



GROVE CITY, OHIO - CITY COUNCIL Agenda

December 16, 2024

7:00 PM

Regular Meeting

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

Presentation: Diversity Task Force Final Report

LANDS:

- | | |
|----------------------------|--|
| <u>Ordinance C-59-24</u> | Accept the Plat of Courtyards at Mulberry Run, Section 2. First reading. |
| <u>Ordinance C-60-24</u> | Approve a Special Use Permit for Marijuana Dispensary for Ohio Cannabis Company located at 1947 Stringtown Rd. First reading. |
| <u>Resolution CR-50-24</u> | Approve the Preliminary Development Plan for Red Rock Timbers Duplex and Triplex located at the Southeast corner of Bruce and Bonnie Avenues |
| <u>Resolution CR-51-24</u> | Name a portion of West Water Run located in the Beulah Park Subdivision as "The Berry Family Conservation Area". |

SERVICE:

- | | |
|----------------------------|--|
| <u>Resolution CR-52-24</u> | Intent to Appropriate Property and Easements for Improvements to the Jackson Pike/Hawthorne Parkway Intersection and related improvements for the public purpose of making or repairing a public road to be open to the public at no charge. |
|----------------------------|--|

FINANCE:

- | | |
|--------------------------|--|
| <u>Ordinance C-57-24</u> | Authorize the City Administrator to execute the Intergovernmental Agreement with Jackson Township. Second reading and public hearing. |
| <u>Ordinance C-58-24</u> | Appropriate \$1,000,000.00 from the Deposit Trust Fund and Reduce Appropriation Amounts for Various Funds. Second reading and public hearing. |
| <u>Ordinance C-61-24</u> | Make Appropriations for Current Expenses and Other Expenditures for which the City of Grove City Must provide during the twelve months ending December 31, 2025. |
| <u>Ordinance C-62-24</u> | Appropriate \$10,000.00 from the OneOhio Opioid Settlement Fund for Start Talking South-Western City, Inc. dba Start Talking! Grove City. First reading. |

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE

Minutes of: 12/02/24 - Council; 12/03/24 - Plan. Comm.

Date: 12/09/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-59-24
1st Reading: 12/16/24
Public Notice: 12/17/24
2nd Reading: 01/06/26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-59-24

AN ORDINANCE TO ACCEPT THE PLAT OF COURTYARDS AT MULBERRY RUN, SECTION 2

WHEREAS, Courtyards at Mulberry Run, Section 2, a subdivision containing lots 1 – 40 inclusive, and Reserve “A, B and E”, has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Courtyards at Mulberry Run, Section 2, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 8321, being a subdivision containing 10.625 acres of land, more or less. Said 10.625 acres being all of a 10.627 acre tract of land conveyed to Epcon Mulberry Run LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

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

W:\PROJECTS\EPCON COMMUNITIES\761942_MulberryRun\04-SURVEY\Drawings\761942-EPCON-MULBERRY-SEC 2.dwg - 11/22/2024 - Owen Goodheart

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY AND LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 8231, BEING A SUBDIVISION CONTAINING 10.625 ACRES OF LAND, MORE OR LESS, AND BEING ALL OUT OF THAT 10.627 ACRE TRACT OF LAND, AS CONVEYED TO EPCON MULBERRY RUN, LLC, AN OHIO LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NUMBER 202308150082548 ALL REFERENCE'S REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY OHIO.

THE UNDERSIGNED, EPCON MULBERRY RUN, LLC, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "COURTYARDS AT MULBERRY RUN SECTION 2", A SUBDIVISION CONTAINING LOTS NUMBERED 1-40, RESERVE "A", RESERVE "B" AND RESERVE "E" INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT.

EASEMENTS, WITHIN THOSE AREAS DESIGNATED AS "SANITARY EASEMENT" (SAN ESMT.), AND "EMERGENCY ACCESS EASEMENT" 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.

IN WITNESS WHEREOF, CRAIG CHERRY, REGIONAL PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____ DAY OF _____, _____

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

EPCON MULBERRY RUN, LLC,
AN OHIO LIMITED LIABILITY COMPANY

BY: _____
WITNESS

CRAIG CHERRY
REGIONAL PRESIDENT,

WITNESS

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CRAIG CHERRY, REGIONAL PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED OF SAID EPCON MULBERRY RUN, LLC, AN OHIO LIMITED COMPANY FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

