



GROVE CITY, OHIO - CITY COUNCIL Agenda

December 2, 2024

7:00 PM

Regular Meeting

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

LANDS:

Ordinance C-45-24 Approve the Rezoning of 2121 Sonora Drive from C-1 (Service Commercial) to C-2 (retail commercial). Second reading and public hearing.

Ordinance C-54-24 Accept the Plat of Hickory Creek, Section 1 located on Orders Road. Second reading and public hearing.

FINANCE:

Ordinance C-49-24 Declaring the improvement of certain real property located in the City to be a public purpose, exempting 100% of the value of such improvement from real property taxation for 30 years; creating the Harris Farm TIF Incentive District; declaring the improvements to real property within the Incentive District to be a public purpose; exempting 100% of the value of such improvements within the Incentive District from real property tax for 30 years; describing the public infrastructure improvements made or to be made to directly benefit or serve the parcels for which improvements are declared to be a public purpose; requiring the owners of parcels for which improvements are declared to be a public purpose to make annual service payments in lieu of taxes during the periods of exemption; establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of such service payments; and approving related matters. Second reading and public hearing.

Ordinance C-55-24 Appropriate \$1,081,320.00 from the General Fund for the Current Expense of processing an Income Tax Refund. Second reading public hearing.

Ordinance C-57-24 Authorize the City Administrator to execute the Intergovernmental Agreement with Jackson Township. First reading.

Ordinance C-58-24 Appropriate \$1,000.00 from the Deposit Trust Fund and Reduce Appropriation Amounts for Various Funds. First reading.

PARKS:

Ordinance C-56-24 Amend Section 903.05 of the Codified Ordinances titled Intoxication to permit alcohol at certain pavilions with authorization from the Director of Parks & Recreation. Second reading public hearing.

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE

Minutes of: 11/18/24 Council

Date: 10/16/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-45-24
1st Reading: 10/21/24
Public Notice: 10/22/24
2nd Reading: 12/02/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-45-24

AN ORDINANCE FOR THE REZONING OF 2121 SONORA DRIVE FROM C-1 TO C-2

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

WHEREAS, the Planning Commission approved the rezoning on October 08, 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 C-1 to C-2:

Situated in the State of Ohio, County of Franklin, City of Grove City and being Lot No. 11 in Allen E. McDowell's Little Farm Subdivision, *as recorded in Official Records, Plat Book 17, page 284, 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



ITEM 3: 202409060038 – McDowell & Sonora – Rezoning

Site Location

2121 Sonora Drive (PID 040-009173)

Proposal

To rezone 1.12 acres to C-2 (Retail Commercial)

Current Zoning

C-1 (Service Commercial)

Future Land Use

Mixed Neighborhood

Property Owner

Ana Rose Properties LLC

Applicant/Representative

Scott Hamman

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.12
- GroveCity2050 Community Plan

Staff Recommendation

Approval with two stipulations

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Case Manager

Dash Logan, AICP, Senior Planner
614-277-3024
dlogan@grovecityohio.gov

Summary

This application is to rezone 1.12 acres at 2121 Sonora Drive from C-1 (Service Commercial) to C-2 (Retail Commercial).

Zoning Map

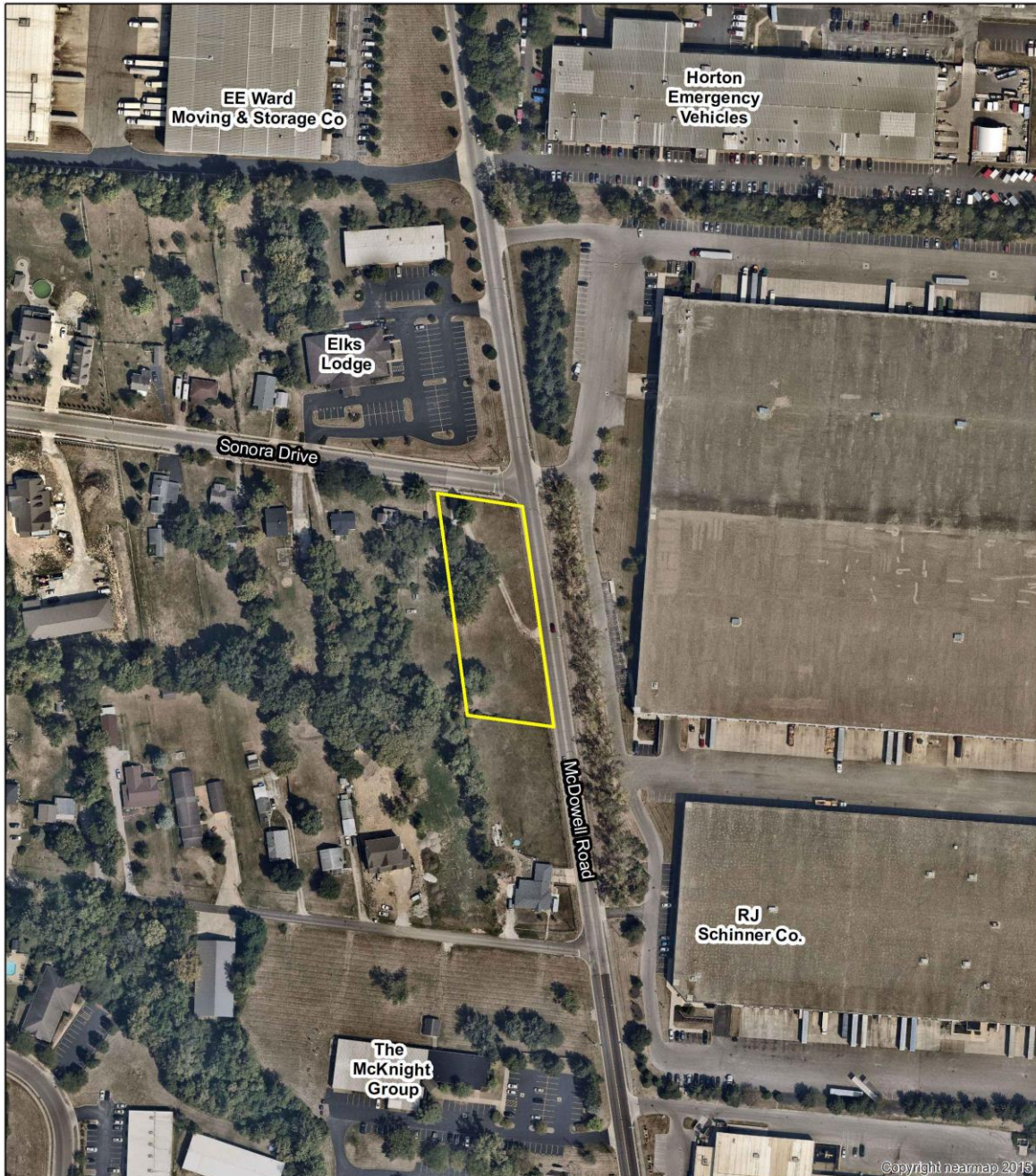


Next Steps

Upon receiving a recommendation from Planning Commission, the application will move forward to City Council for final action.

1. Context Map

This property is located at 2121 Sonora Drive (PID 040-009173).



202409040038
McDowell & Sonora
Rezoning
PID: 040-009173

0 150 300 600 Feet



2. Analysis

The applicant requests approval to rezone 1.12 acres at 2121 Sonora Drive from C-1 (Service Commercial) to C-2 (Retail Commercial). The property was annexed into Grove City in 1995 and zoned IND-1 (Light Industry). In 2016, the property was rezoned to the current C-1 zoning. The applicant has recently purchased the property and has stated that they wish to build and operate a swim school at this location. However, the current C-1 zoning would not permit a swim school. Therefore, it is proposed that the property be rezoned to C-2, which would permit a swim school.

The property is surrounded by several different zoning districts, including IND-2 (Heavy Industry), SD-2 (Service), SF-1 and SF-2 (Single Family Residential), and Suburban Residential (Jackson Township). The GroveCity2050 Future Land Use and Character Map designates this site as a Mixed Neighborhood, which is characterized as a mix of housing types with the potential to incorporate small-scale neighborhood-oriented commercial uses and lists commercial as a secondary use.



Current Zoning



GroveCity205 Future Land Use

This application only examines the change in zoning, and any physical improvements to the site need to be reviewed as part of a future Development Plan.

3. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018, which contains specific goals, objectives, and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles.

(1) The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.

Finding Can Be Met: The proposed rezoning would allow for future development on this vacant parcel, creating new employment opportunities. Additionally, the applicant intends to construct a swim school in the future, which would provide residents with an additional amenity not currently available in Grove City.

(2) Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.

Finding Not Applicable Met: This application examines the change in zoning, and no physical improvements are proposed with this application.

(3) Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.

Finding Not Applicable: No changes are proposed to the street network.

(4) Future development will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.

Finding Not Applicable: This application proposes no changes to the site other than the zoning, and this rezoning will not affect the City's natural and built character.

(5) Development provides the City with a net fiscal benefit.

Finding Can Be Met: The proposed rezoning would not add an undue burden on city services and would allow for future development on this currently vacant parcel, creating new employment opportunities.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Rezoning as submitted.

6. Detailed History

1995

City Council approved the annexation of the property into the City with Ordinance C-41-95 and zoned the property IND-1 (Light Industry).

2016

City Council approved rezoning the property from IND-1 (Light Industry) to C-1 (Service Commercial) with Ordinance C-62-16.



Grove City Planning Commission METHOD OF REZONING APPLICATION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

TYPE OF REQUEST

☒ Standard Rezoning ☐ PUD Rezoning ☐ Zoning Upon Annexation ☐ Use Approval

PROJECT / PROPERTY INFORMATION

PROJECT NAME: McDowell / Sonora Rezoning
PROJECT LOCATION: 2121 Sonora Dr
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
PARCEL ID NUMBER: 040-009173 ACREAGE AFFECTED BY THIS APPLICATION: 1.1 ac
EXISTING ZONING: C1 EXISTING LAND USE: empty lot
PROPOSED ZONING: C2 PROPOSED LAND USE: Commercial
FUTURE LAND USE DESIGNATION: Mixed Neighborhood

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Name Address City, State, Zip
Phone Fax Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Ana Rose Properties LLC
Name Title Company / Organization
1458 Eber Lea Vista Grove City OH 43123
Address City State, Zip
X 614-207-8921 scott.c.hamman@gmail.com
Phone Fax Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☒

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative, you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Scott Hamman
Name Title Company / Organization
Address City State, Zip
Phone Fax Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED: <u>9/4/24</u>	RECEIVED BY: <u>D. Logan</u>	PAYMENT AMOUNT: <u>\$100.06</u>
TENTATIVE PC MEETING DATE: <u>10/8/24</u>	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: <u>262409040038</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: <u>D. Logan</u>		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: _____

DEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I Scott Hamman, the current property owner hereby authorize the applicant _____ to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: Scott Hamman Date: 9/24/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 24 day of September, 2024

Brittany Seebach
Official Seal and Signature of Notary Public



Brittany Seebach
Notary Public, State of Ohio
My Commission Expires 11-24-2025

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Scott Hamman, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: Scott Hamman Date: 9/4/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing Affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 4 day of September, 2024

Brittany Seebach
Official Seal and Signature of Notary Public



Brittany Seebach
Notary Public, State of Ohio
My Commission Expires 11-24-2025

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee and planning review fee is calculated in accordance with the City's [Fee Recovery Policy](#). The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 100.00
Engineering Review Fee: \$ _____
Planning Review Fee: \$ _____
Total Submittal Fee: \$ _____

GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.





PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Grove City Zoning map:

LOCATION OF PROPERTY: Sonora / McDowell Property

EXISTING ZONING: C1 PROPOSED ZONING: C2

PETITIONER NAME (PLEASE PRINT): Scott Hamman

PETITIONER'S SIGNATURE: [Signature]

OWNER NAME (PLEASE PRINT): 9/4/24

OWNER'S SIGNATURE: _____

DATE: _____



**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: METHOD OF REZONING**

PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

ALL APPLICATIONS

- ☐ One signed and notarized application
- ☐ Appropriate fee (\$100). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☐ A project narrative describing the proposed use as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☐ A metes and bounds legal description of the area to be rezoned and survey of the property, stamped by a certified surveyor
- ☐ A map outlining the parcels to be rezoned
- ☐ A listing of names and tax mailing addresses of all persons, corporations and entities contiguous to and across the street from the proposed zoning change
- ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
- ☐ The signature of Property Owner of Record
- ☐ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

PUD REZONING

- ☐ The City Council resolution from the Clerk of Council indicating City Council's approval or disapproval of the Preliminary Development Plan

ZONING UPON ANNEXATION

- ☐ The City Council resolution indicating that municipal services can be provided to the site upon its annexation to the City of Grove City

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit website at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2024

Planning Commission		City Council
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*
November 29, 2023	January 2, 2024	1st Reading January 16, 2024 2nd Reading February 5, 2024
January 3, 2024	February 6, 2024	1st Reading February 20, 2024 2nd Reading March 4, 2024
January 31, 2024	March 5, 2024	1st Reading March 18, 2024 2nd Reading April 1, 2024
February 28, 2024	April 2, 2024	1st Reading April 15, 2024 2nd Reading May 6, 2024
April 3, 2024	May 7, 2024	1st Reading May 20, 2024 2nd Reading June 3, 2024
May 1, 2024	June 4, 2024	1st Reading June 17, 2024 2nd Reading July 1, 2024
May 29, 2024	July 2, 2024	1st Reading July 15, 2024 2nd Reading August 5, 2024
July 3, 2024	August 6, 2024	1st Reading August 19, 2024 2nd Reading September 3, 2024
July 31, 2024	September 3, 2024	1st Reading September 16, 2024 2nd Reading October 7, 2024
September 3, 2024	October 8, 2024	1st Reading October 21, 2024 2nd Reading November 4, 2024
October 2, 2024	November 5, 2024	1st Reading November 18, 2024 2nd Reading December 2, 2024
October 30, 2024	December 3, 2024	1st Reading December 16, 2024 2nd Reading January 6, 2024

Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30-day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30-day notification period is required between readings and a 30-day effective period is required after approval.

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 pm, on the first Tuesday following the first Monday of each month, unless otherwise noted.
2. The complete application packet, including all sets of drawings should be submitted no later than 4:00 pm on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department, located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio. Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

McDowell & Sonora – Rezoning
Project Narrative

We would like to rezone 2121 Sonora Drive in Grove City to C-2 so we can put in a swim school for kids. Grove City needs a swim school because drowning is the leading cause of death in children. We would like to provide swimming lessons for special needs as well as provide a service for Grove City.

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2024-1-24916

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

Being Lot Number 11, in Allen E. McDowell's Little Farm Subdivision, as the same is numbered and delineated upon the recorded Plat thereof, of record in Plat Book 17, Page 284, Recorder's Office, Franklin County, Ohio.

Parcel No.: 040-009173-00

Property Address: 2121 Sonora Drive, Grove City, Ohio 43123

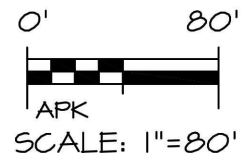
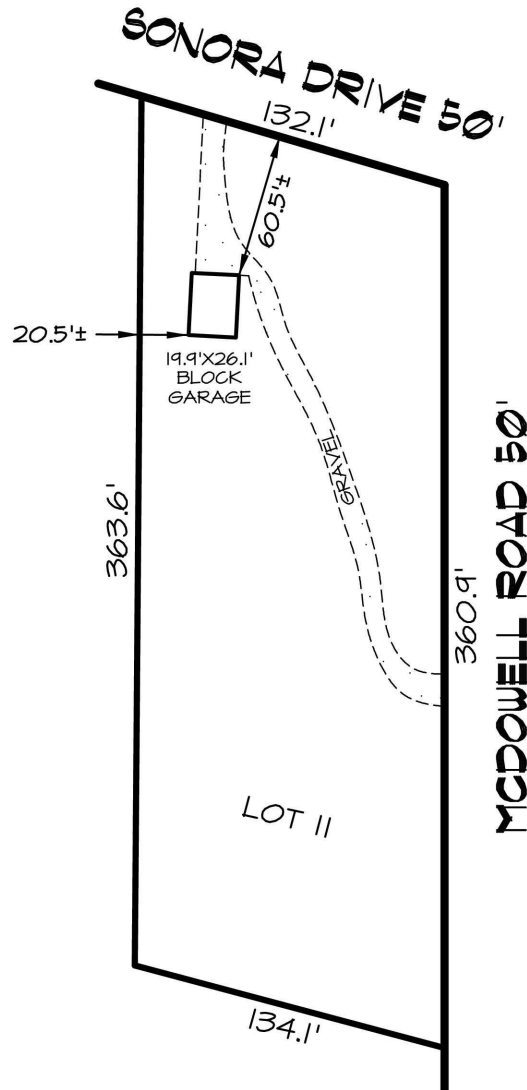


CAMPBELL &
ASSOCIATES, INC.
Land Surveying

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

Mortgage Location Survey

Received By:
Grove City Development
9/24/24



I/WE HAVE RECEIVED A COPY OF THIS
SURVEY AND FIND THE CONDITIONS
ACCEPTABLE TO ME/US.

BUYER/OWNER

Street Address:

2121 Sonora Drive, Grove City, Ohio 43123

New Owner:

Scott C. Hamman

Allotment: Allen E. McDowell's Little Farm Subdivision

Record Info: Plat Book: 17 Page: 284

Client Order No: 2024-1-24916 **Date:** September 08, 2024

Present Owner:

David E. Rose, Cindy Rose, Karen Leigh Rose

This is to certify to:

PM Title, LLC that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Matthew L. Campbell - Reg. Surveyor No. 8546



CAMPBELL &
ASSOCIATES, INC.
Land Surveying

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

Mortgage Location Survey

Received By:
Grove City Development
9/24/24



Made for and at the instance of: **PM Title, LLC**

Street Address:

2121 Sonora Drive, Grove City, Ohio 43123

New Owner:

Scott C. Hamman

Present Owner:

David E. Rose, Cindy Rose, Karen Leigh Rose

Client Order No: 2024-1-24916

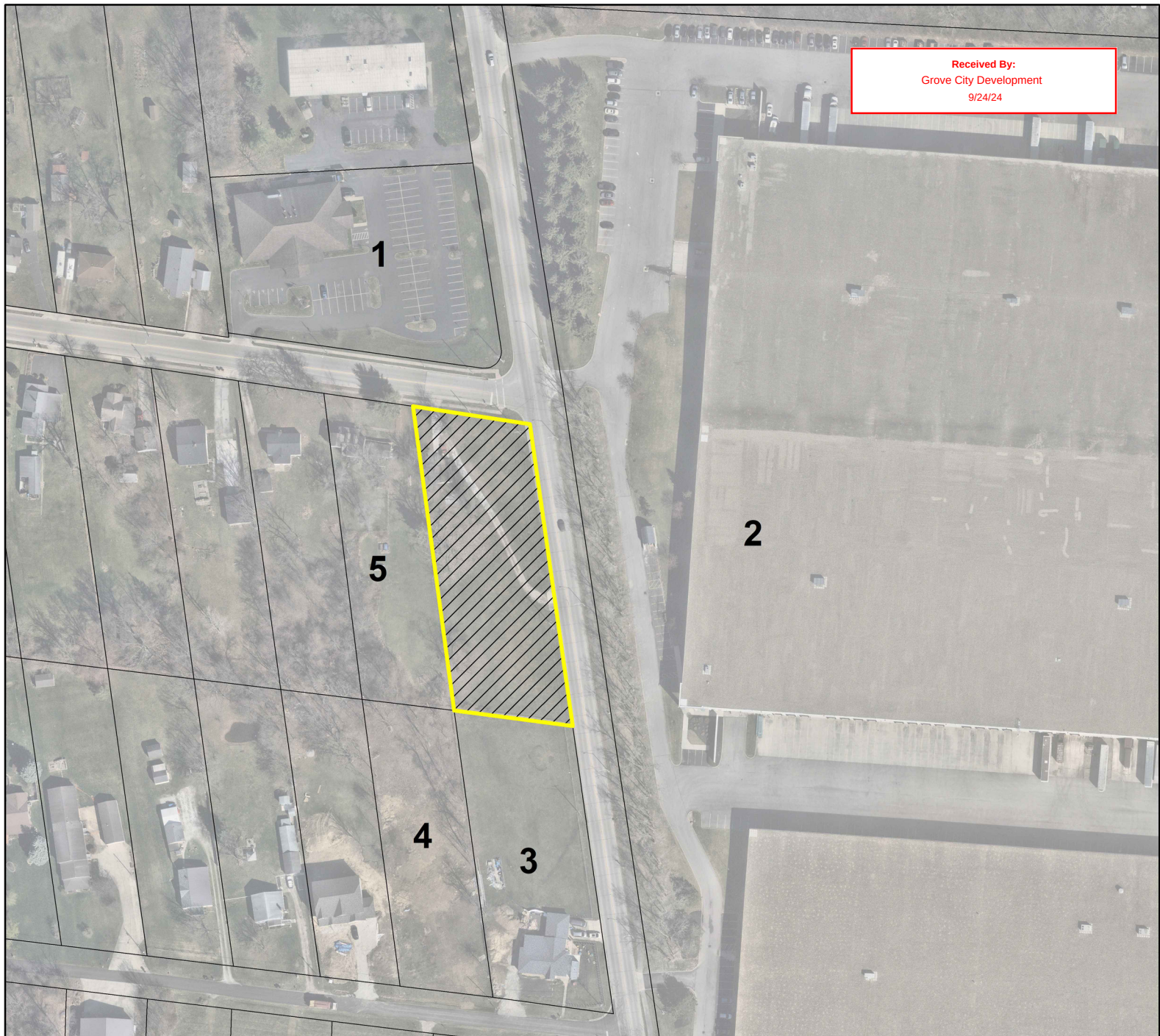
Date: September 08, 2024

This is to declare that on Sep 08, 2024 we made an inspection of the premises referenced above standing in the name of David E. Rose, Cindy Rose, Karen Leigh Rose, and at the time of such inspection we found no one available.

We further declare as to the existence or non-existence of the following at the time of our inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, visual evidence of drains, sewer, water, gas or oil pipe lines, utility lines across said premises:
None apparent
2. Disputed boundaries and encroachments:
None apparent
3. Indications of building construction, alterations or repairs, street or sidewalk construction or repairs within recent months:
None Apparent

Received By:
Grove City Development
9/24/24



Number	Owner Name	Owner Mailing Address	Tax Mailing Address
1	COLUMBUS GROVE CITY LODGE NO 37 BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE USA	COLUMBUS GROVE CITY LODGE 2140 SONORA DR GROVE CITY OH, 43123-2902	COLUMBUS GROVE CITY LODGE 2140 SONORA DR GROVE CITY OH, 43123-2902
2	BCORE DENALI OH OWNER LLC	P.O. BOX 2980 CHICAGO, IL 60690	P.O. BOX 2980 CHICAGO, IL 60690
3	MELNIK ANDREY MELNIK ANNA E	2102 EDWARDS ROAD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
4	GOMEZ CONSTRUCTION LLC	6797 N HIGH ST STE 304 WORTHINGTON OH 43085	JUAN GOMEZ 2187 HOMEWOOD AVE COLUMBUS OH, 43223-1726
5	ADAMS CHRIS E	2139 SONORA DRIVE GROVE CITY OH, 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-920

Date: 11/12/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-54-24
1st Reading: 11/18/24
Public Notice: 11/29/24
2nd Reading: 12/02/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-54-24

AN ORDINANCE TO ACCEPT THE PLAT OF HICKORY CREEK, SECTION 1

WHEREAS, Hickory Creek, Section 1, a subdivision containing lots 1 – 29 and 71 – 81, Reserve A, Reserve B, Reserve D and Reserve E 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 Hickory Creek, 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. 1383, being 22.805 acres of land, more or less. Said 22.805 acres being part of a 36 acre tract of land conveyed to Homewood Corporation, 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.

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



ITEM 1: 202410010046 – Hickory Creek Section 1 - Plat

Site Location

Hickory Creek subdivision, Orders Road (PID 040-009246).

Proposal

A Plat containing 40 lots, 4 reserves and dedicated right-of-way

Current Zoning

PUD-R (Planned Unit Development - Residential)

Future Land Use

Suburban Living, Low Intensity

Property Owner

Homewood Corp.

