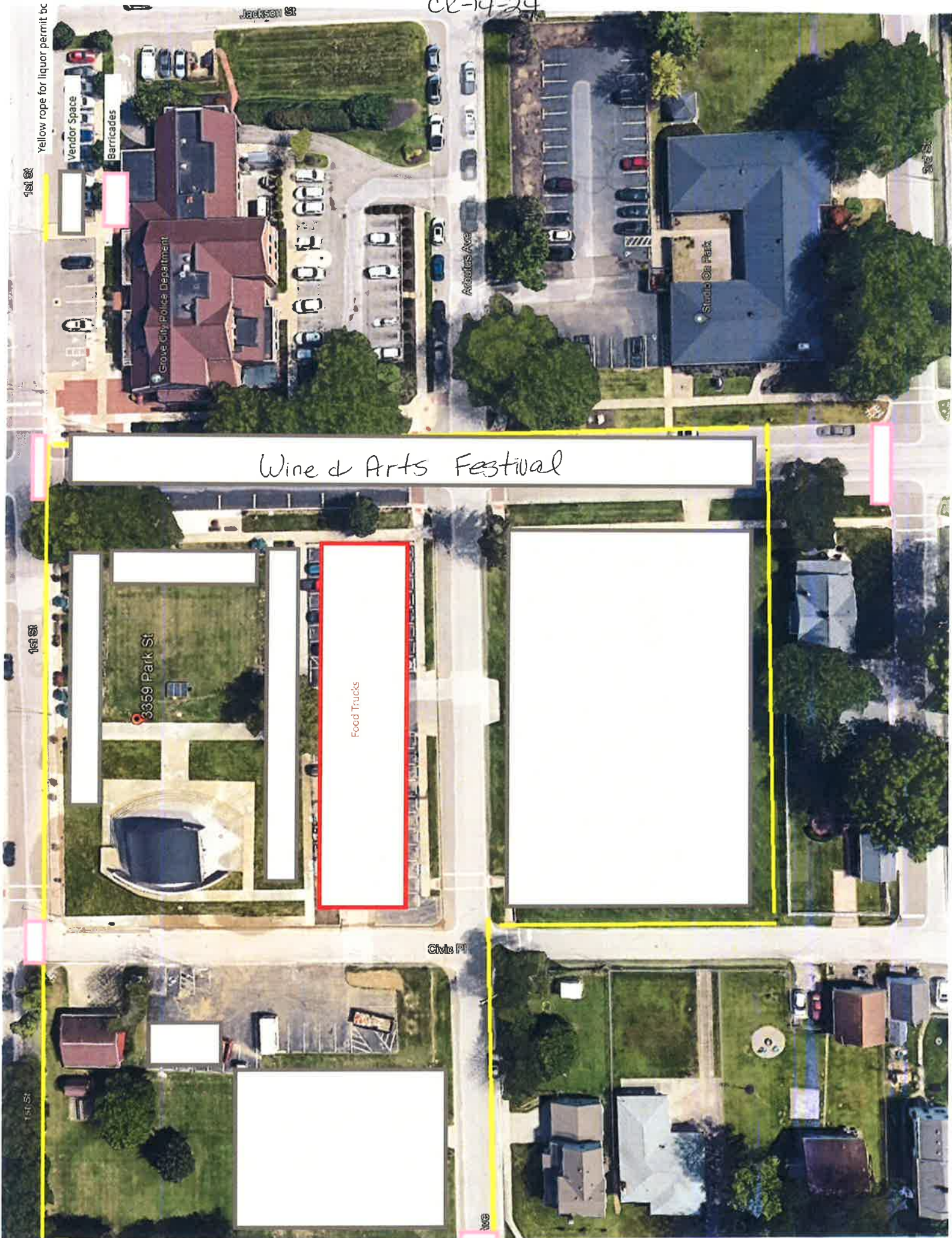
Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form

Stephen J. Smith, Director of Law



Wine & Arts Festival

Food Trucks

3359 Park St

Grove City Police Department

Studio On Park

Adriatics Ave

Jackson St

1st St

1st St

1st St

5th St

Date: 03/13/24
Introduced By: Anderson
Committee: Safety
Originated By: Mr. Holt
Approved:
Emergency: 30 Days:
Current Expense:

No.: CR-15-24
1st Reading: 03/18/24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-15-24

A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 903.28(a) OF THE CODIFIED ORDINANCES FOR THE WINE & ARTS FESTIVAL ON JUNE 14-15, 2024, THE TACO'S & TEQUILA FESTIVAL ON JULY 13, AND THE BOURBON & SPIRITS FESTIVAL ON AUGUST 10, 2024

WHEREAS, the Heart of Grove City hosts many events in the Town Center, including the Wine & Arts; Taco's & Tequila; and Bourbon & Spirits Festivals; and

WHEREAS, during a few of these events, Cigars are sold as part of the festival experience; and

WHEREAS, Section 903.28(a) of the Codified Ordinances of the City states: It shall be unlawful to vape, smoke or carry lighted cigarettes, pipes, cigars, other tobacco products or smoking materials within all areas of public parks leased or owned by the City, which have been wholly designated as smoke free zones.