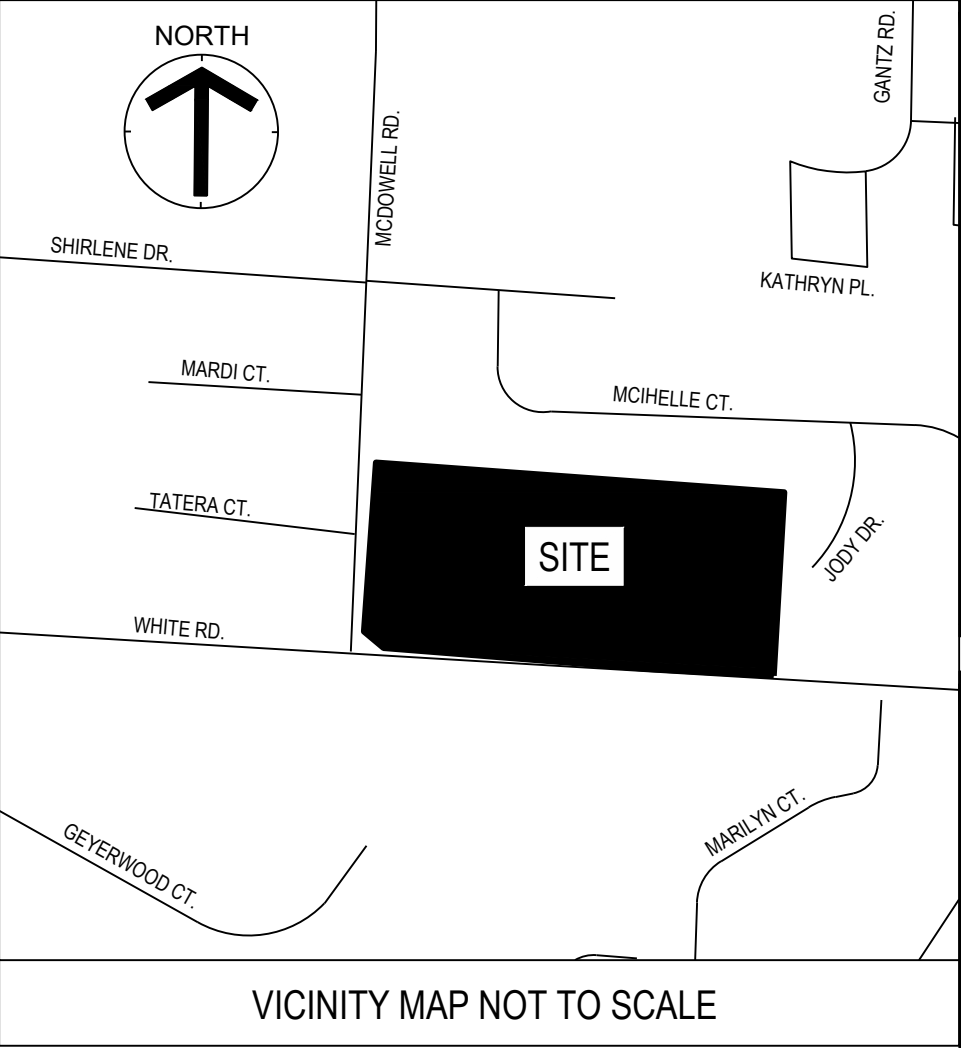
THIS _____ DAY OF _____, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES _____, _____

COURTYARDS AT MULBERRY RUN SECTION 2

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NO. 8231

Received By:
Grove City Development
12/3/24



COURTYARDS AT MULBERRY RUN SECTION 2

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
V.M.S. NO. 8231

PLAT NOTES: PLAT NOTES WITH REGARD TO COURTYARDS AT MULBERRY RUN SECTION 2 ARE LOCATED ON PAGE 2 OF 3.

BASIS OF BEARING
OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) AS DETERMINED BY A SERIES OF GPS OBSERVATIONS USING ODOT RTN NETWORK, WITH A BEARING OF SOUTH 86° 51' 47" WEST FOR A PORTION OF THE CENTERLINE OF WHITE ROAD, BETWEEN FRANKLIN COUNTY GEODETIC SURVEY MONUMENTS 6606 RESET AND 6607 RESET.

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.

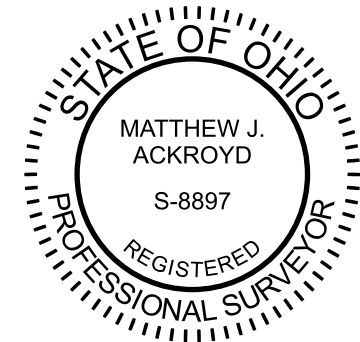
CESO IRON PIN LEGEND

- IRON PIPE FOUND
- ⊙ IRON PIN FOUND
- ⦿ IRON PIN TO BE 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.

12/3/24

MATTHEW ACKROYD, P.S.
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231



DATE:

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 THIS _____ DAY OF _____, 20__

MAYOR, GROVE CITY, OHIO

APPROVED THIS _____ DAY OF _____, 20__

APPROVED AND ACCEPTED BY ORDINANCE No. _____,
PASSED THIS DAY OF _____,
WHEREIN THE PLAT OF COURTYARDS AT MULBERRY RUN SECTION 2
IS ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY.