Applicant/Representative

William Moorhead, Homewood Corp

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08
- Ordinance C-54-22 – Hickory Creek Zoning Text
- Resolution CR-55-22 - Development Plan

Staff Recommendation

Approval as Submitted

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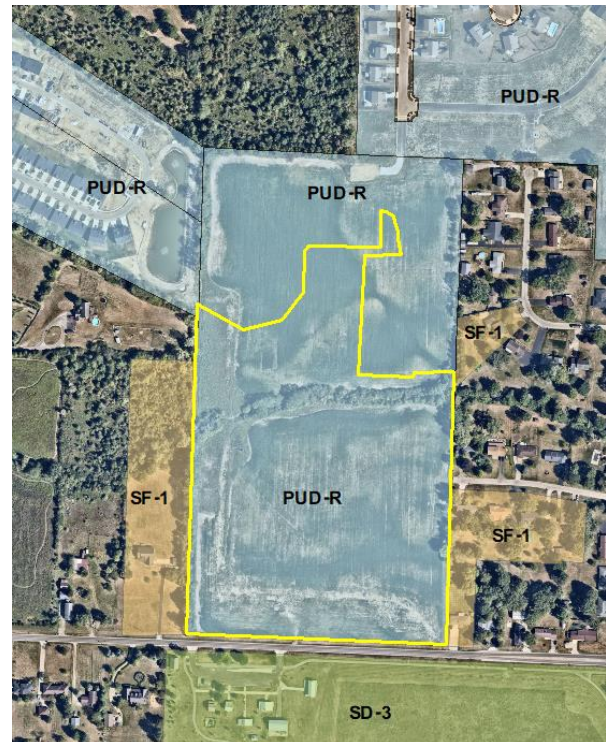
Case Manager

Terry Barr, AICP, Development Planner
614-277-3022
tbarr@grovecityohio.gov

Summary

This proposed Plat for Hickory Creek Section 1 contains 40 lots, 4 reserves and dedicated right-of-way for new roadways on 14.305 acres.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the Plat will move forward to City Council for approval.

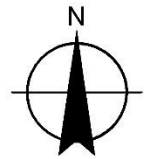
1. Context Map

Hickory Creek subdivision, Orders Road (PID 040-009246).



202410010046
Hickory Creek Section 1
Plat
PID# 040-009246

0 250 500 1,000
Feet

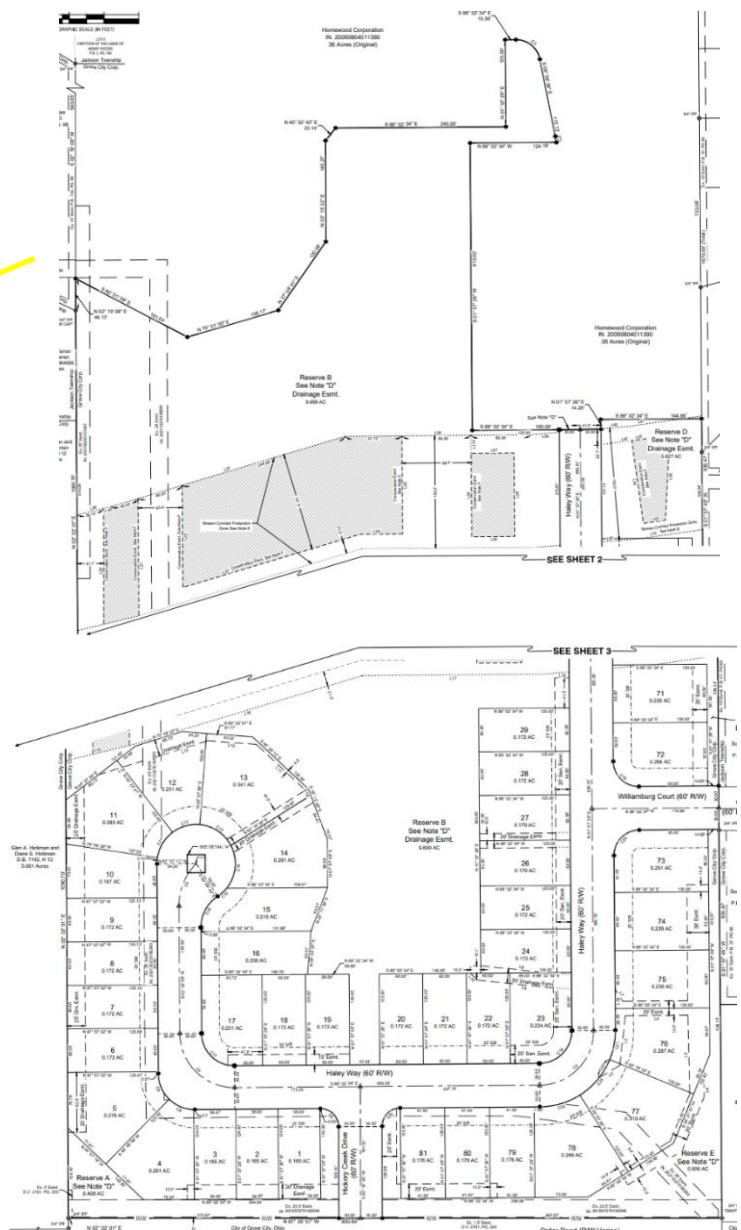


2. Analysis

The applicant is requesting approval of a plat for Hickory Creek Section 1, North of Fryer Park on Orders Road. City Council approved the Development Plan for Hickory Creek in October 2022 with Resolution CR-55-22, and this plat will formalize the right-of-way and parcels shown on the Development Plan.

The plat includes 40 lots, 4 reserves, and right-of-way dedication for new roads, Hickory Creek Drive and an extension of Haley Way on 14.305 acres. All proposed lots meet the lot size requirement established in the approved zoning text for Hickory Creek. Additionally, the street layout and easements match what was shown on the approved Development Plan. Four reserves will be created with the proposed plat containing the proposed ponds, three of which are owned and maintained by the homeowner's association. Reserve B will have a shared-use path and will be owned by the City and maintained by the homeowner's association.

3. Survey



4. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat, as submitted.

5. Detailed History

2019

City Council approved the Rezoning to PUD-R for Hickory Creek at the October 17th meeting with Ordinance C-54-22.

City Council approved the Development Plan for Hickory Creek at the October 17th meeting with Resolution CR-55-22.



Grove City Planning Commission PLAT APPLICATION

Please provide the requested
information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

Received By:
Grove City Development
10/01/24

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Hickory Creek Section 1

PROJECT LOCATION: Orders Road (2850± feet east of Orders Road/Harrisburg Pike intersection)
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-009246 ACREAGE AFFECTED BY THIS APPLICATION: 34.50

EXISTING ZONING: PUD-R EXISTING LAND USE: Agricultural

PROPOSED ZONING: PUD-R PROPOSED LAND USE: Residential

PROPERTY OWNER INFORMATION

Note: Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Homewood Corp 3435 Stelzer Road #1SC Columbus, Ohio 43219
Name Address City, State, Zip
614-818-4639 bmoorhead@homewoodcorp.com
Phone Fax Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

William Moorhead Vice President Homewood Corp
Name Title Company / Organization
3435 Stelzer Road #1SC Columbus, Ohio 43219
Address City, State, Zip
614-818-4639 bmoorhead@homewoodcorp.com
Phone Fax Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant ☐

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Name Title Company / Organization
Address City, State, Zip
Phone Fax Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY

DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Hickory Creek Section 1 PlatDEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☒ Industrial ☐ Mixed ☐ Other ☐

ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): _____

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: _____

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I William Moorhead, VP of Homewood Corporation, the current property owner hereby authorize the applicant William Moorhead, VP of Homewood Corporation to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: _____ Date: 10/02/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 2ND day of OCTOBER, 2024.
Official Seal and Signature of Notary PublicRICHARD M MAZER
Notary Public
State of Ohio
My Comm. Expires
August 19, 2028**APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT**

I William Moorhead, VP of Homewood Corporation, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: _____ Date: 10/02/24

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 2ND day of OCTOBER, 2024.
Official Seal and Signature of Notary PublicRICHARD M MAZER
Notary Public
State of Ohio
My Comm. Expires
August 19, 2028

Revised 06/2020

SUBMITTAL REQUIREMENTS

Instructions: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee is calculated in accordance with the City's Fee Recovery Policy. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee:	\$	50.00
Engineering Review Fee:	\$	2100
Planning Review Fee:	\$	
Total Submittal Fee:	\$	2150

GROVE CITY 2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the GroveCity2050 Community Plan to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: PLAT APPROVAL



PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:

- ☐ One signed and notarized application
- ☐ Appropriate fee (\$50 plus applicable engineering fees – see [Fee Recovery Policy](#)) – **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☐ A project narrative describing the nature of the project
- ☐ A plat of the property
- ☐ Signature Block as follows:

Mayor	_____
Planning Commission Chair	_____
City Engineer	_____
Director of Public Service	_____

- ☐ Signature Block, with space for ordinance number, signature and certification of the Clerk of Council as to the approval and acceptance by City Council:

Approved and accepted by Ordinance Number _____, passed this day of _____, _____, wherein all areas shown dedicated hereon are accepted by the Council of the City of Grove City. Clerk of Council _____
--

- ☐ The purpose of all easements (drainage, utility, cross-access, etc.) and parties being granted rights to said easements (City of Grove City, AEP, etc.) shall be noted

NOTE: One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at www.grovecityohio.gov/development.



Grove City Planning Commission Meeting and Deadline Schedule 2024

Planning Commission		City Council
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*
November 29, 2023	January 2, 2024	1st Reading January 16, 2024 2nd Reading February 5, 2024
January 3, 2024	February 6, 2024	1st Reading February 20, 2024 2nd Reading March 4, 2024
January 31, 2024	March 5, 2024	1st Reading March 18, 2024 2nd Reading April 1, 2024
February 28, 2024	April 2, 2024	1st Reading April 15, 2024 2nd Reading May 6, 2024
April 3, 2024	May 7, 2024	1st Reading May 20, 2024 2nd Reading June 3, 2024
May 1, 2024	June 4, 2024	1st Reading June 17, 2024 2nd Reading July 1, 2024
May 29, 2024	July 2, 2024	1st Reading July 15, 2024 2nd Reading August 5, 2024
July 3, 2024	August 6, 2024	1st Reading August 19, 2024 2nd Reading September 3, 2024
July 31, 2024	September 3, 2024	1st Reading September 16, 2024 2nd Reading October 7, 2024
September 3, 2024	October 8, 2024	1st Reading October 21, 2024 2nd Reading November 4, 2024
October 2, 2024	November 5, 2024	1st Reading November 18, 2024 2nd Reading December 2, 2024
October 30, 2024	December 3, 2024	1st Reading December 16, 2024 2nd Reading January 6, 2024

Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30-day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30-day notification period is required between readings and a 30-day effective period is required after approval.

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 pm, on the first Tuesday following the first Monday of each month, unless otherwise noted.
2. The complete application packet, including all sets of drawings should be submitted no later than 4:00 pm on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department, located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio. Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

HICKORY CREEK SECTION 1
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY NO. 1383

SITUATED IN THE CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO, AND LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 1383, BEING 22.805 ACRES ALL OUT OF THAT ORIGINAL 36 ACRE TRACT OF LAND, AS CONVEYED TO HOMEWOOD CORPORATION, OF RECORD IN INSTRUMENT NUMBER 200908040113908. ALL REFERENCE'S REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY OHIO.

THE UNDERSIGNED, HOMEWOOD CORPORATION, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "HICKORY CREEK SECTION 1", A SUBDIVISION CONTAINING LOTS NUMBERED 1-29 AND 71-81, RESERVE "A", RESERVE "B", RESERVE "D" AND RESERVE "E" INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF HICKORY CREEK DRIVE, HALEY WAY AND WILLIAMSBURG COURT SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS, WITHIN THOSE AREAS DESIGNATED AS "CONSERVATION EASEMENT" (CONSERVATION ESMT.), "DRAINAGE EASEMENT" (DRAINAGE ESMT.), "EASEMENT" (ESMT.), "SANITARY EASEMENT" (SAN ESMT.), ON THIS PLAT, ARE HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, THEIR SUCCESSORS AND ASSIGNS. EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND QUASI PUBLIC UTILITIES, ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, USING AND MAINTAINING STORM WATER DRAINAGE SWALES AND OR OTHER STORM WATER DRAINAGE FACILITIES. EXCEPT AS PROVIDED FOR IN THE DEVELOPER'S OVERALL SCHEME FOR THE DEVELOPMENT, NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT.

IN WITNESS WHEREOF, BILL MOORHEAD, _____, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF _____, _____.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF: _____
HOMEWOOD CORPORATION

BY: _____

BILL MOORHEAD

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BILL MOORHEAD, _____, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF SAID HOMEWOOD CORPORATION, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS _____ DAY OF _____, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES _____, _____

APPROVED THIS _____ DAY OF _____ 20____

MAYOR, GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____ 20____

CHAIRPERSON, PLANNING COMMISSION, GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____ 20____

CITY ENGINEER, GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____ 20____

DIRECTOR OF PUBLIC SERVICE, GROVE CITY, OHIO

APPROVED AND ACCEPTED BY ORDINANCE No. _____, PASSED THIS DAY OF _____, WHEREIN THE PLAT OF HICKORY CREEK SECTION 1 AND WHEREIN ALL OF HICKORY CREEK DRIVE, HALEY WAY AND WILLIAMSBURG COURT SHOWN DEDICATED HEREON ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY.