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

SECTION 1. The provisions of Section 903.28(a) of the Codified Ordinances that "it shall be unlawful to vape, smoke or carry lighted cigarettes, pipes, cigars, other tobacco products or smoking materials within all areas of public parks leased or owned by the City, which have been wholly designated as smoke free zones" is hereby waived for the 2024 Wine & Arts Festival on June 14 and 15; the Taco's & Tequila Festival on July 13; and the Bourbon & Spirits Festival on August 10, being held in the Town Center Park.

SECTION 2. The provisions shall only be waived between the hours of 11:00 a.m. to 10:00 p.m. within the areas designated in Exhibit "A" attached hereto and made a part hereof.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

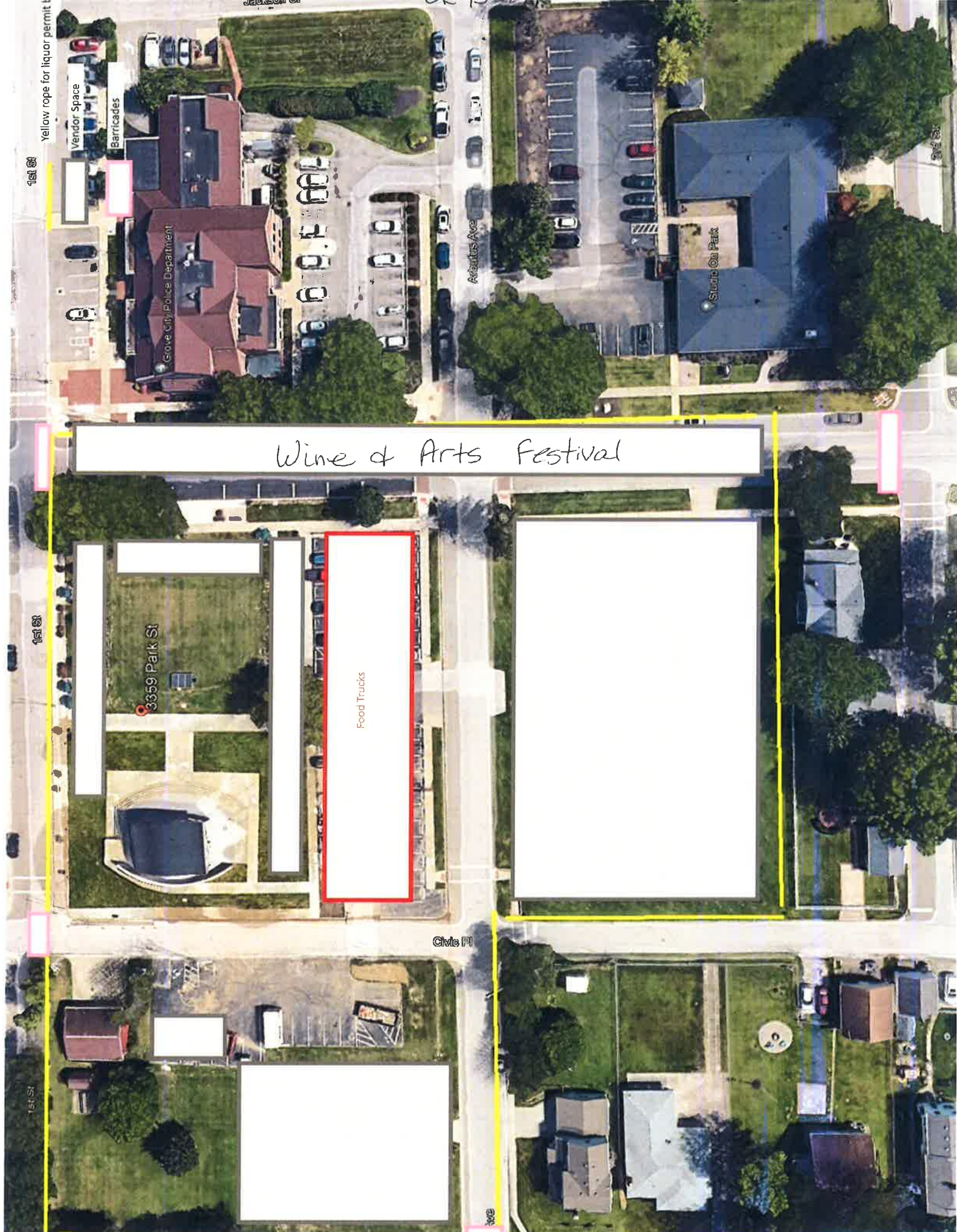
Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form