APPROVED THIS _____ DAY OF _____, 20__

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

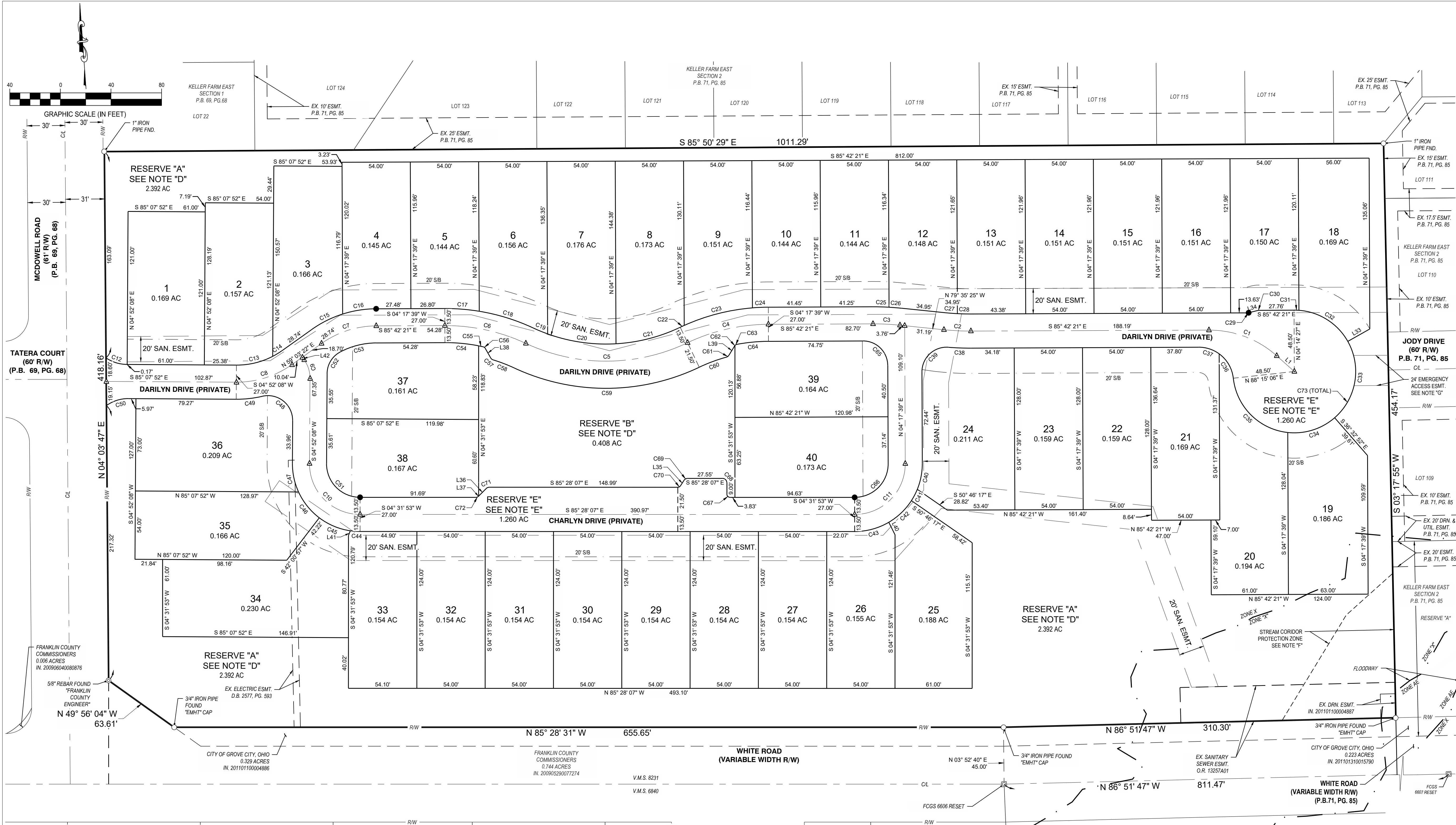
Revisions / Submissions

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

Project Number: 761942
Scale: N/A
Drawn By: OPG
Checked By: ALB/MJA
Date: 12/3/2024
Issue: N/A

Drawing Title:

PLAT



NOTE "A": THE 10.625 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD). ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AND FLOODWAY WITHIN ZONE AE (AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (DATED JUNE 17, 2008) THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL NO. 39049C0406K.

NOTE "B" ACREAGE BREAKDOWN:

ACREAGE IN R/W	0.000 ACRES
ACREAGE IN RESERVE "A"	2.392 ACRES
ACREAGE IN RESERVE "B"	0.408 ACRES
ACREAGE IN RESERVE "E" (PRIVATE DRIVE)	1.260 ACRES
ACREAGE IN REMAINING LOTS	6.565 ACRES
TOTAL ACREAGE (PID 040-017647)	10.625 ACRES

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 "COURTYARDS AT MULBERRY RUN SECTION 2" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDERS OFFICE.

NOTE "D": RESERVE "A" AND RESERVE "B", AS DESIGNATED AND DELINEATED HEREON, ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS AS DELINEATED IN "COURTYARDS AT MULBERRY RUN SECTION 2" FOR THE PURPOSE OF OPEN SPACE, RECREATION AND STORM WATER CONTROL AND MAINTENANCE.

NOTE "E": RESERVE "E", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY "COURTYARDS AT MULBERRY RUN" HOMEOWNERS ASSOCIATION COMPRISED OF THE SIMPLE LOTS AS DELINEATED IN "COURTYARDS AT MULBERRY RUN", A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY GRANTED WITHIN RESERVE "E" TO ANY GOVERNMENT EMPLOYEE OR LICENSEES FOR ITS USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO RESERVE "E".

NOTE "F": 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:

1.	NO DUMPING OR BURNING OF REFUSE.
2.	NO HUNTING OR TRAPPING.
3.	NATURAL RESOURCES OF THE ZONES SHALL REMAIN UNDISTURBED AND NO TOPSOIL, SAND, GRAVEL, OR ROCK SHALL BE EXCAVATED, REMOVED OR GRADED.

4. 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.
5. 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.
6. A BIKE PATH AND A RETENTION FACILITY 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 COURTYARDS AT MULBERRY RUN 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 "G":** AN EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED FOR EMERGENCY SERVICES INGRESS/EGRESS ONLY.

*SEE SHEET 3 OF 4 FOR SANITARY EASEMENT LOCATION

CESO IRON PIN LEGEND

○	IRON PIPE FOUND
⊙	IRON PIN FOUND
●	IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
⬠	MAG NAIL SET
●	PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
⊠	FRANKLIN COUNTY MONUMENT



© 2024 CESO, INC.

Project Number: 761942
Scale: 1"=40'
Drawn By: OPG
Checked By: ALB/MJA
Date: 12/3/2024
Issue: N/A