CLERK OF COUNCIL, GROVE CITY, OHIO

TRANSFERRED THIS _____ DAY OF _____

AUDITOR, FRANKLIN COUNTY OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY OHIO

FILED FOR RECORD THIS _____ DAY OF _____

RECORDER, FRANKLIN COUNTY OHIO

AT _____, FEE _____

AT _____, FEE _____

FILE No. _____

PLAT BOOK _____, PAGE _____

DEPUTY RECORDER, FRANKLIN COUNTY OHIO

PLAT NOTES

PLAT NOTES WITH REGARD TO HICKORY CREEK SECTION 1 ARE LOCATED ON PAGE 3 OF 3.

BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF ORDERS ROAD AS BEING SOUTH 87°35'57" EAST, AS DETERMINED BY GPS OBSERVATIONS UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION RTN SYSTEM NAD83 (2011), OHIO STATE PLANE SOUTH ZONE.

SOURCE OF DATA

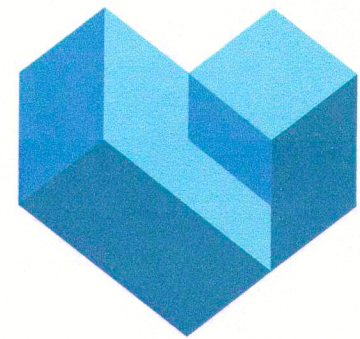
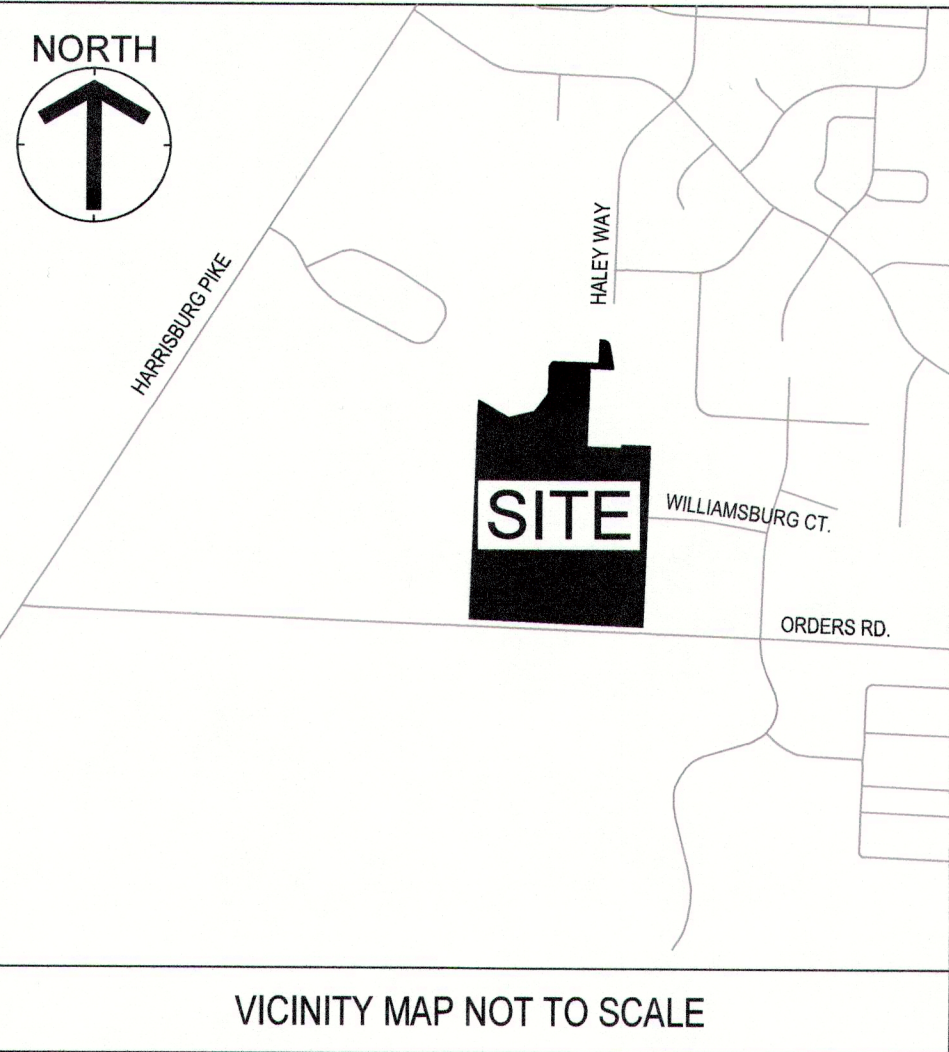
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

CESO IRON PIN LEGEND

- ⊙ IRON PIN FOUND AS DESCRIBED
- ⊙ IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
- ▣ FRANKLIN COUNTY MONUMENT

CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

HICKORY CREEK
SECTION 1
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
V.M.S NO. 1383

Revisions / Submissions

ID	Description	Date
----	-------------	------

Project Number: 762660

Scale: N/A

Drawn By: APC

Checked By: ALB

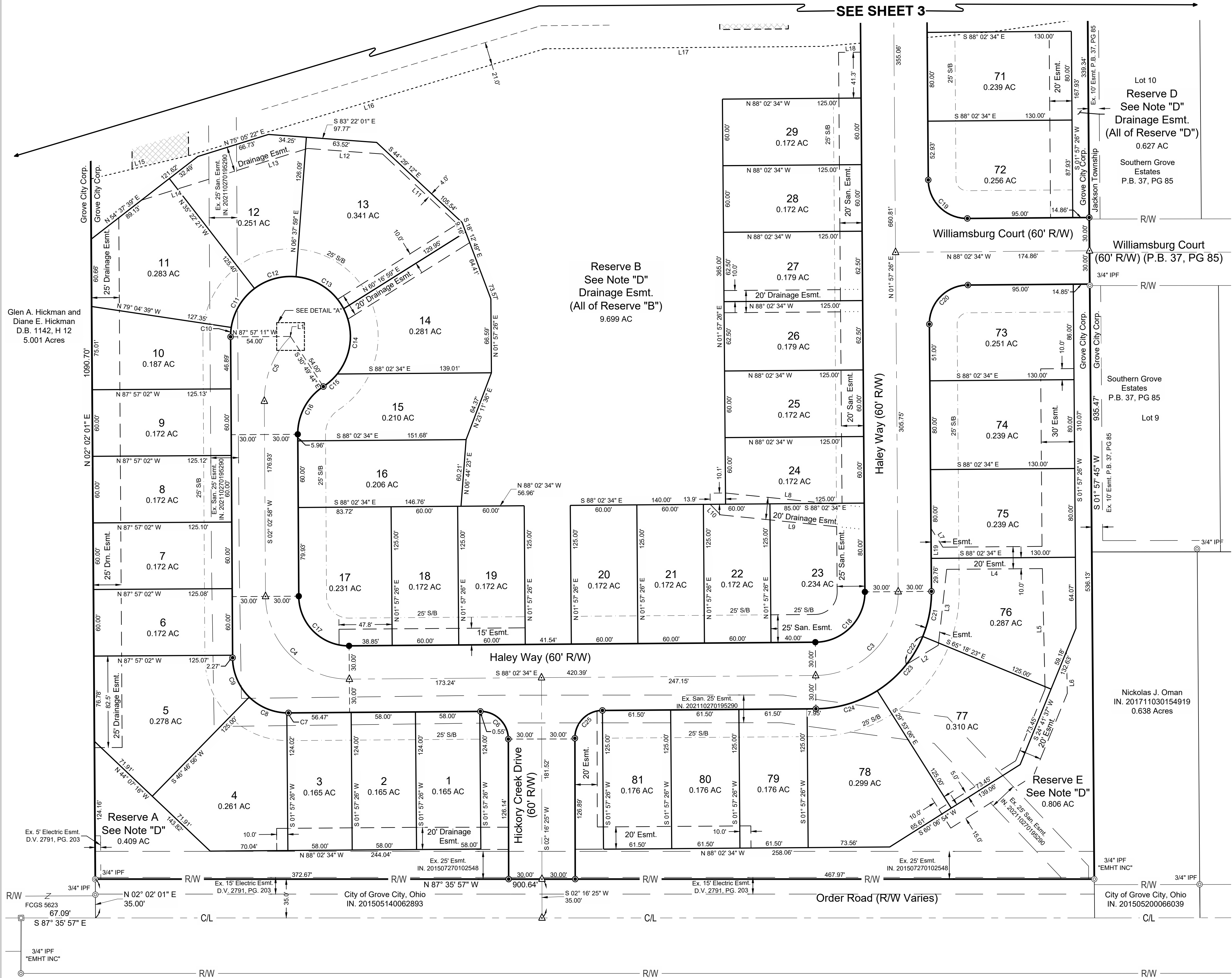
Date: 10/28/2024

Issue: N/A

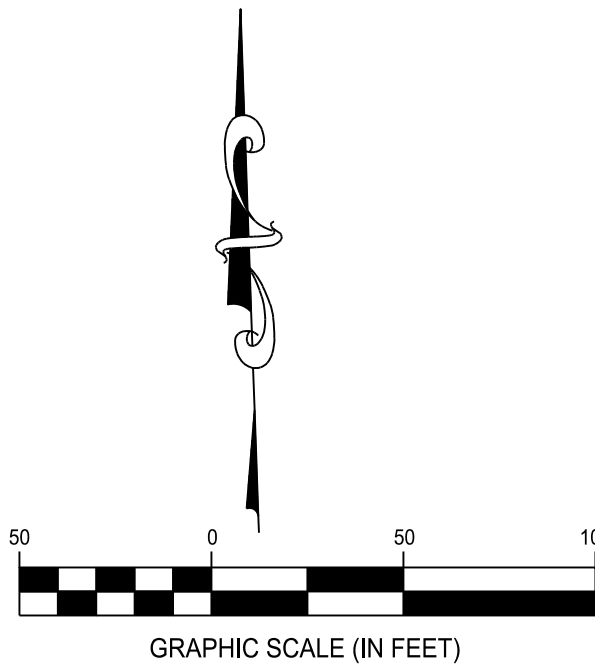
Drawing Title:

PLAT

1



SEE SHEET 3



CESO IRON PIN LEGEND

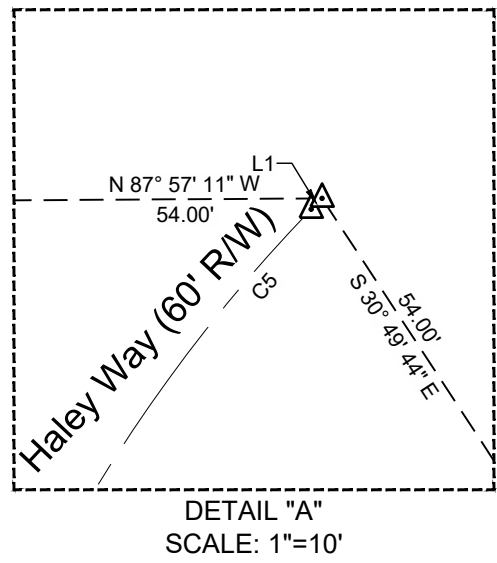
- IRON PIN FOUND AS DESCRIBED
- IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO C
- FRANKLIN COUNTY MONUMENT