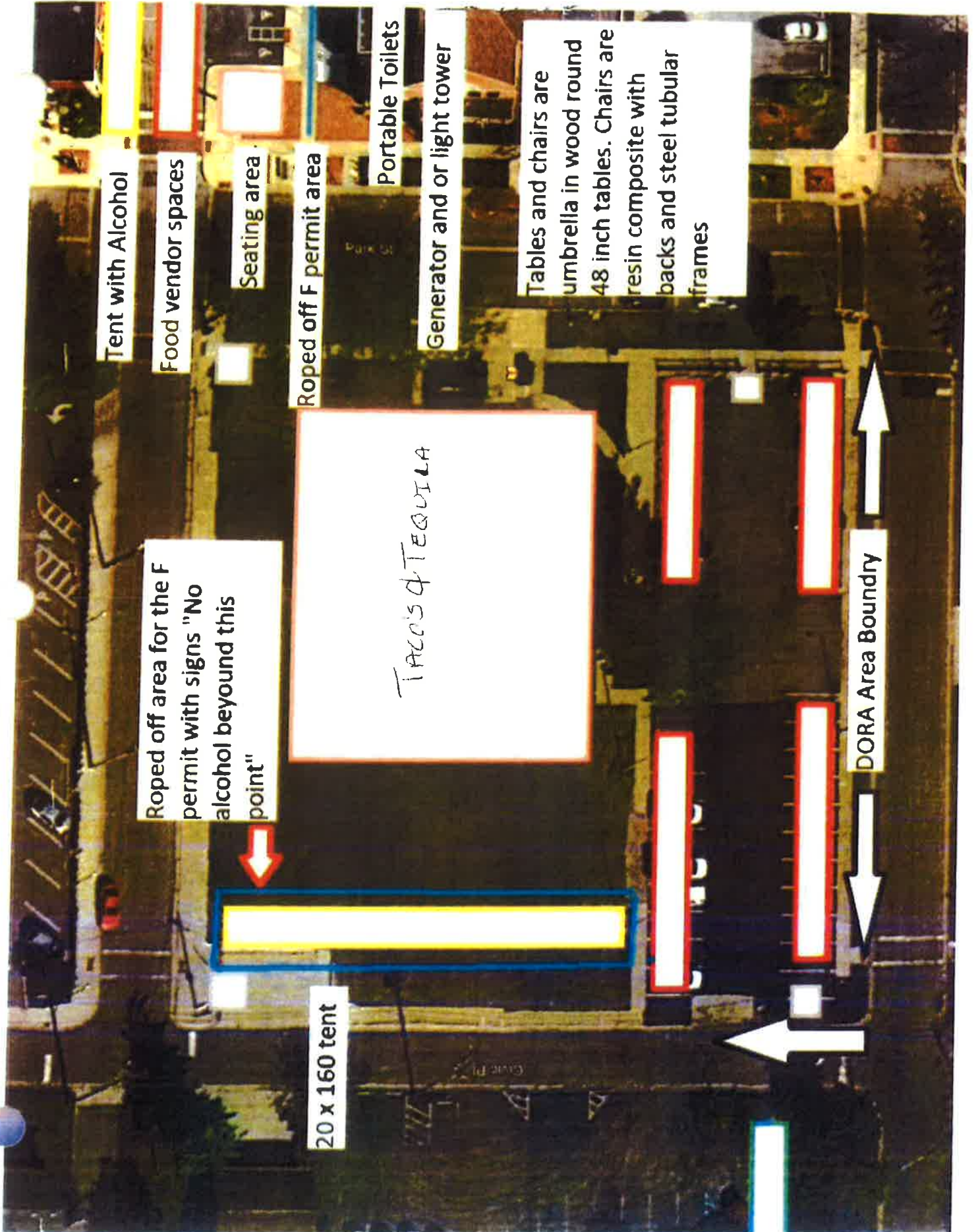
Stephen J. Smith, Director of Law



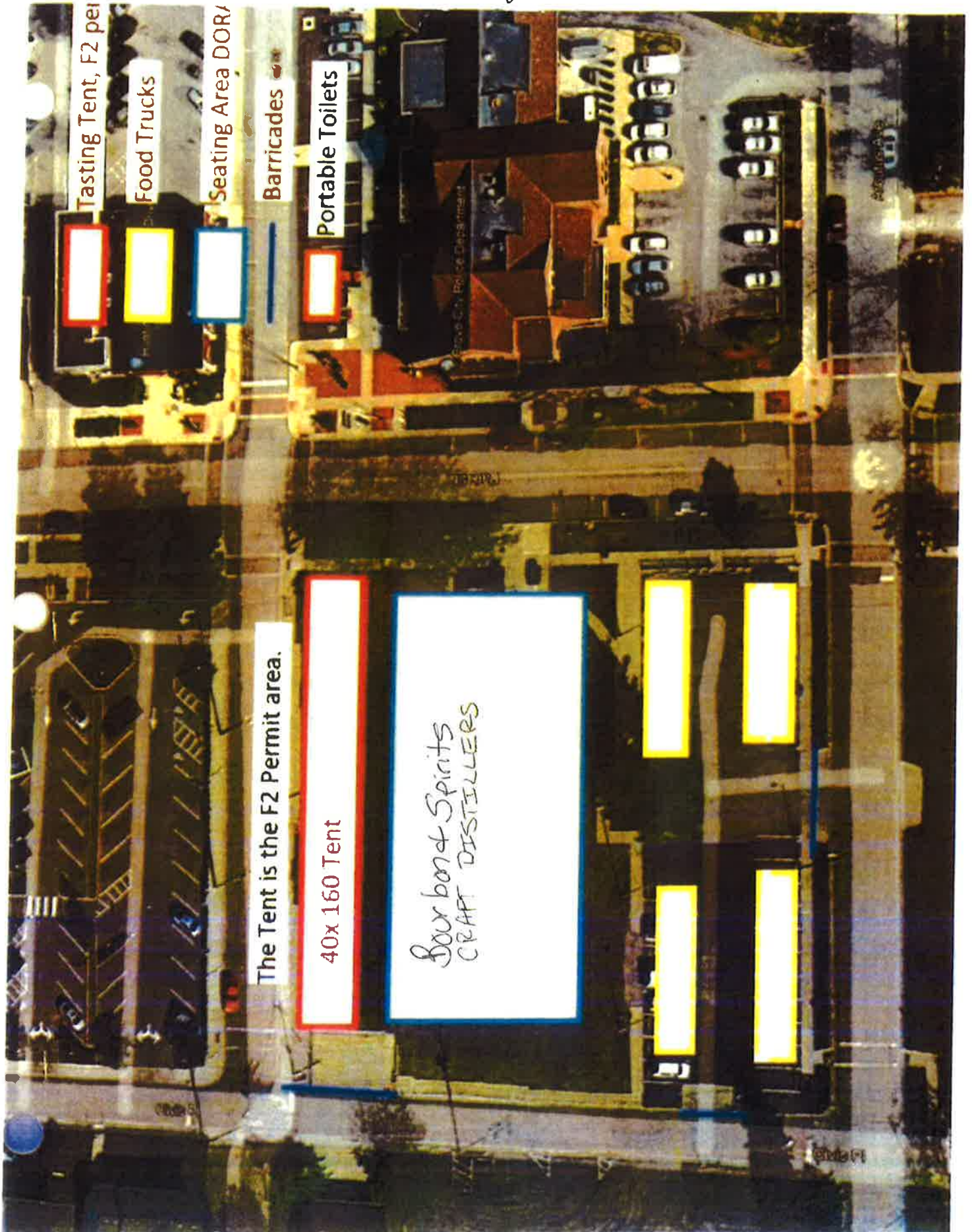
Wine & Arts Festival

Food Trucks

CR-07-24



CR-08-24



Date: 03-13-24
Introduced By: Anderson
Committee: Safety
Originated By: Mayor Stage
Approved:
Emergency: 30 Days:
Current Expense:

No.: CR-16-24
1st Reading: 03-18-24
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-16-24

A RESOLUTION TO CONFIRM THE APPOINTMENT OF HEATHER ULREY TO THE CENTRAL OHIO TRANSIT AUTHORITY BOARD

WHEREAS, the City Charter provides for the Mayor to make all appointments to Boards and Commissions: and

WHEREAS, Mayor Stage has appointed Ms. Heather Ulrey to the Central Ohio Transit Authority Board for a term starting April 01, 2024 and expiring March 31, 2027; and

WHEREAS, the COTA Charter requires the Consent of the Council to confirm said appointment.

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

SECTION 1. The appointment of Ms. Heather Ulrey is hereby confirmed to the Central Ohio Transit Authority Board.

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

Christine Houk, 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