Drawing Title:
PLAT

2

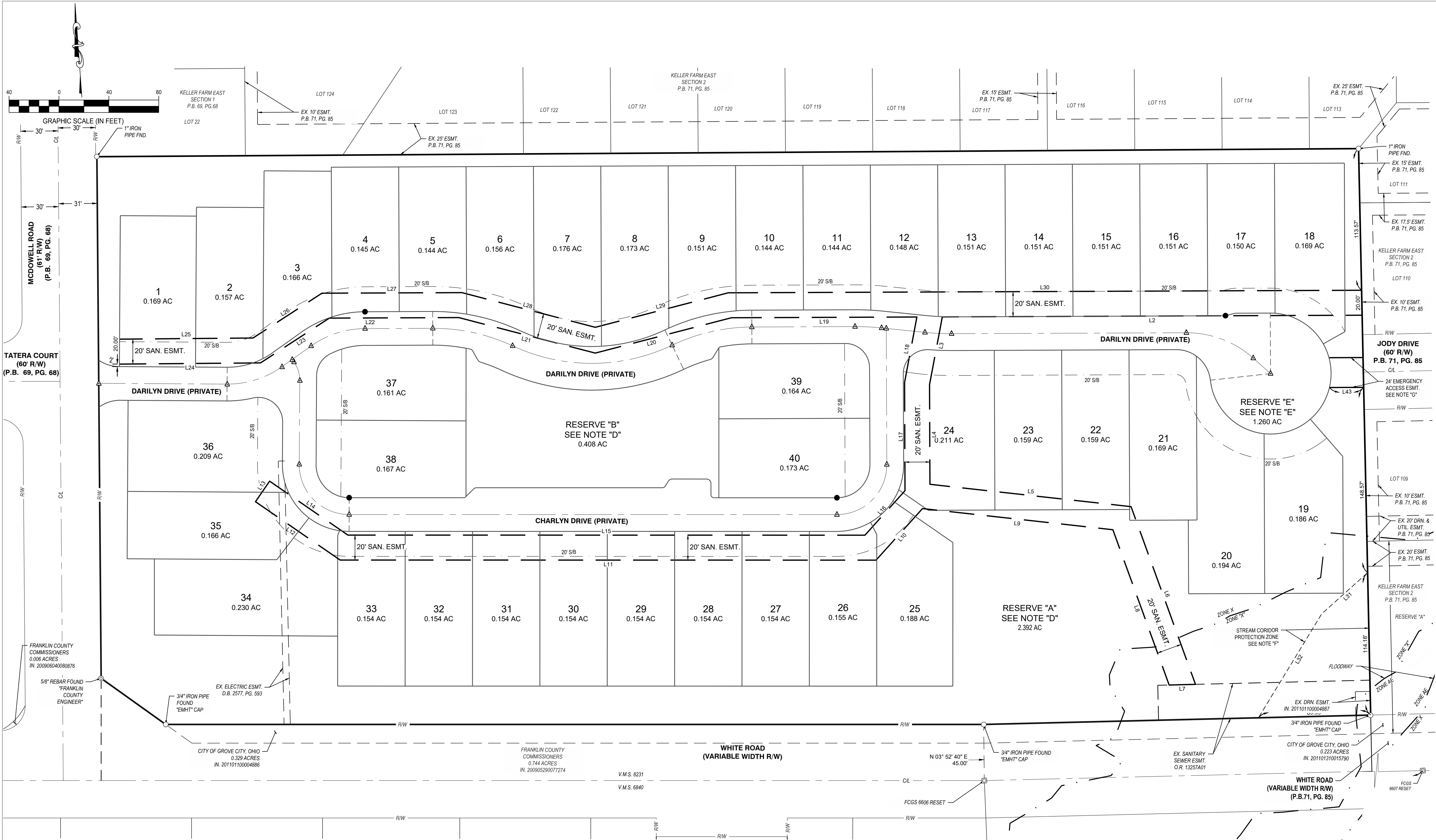
COURTYARDS AT MULBERRY RUN

SECTION 2

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
V.M.S. NO. 8231

Revisions / Submissions		
ID	Description	Date

W:\PROJECTS\EPCON COMMUNITIES\761942_Mulberry\Run04-SURVEY\Drawings\761942-EPCON-MULBERRY-SEC 2.dwg - 12/3/2024 - Owen Goodheart



- CESO IRON PIN LEGEND
- IRON PIPE FOUND
 - ⊙ IRON PIN FOUND
 - IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
 - ▲ MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
 - FRANKLIN COUNTY MONUMENT



COURTYARDS AT MULBERRY RUN SECTION 2

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
V.M.S. NO. 8231

Revisions / Submissions		
ID	Description	Date

Project Number:	761942
Scale:	1"=40'
Drawn By:	OPG
Checked By:	ALB/MJA
Date:	12/3/2024
Issue:	N/A

Drawing Title:
EASEMENTS

COURTYARDS AT MULBERRY RUN SECTION 2
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY NO. 8231



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	80.00'	58.61'	N64° 42' 59"W, 57.31'	41° 58' 44"
C2	200.00'	21.35'	N82° 38' 53"W, 21.34'	6° 06' 56"
C3	200.00'	21.35'	N82° 38' 53"W, 21.34'	6° 06' 56"
C4	150.00'	66.05'	S81° 40' 45"W, 65.52'	25° 13' 47"
C5	150.00'	132.10'	N85° 42' 21"W, 127.88'	50° 27' 35"
C6	150.00'	66.05'	N73° 05' 28"W, 65.52'	25° 13' 47"
C7	75.00'	46.13'	S76° 40' 30"W, 45.40'	35° 14' 17"
C8	75.00'	46.88'	N76° 57' 45"E, 46.12'	35° 48' 45"
C9	25.00'	15.63'	S13° 02' 15"E, 15.37'	35° 48' 45"
C10	40.00'	63.07'	S40° 18' 00"E, 56.73'	90° 20' 15"
C11	40.00'	63.00'	N49° 24' 46"E, 56.69'	90° 14' 14"
C12	29.50'	17.60'	S68° 02' 05"E, 17.34'	34° 11' 34"
C13	61.50'	29.76'	S81° 00' 20"W, 29.47'	27° 43' 35"
C14	61.50'	8.68'	S63° 05' 57"W, 8.67'	8° 05' 10"
C15	88.50'	27.50'	S67° 57' 27"W, 27.39'	17° 48' 09"
C16	88.50'	26.93'	S85° 34' 35"W, 26.83'	17° 26' 08"
C17	163.50'	27.33'	S80° 55' 02"E, 27.30'	9° 34' 39"
C18	163.50'	44.67'	S68° 18' 08"E, 44.53'	15° 39' 08"
C19	136.50'	12.47'	S63° 05' 39"E, 12.47'	5° 14' 10"
C20	136.50'	54.96'	S77° 14' 52"E, 54.59'	23° 04' 17"
C21	136.50'	52.78'	N80° 08' 26"E, 52.45'	22° 09' 09"
C22	163.50'	3.46'	N69° 40' 14"E, 3.46'	1° 12' 45"
C23	163.50'	55.98'	N80° 05' 05"E, 55.70'	19° 36' 59"
C24	163.50'	12.56'	S87° 54' 23"E, 12.56'	4° 24' 04"
C25	213.50'	12.76'	S83° 59' 38"E, 12.76'	3° 25' 26"
C26	213.50'	10.03'	S80° 56' 10"E, 10.03'	2° 41' 30"
C27	186.50'	9.28'	S81° 00' 59"E, 9.28'	2° 51' 08"
C28	186.50'	10.62'	S84° 04' 27"E, 10.62'	3° 15' 48"
C29	2.50'	0.61'	N87° 16' 34"E, 0.61'	14° 02' 10"
C30	3.50'	0.86'	N87° 16' 34"E, 0.86'	14° 02' 10"
C31	48.50'	3.87'	S83° 28' 21"E, 3.87'	4° 34' 27"
C32	48.50'	47.66'	S53° 01' 54"E, 45.77'	56° 18' 27"
C33	48.50'	66.31'	S14° 17' 13"W, 61.26'	78° 19' 49"
C34	48.50'	39.96'	N77° 03' 28"E, 38.84'	47° 12' 40"
C35	48.50'	65.68'	S40° 32' 32"E, 60.77'	77° 35' 19"
C36	27.50'	22.98'	S25° 41' 02"E, 22.31'	47° 52' 17"
C37	27.50'	17.32'	S67° 39' 46"E, 17.04'	36° 05' 11"