CESO LEGEND

- CONSERVATION EASEMENT
- STREAM CORRIDOR PROTECTION ZONE
- S/B = SETBACK

LINE TABLE		
Line #	Direction	Length
L1	S47° 02' 58"W	0.80'
L2	S61° 22' 13"W	33.54'
L3	S08° 42' 09"W	68.84'
L4	N88° 02' 34"W	86.26'
L5	N01° 07' 52"E	108.65'
L6	S01° 07' 52"W	37.52'
L7	S29° 51' 54"E	20.03'
L8	S81° 45' 08"E	125.76'
L9	N81° 45' 08"W	130.49'
L10	N41° 49' 42"W	13.22'
L11	S44° 29' 12"E	92.46'
L12	S83° 22' 01"E	67.66'
L13	N75° 07' 12"E	67.05'
L14	S75° 07' 12"W	63.77'
L15	N78° 59' 20"E	92.80'
L16	N75° 40' 53"E	332.96'
L17	S88° 05' 36"E	250.59'
L18	N87° 31' 43"E	34.43'
L19	N01° 57' 26"E	27.02'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C3	90° 00' 00"	75.00'	117.81'	N46° 57' 26"E, 106.07'
C4	90° 05' 32"	75.00'	117.93'	S42° 59' 48"E, 106.15'
C5	43° 54' 14"	81.89'	62.75'	S24° 32' 58"W, 61.23'
C6	90° 18' 59"	25.00'	39.41'	N42° 53' 04"W, 35.45'
C7	1° 45' 25"	50.00'	1.53'	N87° 09' 52"W, 1.53'
C8	43° 04' 28"	50.00'	37.59'	N64° 44' 55"W, 36.71'
C9	45° 15' 39"	50.00'	39.50'	N20° 34' 52"W, 38.48'
C10	9° 02' 21"	54.00'	8.52'	N6° 34' 00"E, 8.51'
C11	44° 23' 03"	54.00'	41.83'	N33° 16' 42"E, 40.79'
C12	42° 13' 14"	54.00'	39.79'	N76° 34' 50"E, 38.90'
C13	57° 05' 40"	54.00'	53.81'	S53° 45' 43"E, 51.61'
C14	66° 23' 54"	54.00'	62.58'	S7° 59' 04"W, 59.14'
C15	17° 59' 16"	54.00'	16.95'	S50° 10' 38"W, 16.88'
C16	57° 07' 18"	51.00'	50.85'	S30° 36' 37"W, 48.77'
C17	90° 05' 32"	45.00'	70.76'	S42° 59' 48"E, 63.69'
C18	90° 00' 00"	45.00'	70.69'	N46° 57' 26"E, 63.64'
C19	90° 00' 00"	35.00'	54.98'	S43° 02' 34"E, 49.50'
C20	90° 00' 00"	35.00'	54.98'	S46° 57' 26"W, 49.50'
C21	22° 44' 11"	105.00'	41.67'	S13° 19' 31"W, 41.39'
C22	15° 58' 38"	105.00'	29.28'	S32° 40' 56"W, 29.19'
C23	35° 25' 17"	105.00'	64.91'	S42° 24' 15"W, 63.88'
C24	31° 50' 32"	105.00'	58.35'	S76° 02' 10"W, 57.61'
C25	89° 41' 01"	25.00'	39.13'	S47° 06' 56"W, 35.26'



DETAIL "A"
SCALE: 1"=10'



2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.1080 Fax: 614.208.4826

HICKORY CREEK
SECTION 1
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
V.M.S NO. 1383

Revisions / Submissions

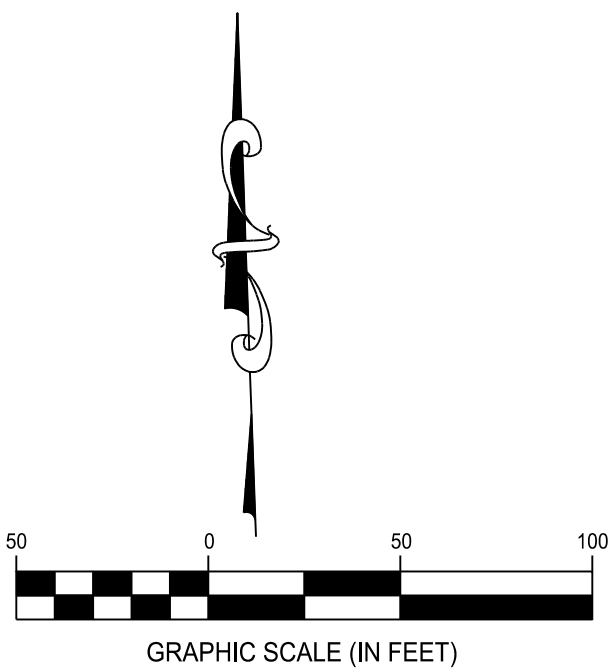
ID	Description	Date
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Project Number: 762660
Scale: 1"=50'
Drawn By: APC
Checked By: ALB
Date: 10/28/2024
Issue: N/A

Drawing Title:

PLAT

W:\PROJECTS\KIMLEY_HORN\762660-01_Hickory Creek (Schottenstein)\04-SURVEY(Dwg)\762660-KH-Hickory Creek-Plat-Sec1_recover.dwg - 10/30/2024 - Alex Benson



LOT 8
PARTITION OF THE LANDS OF
HENRY PATZER
P.B. 3, PG. 184

Jackson Township
Grove City Corp.

3/4" IPF

Hidden Chase
Reserve G
P.B. 132, PG. 68

Ex. 10' Esmt. P.B. 132, PG. 68

Ex. 25' Esmt.
P.B. 132, PG. 68

Grove City Corp.
Jackson Township

3/4" IPF
"YELLOW CAP"

Matthew D. Warren
and Jill C. Warren
IN. 201605200064005
5.0003 Acres

Jackson Township
Grove City Corp.

Glen A. Hickman and
Diane E. Hickman
D.B. 1142, H 12
5.001 Acres

Ex. 20' Dm. Esmt.
IN. 202108250151887

Ex. 25' San. Esmt.
IN. 202110270196230

Ex. 10' Esmt. P.B. 39, PG 97

Ex. 20' Esmt.
P.B. 37, PG 85

Homewood Corporation
IN. 200908040113908
36 Acres (Original)

Reserve B
See Note "D"
Drainage Esmt.
(All of Reserve "B")
9.699 AC

Homewood Corporation
IN. 200908040113908
36 Acres (Original)

Haley Way (60' R/W)

SEE SHEET 2

CESO IRON PIN LEGEND

- IRON PIN FOUND AS DESCRIBED
- IRON PIN SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO C
- FRANKLIN COUNTY MONUMENT

CESO LEGEND

- CONSERVATION EASEMENT
- STREAM CORRIDOR PROTECTION ZONE
- S/B = SETBACK

LINE TABLE		
Line #	Direction	Length
L20	N02° 19' 34"E	166.49'
L21	S01° 58' 58"W	168.65'
L22	S01° 58' 58"W	146.91'
L23	N75° 40' 53"E	266.02'
L24	S88° 05' 36"E	61.63'
L25	N01° 54' 24"E	141.00'
L26	N88° 05' 36"W	61.87'
L27	S88° 05' 36"E	61.87'
L28	N01° 54' 24"E	120.00'
L29	S01° 54' 24"W	120.00'
L30	N87° 31' 43"E	57.44'
L31	N84° 12' 49"E	88.42'
L32	N84° 12' 49"E	31.95'

LINE TABLE		
Line #	Direction	Length
L33	S84° 12' 49"W	55.32'
L34	S05° 35' 01"E	120.00'
L35	N05° 25' 33"E	122.33'
L36	N78° 59' 20"E	50.59'
L37	N75° 40' 53"E	351.37'
L38	S88° 05' 36"E	267.49'
L39	N87° 31' 43"E	40.78'
L40	N87° 31' 43"E	40.20'
L41	N84° 12' 49"E	105.77'
L42	N84° 12' 49"E	44.74'

CURVE TABLE			
Curve	Delta	Radius	Arc Length
C1	79° 04' 30"	35.00'	48.30'
C2	4° 12' 28"	120.00'	8.81'

NOTE "A": THE 22.805 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL NO. 39049C0401K.

NOTE "B" ACREAGE BREAKDOWN:

ACREAGE IN R/W	2.764 ACRES
ACREAGE IN RESERVE "A"	0.409 ACRES
ACREAGE IN RESERVE "B"	9.699 ACRES
ACREAGE IN RESERVE "D"	0.627 ACRES
ACREAGE IN RESERVE "E"	0.806 ACRES
ACREAGE IN REMAINING LOTS	8.500 ACRES
TOTAL ACREAGE	22.805 ACRES
ACREAGE IN PID 040-009246	22.805 ACRES
"HICKORY CREEK SECTION 1" BEING ALL OUT OF FRANKLIN COUNTY PARCEL NUMBERS: PID: 040-009246	

NOTE "C": AT THE TIME OF PLATTING ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "HICKORY CREEK SECTION 1" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

NOTE "D": RESERVE "A", RESERVE "D", AND RESERVE "E" AS DESIGNATED AND DELINEATED HEREON, ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS AS DELINEATED IN "HICKORY CREEK" SUBDIVISION FOR THE PURPOSE OF OPEN SPACE, RECREATION AND STORM WATER CONTROL AND MAINTENANCE. ALL OF RESERVE "B" AND RESERVE "D" AS DESIGNATED AND DELINEATED HEREON ARE DRAINAGE EASEMENTS. RESERVE "B" AS DESIGNATED AND DELINEATED HEREON IS TO BE OWNED BY THE CITY OF GROVE CITY AND MAINTAINED BY A HOMEOWNERS ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS AS DELINEATED IN "HICKORY CREEK" SUBDIVISION.

NOTE "E": THE "STREAM CORRIDOR PROTECTION ZONE" SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT WITH BUILDINGS, STRUCTURES, AND USES AND THE NATURAL STATE OF SAID ZONE SHALL REMAIN UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE OF THE STREAM CORRIDOR PROTECTION ZONE TO RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A NATURAL CONSEQUENCE OF SUCH, IMPEDE OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID ZONE WAS CREATED.

ADDITIONAL RESTRICTIONS INCLUDE:

- NO DUMPING OR BURNING OF REFUSE.
- NO HUNTING OR TRAPPING.
- NATURAL RESOURCES OF THE ZONES SHALL REMAIN UNDISTURBED AND NO TOPSOIL, SAND, GRAVEL, OR ROCK SHALL BE EXCAVATED, REMOVED OR GRADED.
- NOTHING SHALL BE PERMITTED TO OCCUR ON THE PREMISES WHICH WOULD CONTRIBUTE TO THE EROSION OF THE LAND AND NO TREES SHALL BE CUT OR REMOVED, EXCEPT FOR THE REMOVAL OF SUCH DEAD DISEASED, NOXIOUS, OR DECAYED TREES OR VEGETATION WHICH MAY BE REQUIRED FOR CONSERVATION OR SCENIC PURPOSES, OR FOR REASONS OF PUBLIC SAFETY.
- NO PRIVATE ENCROACHMENT SHALL BE PERMITTED, SUCH AS, BUT NOT LIMITED TO, PLANTING OF FLOWERS, SHRUBS, GARDEN MATERIAL, ETC., DUMPING OF TRASH OR DEBRIS, OR THE INSTALLATION OF ANY TYPE OF RECREATION OR OTHER FACILITY OR CONVENIENCE.
- A 8' PATH AND A REINFORCED FENCE AS SHOWN ON THE APPROVED ENGINEERING PLAN ARE PERMITTED TO BE CONSTRUCTED WITHIN THE "STREAM CORRIDOR PROTECTION ZONE".

NO ROADWAY OR ANY FACILITY OF ANY PUBLIC UTILITY OTHER THAN EXISTING ROADWAYS AND PUBLIC UTILITY FACILITIES OR THOSE OUTLINED IN THE ORIGINAL PLAN SHALL BE PERMITTED TO BE CONSTRUCTED OR INSTALLED IN THE PREMISES.

NOTICE IS HEREBY GIVEN TO THE OWNERS OF ALL OF THE LOTS IN THE HICKORY CREEK SUBDIVISION(S) THAT THE CITY OF GROVE CITY, OHIO, SHALL BE HELD HARMLESS FOR ANY ISSUES AND/OR IMPACTS ARISING FROM THE AREA DELINEATED AND SHOWN HEREON AS "STREAM CORRIDOR PROTECTION ZONE" INCLUDING, BUT NOT LIMITED TO STORM WATER DRAINAGE, INSECT CONTROL OR WET SOIL CONDITIONS.

NOTE "F": AREAS DESIGNATED AS "CONSERVATION EASEMENT" ARE HEREBY DESIGNATED FOR STREAM CORRIDOR PROTECTION ZONE MITIGATION AND SHALL BE MAINTAINED BY THE "HICKORY CREEK" HOMEOWNERS ASSOCIATION. THE CITY OF GROVE CITY AND ITS AUTHORIZED REPRESENTATIVES SHALL HAVE THE RIGHT TO ACCESS THE STREAM CORRIDOR PROTECTION ZONE TO INSPECT AND MONITOR COMPLIANCE WITH THE TERMS OF THE CONSERVATION EASEMENT. THE "HICKORY CREEK" HOMEOWNERS ASSOCIATION RESERVES THE RIGHTS TO MAKE MINOR CHANGES TO ACCOMMODATE NECESSARY REGULATORY APPROVALS UPON THE WRITTEN CONSENT OF THE CITY DEPARTMENT OF PUBLIC SERVICES.