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C38	213.50'	17.72'	N83° 19' 40"W, 17.72'	4° 45' 22"
C39	19.50'	32.25'	S51° 40' 20"W, 28.70'	94° 45' 22"
C40	53.50'	20.89'	S15° 28' 42"W, 20.75'	22° 22' 07"
C41	53.50'	10.09'	S32° 04' 03"W, 10.08'	10° 48' 35"
C42	53.50'	24.96'	N50° 50' 22"E, 24.74'	26° 44' 02"
C43	53.50'	28.32'	S79° 22' 08"W, 27.99'	30° 19' 30"
C44	53.50'	7.74'	N81° 19' 32"W, 7.73'	8° 17' 10"
C45	53.50'	26.88'	S62° 27' 11"E, 26.60'	28° 47' 31"
C46	53.50'	26.48'	N34° 12' 42"W, 26.21'	28° 21' 26"
C47	53.50'	23.25'	N7° 34' 56"W, 23.07'	24° 54' 07"
C48	19.50'	35.23'	N46° 53' 09"W, 30.63'	103° 30' 34"
C49	88.50'	20.87'	S88° 06' 51"W, 20.82'	13° 30' 34"
C50	29.50'	18.56'	S76° 50' 46"W, 18.25'	38° 02' 43"
C51	26.50'	41.78'	S40° 18' 00"E, 37.59'	90° 20' 15"
C52	19.50'	21.03'	S35° 46' 07"W, 20.03'	61° 47' 59"
C53	61.50'	29.65'	S80° 28' 53"W, 29.37'	27° 37' 32"
C54	136.50'	26.78'	N80° 05' 10"W, 26.73'	11° 14' 23"
C55	136.50'	3.68'	N73° 41' 41"W, 3.68'	1° 32' 35"
C56	2.50'	2.08'	N49° 02' 17"W, 2.02'	47° 46' 13"
C57	3.50'	2.65'	N46° 48' 15"W, 2.58'	43° 18' 09"
C58	128.50'	17.90'	N64° 27' 57"W, 17.88'	7° 58' 46"
C59	171.50'	151.04'	N85° 42' 21"W, 146.20'	50° 27' 35"
C60	128.50'	22.82'	S74° 09' 05"W, 22.79'	10° 10' 27"
C61	3.50'	2.65'	S57° 34' 00"W, 2.59'	43° 20' 37"
C62	2.50'	0.44'	S40° 58' 01"W, 0.44'	10° 08' 38"
C63	2.50'	1.64'	S64° 52' 15"W, 1.61'	37° 39' 49"
C64	136.50'	25.23'	S88° 59' 54"W, 25.20'	10° 35' 29"
C65	19.50'	30.63'	N40° 42' 21"W, 27.58'	90° 00' 00"
C66	26.50'	41.74'	N49° 24' 46"E, 37.55'	90° 14' 14"
C67	2.50'	3.93'	S40° 28' 07"E, 3.54'	90° 00' 00"
C68	3.50'	5.50'	S40° 28' 07"E, 4.95'	90° 00' 00"
C69	3.50'	3.49'	N65° 57' 54"E, 3.35'	57° 07' 58"
C70	2.50'	2.49'	N65° 57' 54"E, 2.39'	57° 07' 58"
C71	3.50'	2.75'	N72° 01' 53"E, 2.68'	45° 00' 00"
C72	2.50'	1.96'	N72° 01' 53"E, 1.91'	45° 00' 00"
C73	48.50'	223.48'	S46° 14' 46"W, 72.08'	264° 00' 42"

Line Table		
Line #	Direction	Length
L1	N43° 43' 38"W	18.65
L2	N85° 42' 21"W	336.50
L3	S15° 12' 00"W	55.29
L4	S04° 17' 39"W	79.86
L5	S79° 07' 59"E	162.21
L6	S15° 23' 36"E	151.52
L7	N86° 51' 47"W	21.09
L8	N15° 23' 36"W	132.39
L9	N79° 07' 59"W	153.56
L10	S46° 31' 44"W	55.62
L11	N85° 27' 53"W	429.56
L12	N50° 55' 25"E	82.42
L13	N39° 04' 35"E	20.00
L14	S50° 55' 25"E	76.20
L15	S85° 27' 53"E	414.44
L16	N46° 31' 44"E	47.99
L17	N04° 17' 39"E	86.82
L18	N15° 12' 00"E	53.34
L19	N85° 42' 21"E	148.63
L20	S79° 58' 45"W	112.80
L21	N70° 53' 38"W	113.01
L22	N85° 42' 21"W	103.76

Line Table		
Line #	Direction	Length
L23	S61° 29' 04"W	65.86
L24	N85° 57' 33"W	113.07
L25	S85° 57' 33"E	106.93
L26	N61° 29' 04"E	65.90
L27	N85° 42' 21"E	112.24
L28	S70° 53' 38"E	110.41
L29	N79° 58' 45"E	110.12
L30	S85° 42' 21"E	507.67
L31	S52° 37' 40"W	49.47
L32	S35° 50' 55"W	97.50
L33	N65° 07' 19"E	20.01
L34	N80° 15' 29"E	7.51
L35	N37° 23' 55"E	5.07
L36	N49° 31' 53"E	8.50
L37	N49° 31' 53"E	0.33
L38	N25° 09' 10"W	8.69
L39	S35° 53' 42"W	11.68
L40	S21° 58' 09"E	8.62
L41	S26° 05' 43"W	4.05
L42	N30° 56' 38"W	2.53
L43	S85° 45' 35"E	27.44

W:\PROJECTS\EPCON COMMUNITIES\761942_MulberryRun\04-SURVEY\DWG\761942-EPCON-MULBERRY-SEC 2.dwg - 12/3/2024 - Owen Goodheart

EPCON COMMUNITIES

COURTYARDS AT MULBERRY RUN SECTION 2

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
V.M.S. NO. 8231

Revisions / Submissions

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

© 2024 CESO, INC.

Project Number: 761942

Scale: N/A

Drawn By: OPG

Checked By: ALB/MJA

Date: 12/3/2024

Issue:	N/A
--------	-----

Drawing Title:

PLAT

4

Date: 12/09/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-60-24
1st Reading: 12/16/24
Public Notice: 12/17/24
2nd Reading: 01/06/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-60-24

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A MARIJUANA DISPENSARY FOR OHIO CANNABIS COMPANY LOCATED AT 1947 STRINGTOWN RD

WHEREAS, Ohio Cannabis Company, applicant, has submitted a request for a Special Use Permit for a Marijuana Dispensary located at 1947 Stringtown Road; and

WHEREAS, on December 03, 2024, the Planning Commission of the City of Grove City recommended the *denial* of a Special Use Permit at this location.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1t is hereby issued to Ohio Cannabis Company for a marijuana dispensary, located at 1947 Stringtown Road, as submitted.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 2: 202410300049- Ohio Cannabis Company – Special Use Permit (Retail Dispensing of Medical and Recreational Marijuana)

Site Location

1947 Stringtown Road (PID 040-013252)

Proposal

A Special Use Permit to allow for retail dispensing of marijuana

Current Zoning

C-2 (Retail Commercial)

Future Land Use

Commercial Center

Property Owner

A & M Shyu INC

Applicant/Representative

Brian Wingfield, The Green Goat Dispensary LLC

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- Ordinance C-34-24

Staff Recommendation

Disapproval

Summary

This application is a special use permit to allow for the retail dispensing of marijuana at 1947 Stringtown Road.

Zoning Map



Next Steps

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

Contents	Page
1. Context Map	2
2. Analysis.....	3
3. Special Use Permit Analysis.....	4
4. GroveCity2050 Analysis.....	9
5. Recommendation	10
6. Detailed History	10

Case Manager

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

1. Context Map

This property is located at 1947 Stringtown Road (PID 040-013252)



202410300049
Ohio Cannabis Company
Special Use Permit
PID: 040-013252

0 50 100 200 300 400 Feet



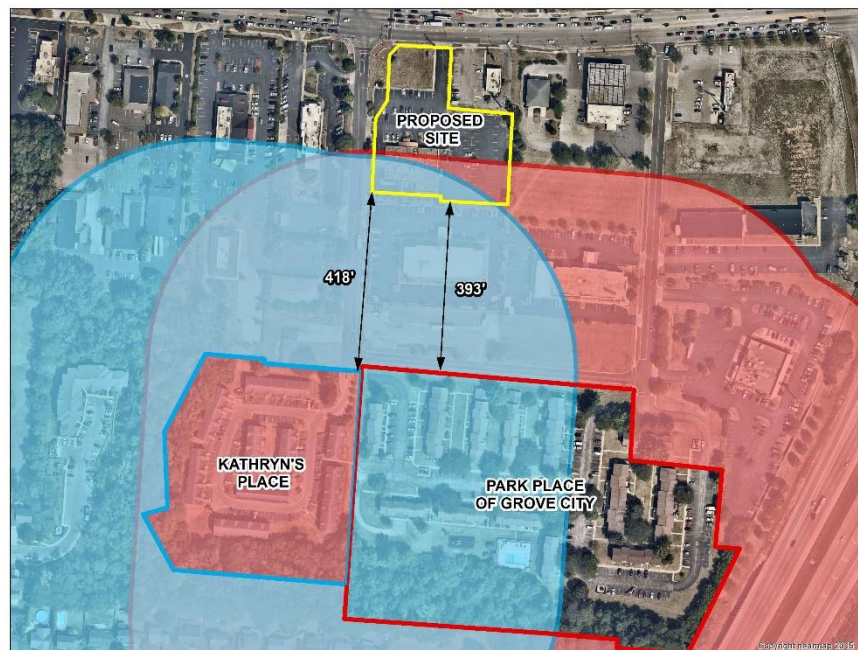
2. Analysis

The applicant is requesting approval of a Special Use Permit to allow for the operation of a recreational cannabis dispensary at 1947 Stringtown Road.

City Council passed Ordinance C-32-24 in August of 2024 which established the Special Use Permit process for the evaluation and review of proposed dispensary uses. This proposed application falls under the scope of this process and has been reviewed against the regulations and criteria of this Ordinance.

Materials state hours of operation for the proposed use would be 10:00 am to 8:00 pm, Monday through Saturday and 10:00 AM to 5:00 PM on Sunday. Peak hours are expected to be from 10:00 AM to 11:00 AM and from 3:00 PM to 7:00 PM. Materials state that hours of operation will be adjusted based on demand while remaining compliant with Grove City and State of Ohio regulations. Grove City's Code restricts the hours of operation for this use between 7:00 AM to 9:00 PM, and the materials state the use will comply with these requirements. However, materials also note that the use proposes to comply with State requirements as well, which allow for these uses to operate from 7:00 AM to 11:00 PM, which is not compliant with the hours of operation outlined in code.