NOTE "G": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT OF WAY IS EXTENDED BY PLAT, DEED OR EASEMENT.



2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43221
Phone: 614.794.7080 Fax: 688.208.4826

HICKORY CREEK SECTION 1 STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY V.M.S. NO. 1383

Revisions / Submissions

ID	Description	Date
----	-------------	------

Project Number: 762660

Scale: 1"=50'

Drawn By: APC

Checked By: ALB

Date: 10/28/2024

Issue: N/A

Drawing Title:

PLAT



November 1, 2024

City of Grove City
Attn: Terry Barr, AICP
mlove@co.delaware.oh.us

**RE: *Hickory Creek S1 Plat
Planning Commission Resubmittal
Review Comment Letter Responses***

Dear Mr, Barr:

This letter is in response to the comments received in your email on October 28, 2024, for the Hickory Creek Subdivision Section 1 Plat. We have reviewed all the following comments and provided a response, as shown below in red.

- **Comment:** Show width arrows and it should be "Ex. 25' Sanitary Easement"
Response: Width arrows and text revised.
- **Comment:** "Sanitary"
Response: Text revised.
- **Comment:** Include the easement line and width arrows
Response: Easement linework revised.
- **Comment:** "Electric"
Response: Easement label revised.
- **Comment:** This should be 25' and also include the lines for the width of the easement
Response: Easement linework shown and labeled accordingly.
- **Comment:** Bearing & Distance
Response: Revised accordingly.
- **Comment:** Mag set.
Response: Revised accordingly.
- **Comment:** Show entire 15' wide easement and include the word "Electric" in the label
Response: Easement in it's entirety is shown and label is revised.

- **Comment:** Label

Response: Easement labeled.

- **Comment:** "Sanitary" and include width arrows

Response: Easement label revised accordingly and width arrows added.

- **Comment:** Why are lot numbers not consecutive?

Response: The rest of the lot numbers are within Section 2 which is under a different cover.

- **Comment:** Reserve C?

Response: Reserve C is within Section 2 which is under a different cover.

If you have any questions or additional comments, please contact me at (614) 472-8552 or tyler.jackson@kimley-horn.com.

Sincerely,



Tyler Jackson, P.E.
Kimley-Horn and Associates, Inc.

Date: 10/29/24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-49-24
1st Reading: 11/04/24
Public Notice: 11/05/24
2nd Reading: 11/18/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-49-24

AN ORDINANCE DECLARING THE IMPROVEMENT OF CERTAIN REAL PROPERTY LOCATED IN THE CITY OF GROVE CITY, OHIO TO BE A PUBLIC PURPOSE; EXEMPTING ONE HUNDRED PERCENT OF THE VALUE OF SUCH IMPROVEMENT FROM REAL PROPERTY TAXATION FOR THIRTY YEARS; CREATING THE HARRIS FARM TIF INCENTIVE DISTRICT WITHIN THE CITY; DECLARING THE IMPROVEMENTS TO REAL PROPERTY WITHIN THE INCENTIVE DISTRICT TO BE A PUBLIC PURPOSE; EXEMPTING ONE HUNDRED PERCENT OF THE VALUE OF SUCH IMPROVEMENTS WITHIN THE INCENTIVE DISTRICT FROM REAL PROPERTY TAXATION FOR THIRTY YEARS; DESCRIBING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS MADE OR TO BE MADE TO DIRECTLY BENEFIT OR SERVE THE PARCELS FOR WHICH IMPROVEMENTS ARE DECLARED TO BE A PUBLIC PURPOSE; REQUIRING THE OWNERS OF PARCELS FOR WHICH IMPROVEMENTS ARE DECLARED TO BE A PUBLIC PURPOSE TO MAKE ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES DURING THE PERIODS OF EXEMPTION; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS; AND APPROVING RELATED MATTERS

WHEREAS, Ohio Revised Code Section 5709.40(B) provides that this Council may, under certain circumstances, (i) declare improvement to parcels of real property located in the City of Grove City, Ohio to be a public purpose, thereby granting that improvement an exemption from real property taxation, and (ii) designate specific public infrastructure improvements made, to be made, or in the process of being made that directly benefit, or that once made will directly benefit, the parcels for which improvement is declared to be a public purpose; and

WHEREAS, pursuant to Ohio Revised Code Section 5709.40(D)(1), said exemption may be for up to one hundred percent (100%) of such improvement for up to thirty (30) years without approval of the board of education of the city, local or exempted village school district within the territory of which the improvement is or will be located if payments in lieu of taxes, as provided for in Ohio Revised Code Section 5709.42, shall be paid to such school district in the amount of the taxes that would have been payable if the improvement had not been exempted from taxation; and

WHEREAS, the real property highlighted in blue shown in Exhibit A hereto and incorporated herein by reference (the "Parcel TIF Area") is located in the State of Ohio, County of Franklin, and the City, with each parcel of within the Parcel TIF Area referred to herein as a "Parcel", whether as presently appearing on County tax duplicates or as subdivided or combined and appearing on future tax duplicates; and

WHEREAS, Ciminello Land Co. LLC ((the "Parcel TIF Developer"), along with the current and future owners of the Parcel TIF Area (each a "Parcel Owner" and collectively the "Parcel Owners"), desires to develop the Parcel TIF Area by constructing 88 townhomes and related improvements thereon and otherwise improving the Parcel TIF Area (such improvements being the "Parcel TIF Private

Improvements”), provided that the appropriate development incentives are available to support this development; and

WHEREAS, the City intends to (i) declare the increase in assessed value to the Parcel TIF Area as a result of the Parcel TIF Private Improvements as a public purpose, (ii) exempt 100% of the increase in assessed value as a result of the Parcel TIF Private Improvements for a period of 30 years, and (iii) identify the public infrastructure improvements to be made on or in support of the Parcel TIF Area by the Developers or the City (the “Parcel TIF Public Infrastructure Improvements”), which Parcel TIF Public Infrastructure Improvements are set forth in Exhibit B hereto and incorporated herein by reference; and

WHEREAS, the City intends to create an incentive district constituting the real property within the City as described more particularly as highlighted in yellow shown on Exhibit A attached to and incorporated into this Ordinance (the “Incentive District” or the “Harris Farm TIF District”), with each parcel of within the Incentive District referred to herein as a “Parcel”, whether as presently appearing on County tax duplicates or as subdivided or combined and appearing on future tax duplicates, to exempt 100% of the Improvements within the incentive district for a period of 30 years, and identify the public infrastructure improvements to be made on or in support of the Incentive District by the Developers or the City (the “Incentive District Public Infrastructure Improvements” and together with the Parcel TIF Public Infrastructure Improvements, the “Public Infrastructure Improvements”)), which Incentive District Public Infrastructure Improvements are set forth in Exhibit C hereto and incorporated herein by reference; and

WHEREAS, Epcon Harris, LLC (the “Incentive District Developer” and together with the Parcel TIF Developer, the “Developers”), along with the current and future owners of the Incentive District (each an “Incentive District Owner,” collectively the “Incentive District Owners,” and together with the Parcel Owners, the “Owners”), desires to develop the Incentive District by constructing or causing the construction of (i) 138 single-family homes, and (ii) 36 attached “for sale” townhomes and related improvements thereon and otherwise improving the Incentive District, provided that the appropriate development incentives are available to support this development; and

WHEREAS, Ohio Revised Code Section 5709.40(C) authorizes the legislative authority of a municipal corporation, by ordinance, to create an incentive district and to declare the increase in the assessed value of any real property within the incentive district that would first appear on the tax list and duplicate of real and public utility property after the effective date of an ordinance adopted under Ohio Revised Code Section 5709.40 were it not for the exemption granted by that ordinance (with such increase in assessed value being referred to in this Ordinance, as in Ohio Revised Code Section 5709.40(A)(4), as the “Incentive District Private Improvements,” and together with the Parcel TIF Private Improvements, as the “Improvements”) to real property located within the incentive district and the municipal corporation to be a public purpose and exempt from taxation; and

WHEREAS, as required by Ohio Revised Code Section 5709.40(A)(5)(f), the engineer for the City has certified to this Council that (i) the Incentive District is each less than 300 acres in size, (ii) the Incentive District is enclosed by continuous boundaries, and (iii) the public infrastructure serving the Incentive District is inadequate to meet the development needs of the Incentive District; and

WHEREAS, notice of the proposed adoption of the exemption authorized under Ohio Revised Code Section 5709.40(C) by this Ordinance has been delivered to the Board of County Commissioners of the County in accordance with Ohio Revised Code Sections 5709.40(E) and 5709.83, and, pursuant to Resolution No. 0768-24, adopted by the Board of County Commissioners of the County on October 1, 2024, the County (i) acknowledged that the City provided the County with timely notice of its intent to adopt this Ordinance in accordance with Ohio Revised Code Section 5709.40; (ii) objected to such exemption for the number of years in excess of ten (10); and (iii) acknowledged that the City may proceed to adopt this Ordinance at any time without reaching a compensation agreement with the County if this Ordinance provides that the County will receive statutory compensation in the eleventh and subsequent years of the Incentive District Exemption period equal to fifty percent (50%) of the taxes that would be payable to the County as provided in Ohio Revised Code Section 5709.40(E)(2); and

WHEREAS, notice of the proposed adoption of the exemption authorized under Ohio Revised Code Section 5709.40(C) by this Ordinance has been delivered by first class mail to every real property owner whose property is located within the boundaries of the proposed Incentive District not later than 30 days prior to October 7, 2024, and on October 7, 2024, this Council conducted a public hearing on this Ordinance; and

WHEREAS, the overlay (within the meaning of Ohio Revised Code Section 5709.40(A)(6)) for the Incentive District provided in the notice delivered to the owners of real property to be included in the Incentive District included all of the real property included in the Incentive District, and therefore no owners of real property were entitled to submit written responses under R.C. 5709.40(C) and this Council has not received any written responses; and

WHEREAS, this Council, by its Ordinance No. C-37-24, adopted on October 7, 2024 (the “Implementing Ordinance”), has approved the execution and delivery of agreements between the City and each of the Developers (each a “TIF Agreement”) by which the City will cause each of the Developers to construct or cause to be constructed certain public infrastructure improvements; and

WHEREAS, pursuant to Ohio Revised Code Section 5709.42, the City intends to require the Owner or Owners of each Parcel of real property within the Parcel TIF Area and the Incentive District to make annual service payments in lieu of taxes to the Treasurer of Franklin County, Ohio (“County Treasurer”) on or before the final dates for payment of real property taxes, and the annual service payments in lieu of taxes are to be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvements with respect to each Parcel if it were not exempt from taxation; and

WHEREAS, pursuant to Ohio Revised Code Section 5709.43(A), this Council intends to establish a municipal public improvement tax increment equivalent fund for the exemptions authorized by this Ordinance into which service payments in lieu of taxes distributed to the City shall be deposited, and which, from the date of this Ordinance, shall be used as provided in this Ordinance; and

WHEREAS, the City intends for the exemption authorized under Ohio Revised Code Section 5709.40(B) and this Ordinance to be a non-school TIF under Ohio Revised Code Section 5709.40(D), in that the South-Western City School District (the “School District”) will receive the same amount of taxes that would have been payable to the School District if the improvements were not exempted, and, since the School District will receive this amount directly from the County Treasurer, under Ohio Revised Code Section 5709.40(D), School District approval for such exemption is not required; and

WHEREAS, the City intends for the exemption authorized under Ohio Revised Code Section 5709.40(C) and this Ordinance to be a non-school TIF incentive district under Ohio Revised Code Section 5709.40(D), in that the School District will receive the same amount of taxes that would have been payable to the School District if the improvements were not exempted, and, since the School District will receive this amount directly from the County Treasurer, under Ohio Revised Code Section 5709.40(D) School District approval for such exemption is not required; and

WHEREAS notice of the proposed adoption of this Ordinance has been delivered to the School District under Ohio Revised Code Sections 5709.40 and 5709.83, not later than 14 days prior to November 18, 2024.