The use criteria established by City Council prohibit any marijuana retailer from locating within 500 feet, measured from the property line, of a parcel that is residential in use, and the proposed location for this use does not comply with this requirement. Park Place of Grove City and Kathryn's Place, both multi-family residential developments to the south of this site, are less than 500 feet from the proposed location (393 feet and 418 feet respectively). The submitted materials indicate that a variance to this requirement is being requested. This request would fall under section 1135.09(b)(12)(G) which states that Planning Commission and City Council may vary any supplementary requirements it determines to be an unnecessary hardship on the property owner and in the best interest of the City.



The requirements established in code prohibit drive-thrus in association with the proposed use per section 1135.09(b)(12)(G)(9)(r), and the applicant is proposing a drive-thru with their application, utilizing the existing pick-up window on the north side of the structure. Materials state the drive-thru would be for medical customers only; however, there is no mechanism in place to restrict the use of the drive-thru to medical customers only. Additionally, the code restriction does not differentiate types of drive-thru based on customer type. Noting that the special use permit criteria for the use prohibits drive-thru, Staff does not support the inclusion of a drive-thru with this use and does not believe a variance from this requirement is warranted.

Submitted materials do not show any improvements being proposed for the site; however, code section 1136.05(c) requires that sites be brought into compliance with the landscaping code when a change of use occurs. Because the proposed application will establish a new use for the property, all existing non-

complying parking areas and structures will need to be brought into compliance with the applicable sections of chapter 1136. Should the proposed special use permit application be approved, staff will work with the applicant to identify necessary improvements to the site to bring the property into compliance with the applicable sections of Chapter 1136, including parking lot islands, parking lot perimeter plantings, and service structure screening.

3. Special Use Permit Analysis

Per Section 1135.09, Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications, or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

The submitted materials indicate that many of the supplementary requirements for a special use permit for retail dispensing of medical and recreational marijuana will be met by complying with Ohio Administrative Code requirements for such a use; however, materials are not specific for many requirements in terms of how the standards will be met. Staff's analysis below assumes that the proposed use will operate under the proper regulations noted within the OAC in order to maintain the necessary licenses and permits from the State, and that applicant's responses of "compliance with this rule ensures adherence to state and city regulations" in project materials means that adequate measures will be taken to ensure this regulation is met, even when specific measures are not noted in the submitted materials.

- 1) **The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;**

Standard is Not Met: The GroveCity2050 Future Land Use and Character Map recommends this site and much of the surrounding area as Commercial Center, which lists commercial as a primary use. However, the standards established by Ordinance C-32-24 require a 500-foot buffer from any residential property, and the proposed use is within 500 feet of two multi-family residential properties.

- 2) **The proposed use shall not adversely affect the use of adjacent property;**

Standard is Not Met: The use does not comply with the requirements of code established by Ordinance C-32-24 to ensure that such uses do not have an adverse impact on surrounding properties. While the proposed use is surrounded by other commercial uses, the site is within the 500- foot buffer from residential properties established by code, and it is unclear whether the proposed use will have an adverse impact on the surrounding area.

- 3) **The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;**

Standard Can Be Met: There are currently no other similar facilities operating within the city. As such, any potential impacts upon the health, safety, morals or welfare of persons residing or working in the neighborhood are unknown at this time. The application materials do outline security measures including video surveillance, an alarm system, and having security personnel on site, as well as an agreement to open communication and strong relationships with local law enforcement and the fire department.

- 4) **The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;**

Standard Can Be Met: While the site is currently served by public utilities including water and sanitary, any redevelopment of the site will require additional review to ensure that the site can be serviced appropriately. Any impacts to city services such as police and fire protection due to the proposed use are unknown at this time.

- 5) **The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;**

Standard Can Be Met: The site is zoned C-2 (Retail Commercial), which allows for a wide range of commercial activities. Submitted materials do not provide anticipated traffic generation aside from a narrative indicating that the proposed use “is expected to maintain the same level of traffic per day and slightly increase the number of drive through orders per day” compared to the existing China Bell restaurant.

- 6) **The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;**

Standard is Not Met: Although the site is zoned C-2 (Retail Commercial), which allows for the retail dispensing of medicinal and recreational marijuana with approval of a Special Use Permit, the proposed use does not comply with the supplemental requirements for the use, as approved under Ordinance C-32-24. Specifically, the site does not comply with the buffer requirement from residential uses, and proposes a drive-thru, which are both counter to the regulations established for the use.

- 7) **The proposed use complies with the applicable specific provisions and standards of this Code;**

Standard is Not Met: As proposed, the use does not comply with two of the supplemental requirements for such a use established by Ordinance C-32-24. Standards that are not met with the proposed application include the required 500-foot buffer from residential properties, and the inclusion of a drive-thru, which is expressly prohibited by code.

- 8) **The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;**

Standard is Met: The site is in a C-2 district, which permits the retail dispensing of medical and recreational marijuana, with the approval of a Special Use Permit.

- 9) **A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;**

Standard is Met: The applicant submitted a properly completed application.

- 10) Any retailer of medical and/or recreational marijuana shall be required to obtain all necessary permits and/or licenses from the State of Ohio Department of Commerce.

Standard Can Be Met: The Division of Cannabis control accepted the proposed location for a 10(B) license on November 14th. The applicant has indicated in the project materials that a Certificate of Operation would be obtained prior to opening the dispensary. Any additional state permits or licenses will also need to be obtained.

- 11) A special use permit for medical and/or recreational marijuana shall only be permitted in the following zoning districts: C-1, C-2, IND-1, IND-2, IND-3, PUD-C or PUD-1. A special use permit for medical and/or recreational marijuana shall not be permitted in Central Business District.

Standard is Met: The proposed use is located within a C-2 zoning district, which allows for the application of a special use permit.

- 12) No medical and/or recreational marijuana retailer shall be located within 500 feet, measured from the boundaries of the parcel, of an opioid treatment center, residential use, church, public library, public playground, public park, school, or child care facility.