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

SECTION 1. Public Purpose. In accordance with Ohio Revised Code Sections 5709.40(B) and 5709.40(C), the City hereby designates the Parcel TIF Area identified on Exhibit A as exempt from taxation under the terms set forth below and hereby establishes the Harris Farm TIF District as identified on Exhibit

A, attached to and incorporated into this Ordinance, and further declares that the Improvements to the Parcels within the Parcel TIF Area and the Incentive District subsequent to the effective date of this Ordinance are a public purpose. This Council hereby finds and determines, in accordance with Ohio Revised Code Section 5709.40(C)(3)(b), that the Improvements attributable to the Incentive District are expected to result from the construction of approximately 182 single-family housing units and related improvements thereon and the Improvements to the Parcel TIF Area are expected to result from the construction of approximately 88 townhomes and related improvements thereon, which development this Council hereby finds and determines will place additional demand on the Public Infrastructure Improvements designated in Section 6 of this Ordinance.

SECTION 2. TIF Exemptions. Pursuant to Ohio Revised Code Section 5709.40(B), the City hereby recognizes that the increase in assessed value to the Parcel TIF Area as a result of the Parcel TIF Private Improvements is a public purpose and directly benefits or will directly benefit the parcels within the Parcel TIF Area, and the City hereby exempts 100% of the increase in the assessed value of each parcel of real property located within the Parcel TIF Area from taxation for a period of 30 years, commencing with the earlier of (i) the first tax year following the effective date of this Ordinance in which an Improvement of at least \$50,000.00 assessed value (e.g., 35% of true value) for that parcel is recognized by the Auditor so that it first appears on the tax list and duplicate of real and public utility property, or (ii) tax year 2033, and ending on the earlier of (a) thirty (30) years after such commencement, or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 and this Ordinance (the “Parcel TIF Exemption”). In no case shall any Parcel TIF Private Improvements on any Parcel in the Parcel TIF Area be exempted from taxation for longer than 30 years.

Pursuant to Ohio Revised Code Section 5709.40(C), the City hereby recognizes that the Incentive District Private Improvements are a public purpose and benefit or serve, or will benefit or serve, the parcels within the Incentive District, and the City hereby exempts 100% of the increase in the assessed value of each parcel of real property located within the Incentive District from taxation for a period of 30 years, commencing with the earlier of (i) the first tax year following the effective date of this Ordinance in which an Improvement of at least \$50,000 assessed value (e.g., 35% of true value) for any parcel in the Incentive District is recognized by the Auditor so that it first appears on the tax list and duplicate of real and public utility property, or (ii) tax year 2033, and ending on the earlier of (a) thirty (30) years after such commencement, or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 and this Ordinance (the “Incentive District Exemption,” and together with the Parcel TIF Exemption, the “TIF Exemptions”). The life of the Incentive District shall be co-terminus with any Incentive District Exemptions following the date of approval of this Ordinance, and in no case shall any Incentive District Private Improvements on any Parcel in the Incentive District be exempted from taxation for longer than 30 years.

The exemption percentage and term described in this Section 2 does not require approval by the South-Western City School District, as the School District will receive the same amount of taxes that would have been payable to the School District if the improvements were not exempted, as set forth in Ohio Revised Code Section 5709.40(D).

SECTION 3. Service Payments. Pursuant to Ohio Revised Code Section 5709.42, during the period when the TIF Exemptions granted by this Ordinance are in effect the Owner or Owners are hereby required to make, and shall make, service payments in lieu of taxes with respect to the Improvements to the County Treasurer on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes shall be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against the Improvements on each Parcel as if it were not exempt from taxation pursuant to Section 2 of this Ordinance. Any late payments shall be subject to penalty and bear interest at the then current rate established under Ohio Revised Code Sections 323.121(B)(1) and 5703.47, as the same may be amended from time to time, or any successor provisions thereto, as the same may be amended from time to time (the payment of penalties and interest are collectively referred to herein with the payments in lieu of taxes as the “Service Payments”). The Service Payments, and any other

payments in connection with the Improvement which are received by the City Fiscal Officer in connection with any reduction required by Ohio Revised Code Section 319.302, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "Property Tax Rollback Payments") shall be allocated and deposited in accordance with Section 4.

SECTION 4. Distribution of Service Payments. At the same times and in the same manner as real property tax distributions, the County Treasurer shall distribute the Service Payments and the Property Tax Rollback Payments as follows: (i) first, a portion of the Service Payments paid with respect to the Incentive District TIF Exemption to various taxing agencies for certain protected tax levies in accordance with Ohio Revised Code Section 5709.40(F), (ii) second, but only in the eleventh and subsequent years of the Incentive District TIF Exemption, a portion of the Service Payments paid with respect to the Incentive District TIF Exemption to the County Commissioners of Franklin County, Ohio equal to fifty percent (50%) of the taxes that would be payable to the County from the Harris Farm Incentive District if the Improvements had not been subject to the Incentive District TIF Exemption, (iii) third, a portion of the Service Payments to the School District in an amount equal to the amounts the School District would have received as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the improvements to the property located within the School District if the Improvements had not been exempted from taxation pursuant to this Ordinance; and (iv) fourth, to the City, all remaining amounts for further deposit into the TIF Fund (as hereinafter defined) for payment of costs of the Public Infrastructure Improvements, as defined in Section 6 of this Ordinance. The City shall then distribute the Service Payments and any Property Tax Rollback Payments in the Parcel TIF Account and the Harris Farm TIF District Account (as each is hereinafter defined) after each semiannual settlement of real property taxes and in the following order of priority:

- (a) first, to pay or finance the costs associated with the Public Infrastructure Improvements constructed by or on behalf of the City (including payment of interest and payment of any bonds, notes, or any other obligations issued to pay such costs), as further described in the TIF Agreement; and
- (b) second, after the City has been fully reimbursed as provided in the TIF Agreement, to the City for any other public infrastructure constructed by or on behalf of the City or for any lawful purpose under Ohio Revised Code Sections 5709.40, 5709.42, 5709.43, and this Ordinance.

The TIF Fund, and within such fund, the Parcel TIF Account and the Harris Farm TIF District Account, each as hereinafter defined, shall remain in existence so long as the Service Payments and Property Tax Rollback Payments are collected and used for the above purposes, after which the TIF Fund shall be dissolved in accordance with Ohio Revised Code Sections 5709.40, 5709.42, and 5709.43. Upon such dissolution, any incidental surplus remaining in the Fund shall be transferred to the General Fund of the City.

SECTION 5. TIF Fund. This Council, pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.43, determines to and hereby does establish a municipal public improvement tax increment equivalent fund in the custody of the City designated as the "Harris Farm Public Improvement Tax Increment Equivalent Fund" (the "TIF Fund"), which TIF Fund shall receive all distributions of Service Payments required to be made to the City pursuant to this Ordinance. Within the TIF Fund shall be separate accounts for the credit of service payments in lieu of taxes distributed to the City for the Parcel TIF Area (the "Parcel TIF Account") and the Harris Farm TIF District (the "Harris Farm TIF District Account"), respectively. The Service Payments and any Property Tax Rollback Payments received by the City shall be deposited into the Fund pursuant to Ohio Revised Code Section 5709.43 and distributed pursuant to Ohio Revised Code Section 5709.42 and this Ordinance. The Service Payments and any Property Tax Rollback Payments received by the City shall be used solely for the purposes authorized in Ohio Revised Code Sections 5709.40, 5709.42, 5709.43, and 5709.82, including, but not limited to, paying the costs of the Public Infrastructure Improvements (as defined in Section 6 of this Ordinance), including payment of interest and payment of any bonds, notes, or any other obligations issued to pay such costs, in a manner

which is consistent with this Ordinance. The City shall use all Service Payments and any Property Tax Rollback Payments received and deposited into the Fund as provided in this Ordinance. For all purposes of this Ordinance, “costs” of the Public Infrastructure Improvements payable from the Fund also shall include the items of “costs of permanent improvements” set forth in Ohio Revised Code Section 133.15(B) and incurred with respect to the Public Infrastructure Improvements located within the Parcel TIF and the Harris Farm TIF District. The Fund shall remain in existence so long as such Service Payments and any Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the Fund shall be dissolved and any surplus funds remaining therein distributed as set forth in Section 4(b) of this Ordinance.

SECTION 6. Public Infrastructure Improvements. The City hereby designates the Public Infrastructure Improvements set forth in Exhibit B for the Parcel TIF Area attached to and incorporated into this Ordinance by this reference, as the “public infrastructure improvements,” as that term is defined in Ohio Revised Code Section 5709.40(A)(8), which are made, are to be made, or are in the process of being made, by or on behalf of the City, that directly benefit or once made will directly benefit the Parcels in the Parcel TIF Area, as set forth in Ohio Revised Code Section 5709.40(B). Furthermore, the City hereby designates the Public Infrastructure Improvements set forth in Exhibit C for the Harris Farm TIF District attached to and incorporated into this Ordinance by this reference, as the “public infrastructure improvements,” as that term is defined in Ohio Revised Code Section 5709.40(A)(8), which are made, are to be made, or are in the process of being made, by or on behalf of the City, that benefit or serve, or, once made, will benefit or serve the Parcels in the Incentive District, as set forth in Ohio Revised Code Section 5709.40(C)(3)(a).

The City further determines that all of the Public Infrastructure Improvements set forth in Exhibit B and Exhibit C attached hereto, within both the Parcel TIF Area and the Incentive District, are general in nature, and all of the Public Infrastructure Improvements are supportive of and beneficial to the development of both the Parcel TIF Area and the Incentive District.

SECTION 7. Other Authorizations. This Council further authorizes and directs the City Administrator, the City Law Director, the City Finance Director, or other appropriate officers of the City: (i) to make such arrangements as are necessary and proper for collection of Service Payments from Owners; (ii) to make payment of the Service Payments to the City to be deposited into the Fund; (iii) to prepare and sign all agreements and instruments as may be necessary to implement this Ordinance, including any applications for real property tax exemption and remission; and (iv) to take all other actions as may be appropriate to implement this Ordinance. Ohio Revised Code Section 5709.911 shall govern the priority status of the exemptions provided under this Ordinance. Under Ohio Revised Code Sections 5709.40(B), 5709.40(C), and 5709.911, the City intends to apply for the exemption from real property taxation under this Ordinance. Not later than 30 days prior to October 7, 2024, this Council delivered notice, by first class mail of a public hearing regarding this Ordinance (the “Residential Notice”). The Residential Notice included an overlay, within the meaning of Ohio Revised Code Section 5709.40(A)(6), for the Incentive District, which included all of the real property within the Incentive District. On October 7, 2024, this Council conducted a public hearing regarding this Ordinance. No real property within the Incentive District was located in whole or in part outside of the overlay provided in the Residential Notice for the Incentive District, and therefore no owners of real property were entitled to submit written responses to the Residential Notice under Ohio Revised Code Section 5709.40(C) and no written responses were received.

SECTION 8. ODOD Notice. Pursuant to Ohio Revised Code Section 5709.40(I), the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Ohio Department of Development (“ODOD”) within 15 days after its adoption. On or before March 31st of each year that an exemption set forth in Section 2 of this Ordinance remains in effect, the officer or officers authorized by Section 7 of this Ordinance to take actions necessary to implement this Ordinance shall prepare and submit to the Director of ODOD the status report required under Ohio Revised Code Section 5709.40(G).

SECTION 9. Tax Incentive Review Council. The City hereby maintains the Grove City Tax Incentive Review Council, the membership of which is and shall remain constituted in accordance with

Ohio Revised Code Section 5709.85. In accordance with Ohio Revised Code Section 5709.85, the Grove City Tax Incentive Review Council reviews and shall continue to review annually all exemptions from taxation resulting from the declarations set forth in this Ordinance and any other such matters as may properly come before it, all in accordance with Ohio Revised Code Section 5709.85.

SECTION 10. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed:

Effective:

Attest:

I certify that this
ordinance is correct as to form.

Christine A. Houk, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

EXHIBIT A

PARCEL TIF AREA AND INCENTIVE DISTRICT TIF IN WHICH IMPROVEMENTS HAVE BEEN DESIGNATED A PUBLIC PURPOSE

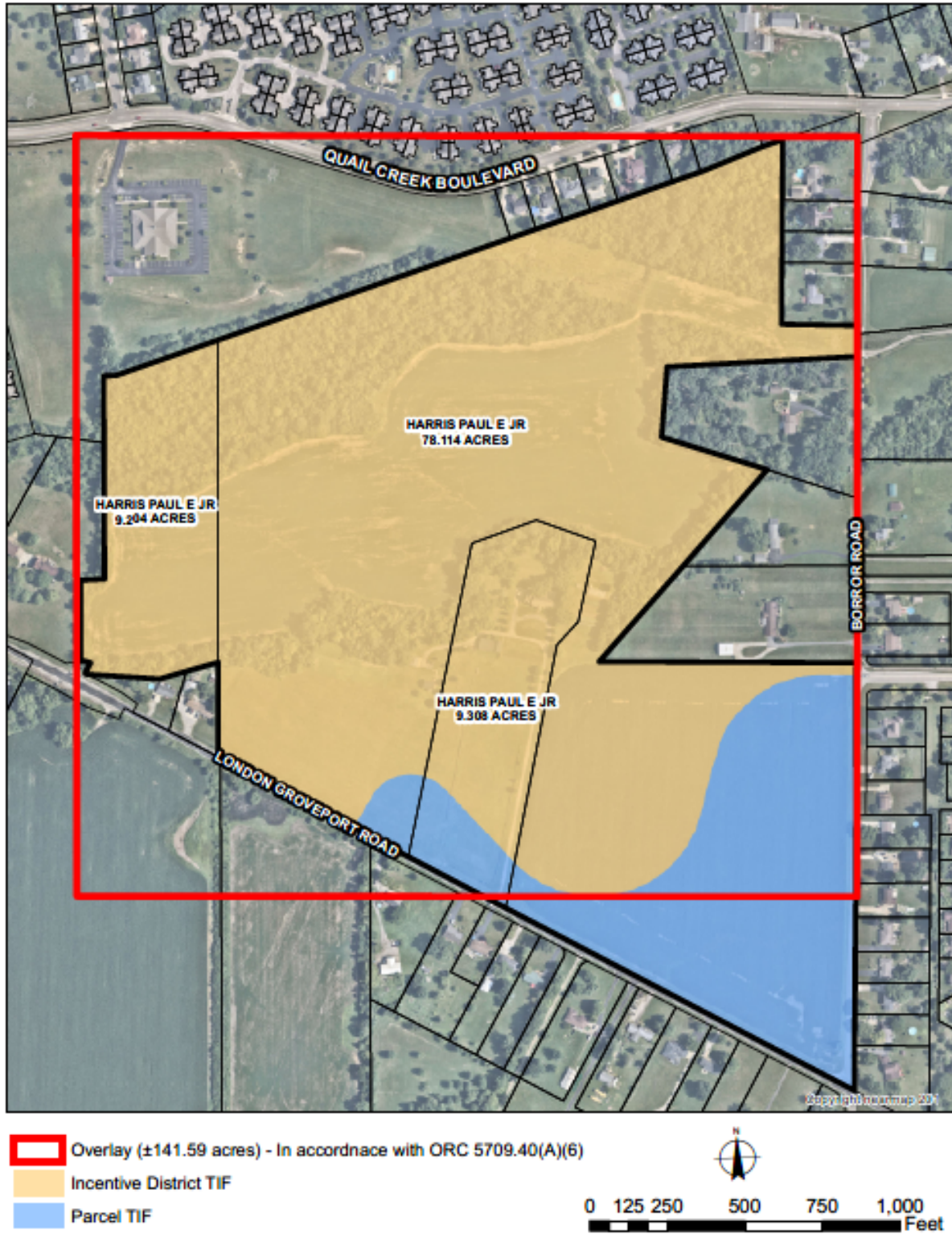


EXHIBIT B

PUBLIC INFRASTRUCTURE IMPROVEMENTS FOR PARCEL TIF AREA

All of the following public infrastructure improvements shall be deemed to be Parcel TIF Public Infrastructure Improvements:

(a) Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of Hawthorne Parkway from SR665 (London-Groveport Road) to the intersection of Borror Road and existing Hawthorne Parkway, eastbound left center turn lane on SR665, north into the development and traffic light on SR665 at the intersection with the development's primary entrance and associated intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto.

(b) Any "public infrastructure improvements" defined under Ohio Revised Code Section 5709.40(A)(8) that directly benefit or serve the Parcel TIF Area, including, but not limited to, any of the following improvements that will benefit or serve Parcels in the Parcel TIF Area and all related costs of those permanent improvements (including, but not limited to, those costs listed in Ohio Revised Code Section 133.15(B)):

- **Parks.** Construction or reconstruction of one or more public parks, including park structures and facilities, playground, athletic, and recreational equipment and apparatus, grading, trees and other park plantings, park accessories and related improvements, together with all appurtenances thereto;
- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto;
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described in "Roadways" above;
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto;

- **Continued Maintenance.** Continued maintenance of the parks, public roads, highways, streetscape/landscape, water lines, and sewer lines described in “Parks,” “Roadways,” “Streetscape/Landscape,” and “Water/Sewer” above;
- **Stormwater.** Construction, reconstruction and installation of stormwater and flood remediation projects and facilities, including such projects and facilities on private property when determined to be necessary for public health, safety and welfare;
- **Off-Street Parking.** Construction or installation of off-street parking facilities, including those in which all or a portion of the parking spaces are reserved for specific uses when determined to be necessary for economic development purposes;
- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements or (b) in aid of industry, commerce, distribution or research; and
- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.

EXHIBIT C

PUBLIC INFRASTRUCTURE IMPROVEMENTS FOR HARRIS FARM TIF DISTRICT

All of the following public infrastructure improvements shall be deemed to be Incentive District Public Infrastructure Improvements:

(c) Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of Hawthorne Parkway from SR665 (London-Groveport Road) to the intersection of Borror Road and existing Hawthorne Parkway, eastbound left center turn lane on SR665, north into the development and traffic light on SR665 at the intersection with the development's primary entrance and associated intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto.

(d) Any "public infrastructure improvements" defined under Ohio Revised Code Section 5709.40(A)(8) that directly benefit or serve the Incentive District, including, but not limited to, any of the following improvements that will benefit or serve Parcels in the Incentive District and all related costs of those permanent improvements (including, but not limited to, those costs listed in Ohio Revised Code Section 133.15(B)):

- **Parks.** Construction or reconstruction of one or more public parks, including park structures and facilities, playground, athletic, and recreational equipment and apparatus, grading, trees and other park plantings, park accessories and related improvements, together with all appurtenances thereto;
- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto;
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described in "Roadways" above;
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto;

- **Continued Maintenance.** Continued maintenance of the parks, public roads, highways, streetscape/landscape, water lines, and sewer lines described in “Parks,” “Roadways,” “Streetscape/Landscape,” and “Water/Sewer” above;
- **Stormwater.** Construction, reconstruction and installation of stormwater and flood remediation projects and facilities, including such projects and facilities on private property when determined to be necessary for public health, safety and welfare;
- **Off-Street Parking.** Construction or installation of off-street parking facilities, including those in which all or a portion of the parking spaces are reserved for specific uses when determined to be necessary for economic development purposes;
- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements or (b) in aid of industry, commerce, distribution or research; and
- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.

Date: 11/12/24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Turner
Approved: Mr. Boso
Emergency: 30 Days:
Current Expense: X

No.: C-55-24
1st Reading: 11/18/24
Public Notice: 11/29/24
2nd Reading: 12/02/24
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-55-24

AN ORDINANCE TO APPROPRIATE \$1,081,320.00 FROM THE GENERAL FUND FOR THE CURENT EXPENSE OF PROCESSING AN INCOME TAX REFUND

WHEREAS, Section 194 of the Grove City Codified Ordinances imposes a two percent income tax on the net profit of businesses operating in the City; and

WHEREAS, businesses routinely make estimated tax payments to the City in anticipation of incurring a future tax liability; and

WHEREAS, businesses are occasionally entitled to a refund of their estimated tax payments; and

WHEREAS, refunds are normally processed by the Regional Income Tax Agency and are paid using current city income tax collections from other sources; and

WHEREAS, the Ohio Department of Taxation processes a portion of Grove City business income tax accounts and has authorized and issued a refund payment in the amount of \$1,081,320.00; and

WHEREAS, the Ohio Department of Taxation requires payment from the City to reimburse the amount of this refund; and

WHEREAS, an appropriation of funds will allow for the payment.

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

SECTION 1. There is hereby appropriated \$1,081,320.00 from the unappropriated monies of the General Fund to be appropriated to account number 100040.593000 for the current expense of processing an income tax refund.

SECTION 2. This Ordinance appropriates for Current Expenses and shall therefore go into immediate effect.

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: 11/25/24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Boso
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-57-24
1st Reading: 12/02/24
Public Notice: 12/03/24
2nd Reading: 12/16/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-57-24

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO EXECUTE THE INTERGOVERNMENTAL AGREEMENT WITH JACKSON TOWNSHIP

WHEREAS, the City is considering a tax increment financing for the Harris Farm Project; and
WHEREAS, this Project would include Public Infrastructure Improvements; and

WHEREAS, the City and the Township desire to enter into this Agreement to provide for the
orderly development of the Public Infrastructure Improvements; and

WHEREAS, because the Agreement exceeds twelve (12) months, it must be approved by
Ordinance.

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

SECTION 1. The City Administrator is hereby authorized to execute the Intergovernmental
Agreement with Jackson Township as attached hereto as Exhibit A.

SECTION 2. 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

Date: 11/25/24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr Turner
Approved: Mr. Boso
Emergency: 30 Days:
Current Expense:

No.: C-58-24
1st Reading: 12/02/24
Public Notice: 12/03/24
2nd Reading: 12/16/24
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-58-24

AN ORDINANCE TO APPROPRIATE \$1,000,000 FROM THE DEPOSIT TRUST FUND AND REDUCE APPROPRIATION AMOUNTS FOR VARIOUS FUNDS

WHEREAS, the deposit trust fund accounts for deposits required to complete private development projects; and

WHEREAS, the amount of developer deposits received has been greater than anticipated and must be appropriated to be expended or encumbered; and

WHEREAS, to achieve budgetary compliance, it is necessary to reduce appropriations in various funds.

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

SECTION 1. There is hereby appropriated \$1,000,000 from the unappropriated monies of the Deposit Trust Fund to account number 601000.591000 for current expenses.

SECTION 2. There is hereby a reduction in appropriations of:

\$ 10,000.00 in the General Recreation Fund to account number 104530.513200.
\$ 40,000.00 in the Street Fund to account number 101000.513100.
\$ 49.00 in the Local Fiscal Recovery Fund to account number 141000.541000.
\$ 3,499,999.00 in the Capital Improvement Fund to account number 305000.603283.
\$ 2,500,00.000 in the Sewer Fund to account number 502800.570000.

SECTION 3. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Christine A. 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.

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

Stephen J. Smith, Director of Law

Michael A. Turner, Director of Finance

Date: 11-12-24
Introduced By: Mr. Berry
Committee: Parks
Originated By: Mr. Castle
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-56-24
1st Reading: 11/18/24
Public Notice: 11/19/24
2nd Reading: 12/02/24
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-56-24

AN ORDINANCE TO AMEND SECTION 903.05 OF THE GROVE CITY CODIFIED ORDINANCES TITLED *INTOXICATION* TO PERMIT ALCOHOL AT CERTAIN PAVILIONS WITH AUTHORIZATION FROM THE DIRECTOR OF PARKS AND RECREATION

WHEREAS, the City has various parks and facilities that residents and guests rent for parties and events; and

WHEREAS, under the current City Code, intoxicating liquors or alcoholic beverages are prohibited in or upon any park; and

WHEREAS, this amendment would allow alcoholic beverages at Eagle Pavilion and the Pavilion at Beulah with written authorization from the Director of Parks and Recreation and shall be in compliance with all applicable laws and Administrative Rules established by the Director of Parks and Recreation.

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

SECTION 1. Section 903.05 is hereby amended as follows:

903.05 **ALCOHOLIC BEVERAGES PROHIBITED AND** INTOXICATION

- (a) No person in a park shall be intoxicated or be under the influence of any intoxicating liquor or alcoholic beverage, pursuant to Section 529.01 of the Codified Ordinances.
- (b) No person shall possess, use, consume, carry or bring any intoxicating liquor, alcoholic beverage in or upon any park.
- (c) **Exemptions: Subsections (a) and (b) of this Section shall not apply to the following locations:**
 - (1) **Eagle Pavilion at Rotary Lake when the possession, sale and/or consumption of intoxicating liquors or alcoholic beverages is permitted by written authorization from the Director of Parks and Recreation.**
 - (2) **The Pavilion at Beulah when the possession, sale and/or consumption of intoxicating liquors or alcoholic beverages is permitted by written authorization from the Director of Parks and Recreation.**
- (d) **The possession, sale and/or consumption of intoxicating liquors or alcoholic beverages, when permitted by Subsection (c), shall be in compliance with all applicable laws pertaining thereto and with any Department of Parks and Recreation administrative rules. Failure to comply with any laws or administrative rules shall be sufficient grounds for immediate revocation of the permit.**

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

Christine A. 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