Standard is Not Met: The proposed location for this use does not comply with this requirement. Park Place of Grove City, and Kathryn's Place, both multi-family residential developments to the south of this site, are less than 500 feet from the proposed location.

- 13) There shall be no outdoor sales or storage of any kind associated with the marijuana business.

Standard Can Be Met: Materials state that State requirements prohibit the outdoor sales or storage of any cannabis, cannabis paraphernalia or inventory, and require that inventory be stored in secure limited-access areas within the licensed premises.

- 14) The use of marijuana products shall be prohibited on the premises.

Standard Can Be Met: Materials state that State requirements prohibit the use or consumption of any product on premises.

- 15) No free samples may be given out by the retailer.

Standard Can Met: Materials state that State requirements prohibit retailers from giving out free samples.

- 16) A medical and/or recreational marijuana retailer shall not be permitted to use amplified music that is audible outside of the primary structure.

Standard is Met: Materials state that any outdoor speakers will be removed from the premises with the future rehabilitation of the building and will ensure that employees do not allow music to be played inside the building that would be audible from outside the building.

17) Food trucks are prohibited on the premises.

Standard Can Be Met: Materials state that State requirements prohibit dispensaries from furnishing or consuming food on premises.

18) No merchandise or pictures of products shall be visible through glass, windows, or doors by a person of normal visual acuity standing at the outside perimeter of the primary structure.

Standard Can Be Met: Materials state that State requirements prohibit dispensaries from displaying marijuana or paraphernalia in a spot visible from the exterior of the building. Materials further note that the “design and build plan ensures compliance with the State of Ohio and Grove City”.

19) Exterior signage shall be limited to words only and no depictions of marijuana or any of its derivative related products. Multi-light and flashing signs are also prohibited.

Standard Can Be Met: No details about proposed signage were included in the application materials. However, materials state that State requirements prohibit dispensaries from advertising brand names or using graphics related to marijuana on the exterior of the building.

20) No colored or flashing interior lights.

Standard is Met: Materials state that the building redesign will not include colored or flashing interior lighting.

21) Loading areas and loading docks shall be located on the side or rear of the lot, and shall be screened by solid, decorative walls.

Standard Can Be Met: Loading areas for the proposed use were not identified within the project materials. However, the materials state that the area would be placed at the rear or side of the building to meet Grove City requirements. Although not specifically mentioned in the materials, the City’s expectation is that the proposed loading areas be screened by decorative walls meeting the code requirement.

22) Hours of operation shall be limited to the hours between 7:00 am and 9:00 pm.

Standard Can Be Met: Materials state hours of operation for the proposed use would be 10:00 am to 8:00 pm, Monday through Saturday and 10:00 AM to 5:00 PM on Sunday. Peak hours are expected to be from 10:00 AM to 11:00 AM and from 3:00 PM to 7:00 PM. Materials state that hours of operation will be adjusted based on demand while remaining compliant with Grove City and State of Ohio regulations. Grove City Code restricts the hours of operation for this use between 7:00 AM to 9:00 PM; however, materials also note that the State permits dispensaries to operate from 7:00 AM to 11:00 PM, which is not compliant with the hours of operation outlined in Grove City Code.

23) All entrances to the premises shall be locked at all times with entry controlled by the permittee's managers and staff. All points of ingress and egress to a premises shall ensure the use of commercial-grade, nonresidential door and/or window locks.

Standard Can Be Met: While materials state that access controls to the building, including ID checks and entry logging systems will be installed, materials do not specify what this means for building access. The materials do not address whether customers are free to enter the building or if doors will be locked at all times and customers will need to be buzzed in by an employee.

24) No loitering signs shall be posted on the exterior of the premises.

Standard is Met: Materials state that “no loitering” signs will be posted on the exterior of the building.

25) The premises shall be equipped with a functional audible interior and exterior security alarm system installed on all perimeter entry points and perimeter windows.

Standard Can Be Met: Materials state that State requirements mandate the installation of commercial-grade security systems, including alarms on all entry points and windows, motion detectors, and a silent alarm capable of calling security personnel and law enforcement.

26) 24-hour fixed-camera video surveillance shall be required at all commercial marijuana facilities and digital storage in the cloud or other off-site method of recordings shall be available for 30 days after recording. Further, that recording is of a sufficient quality to provide identification of any individual being recorded; that the surveillance covers every interior area, excluding rest rooms or other areas with an expectation of privacy, and room and adjacent perimeter areas within a minimum of 50 feet.

Standard Can Be Met: Materials state that State regulations require dispensaries to retain video surveillance footage for 45 days.

27) Drive-in, drive-through or walk-up window where retail sales of marijuana or marijuana products are sold to persons or persons within or about a motor vehicle are prohibited.

Standard is Not Met: Materials state that the applicant wishes to operate a drive-thru for medical patients in association with the proposed use, which is expressly prohibited by Grove City Code.

28) No person under the age of 21 shall be permitted to purchase marijuana related products, work or volunteer at an establishment.

Standard Can Be Met: Materials state that State regulations prohibit anyone under the age of 21 from entering the premises, and that all employees must be 21 years of age.

29) Special Use Permits for retail marijuana sales shall be limited to two (2) within the corporate limits of the city and shall be valid for one year from the date of issue and may be renewed.

Standard is Met: There are currently no special use permits issued for retail marijuana sales within the corporate limits of Grove City. If this special use permit is approved, the applicant will need to come back before the City within one year of issuance for renewal.

- 30) Retailers shall post in a conspicuous place a marijuana use safety notice to include, but not limited to: how to report an overdose, prevention tips on illicit drug use, and keeping marijuana and other drugs away from minors**

Standard Can Be Met: Materials state that State regulations require dispensaries to maintain educational materials at each point of sale, such as substance abuse prevention and addiction resources, contact information for the divisions toll-free telephone line, overdose prevention tips and information on keeping marijuana away from minors.

- 31) Individuals between 18 - 21 are permitted to enter and purchase medical marijuana with an Ohio State Driver's License or State ID and a State issued Ohio Medical Marijuana Card.**

Standard Can be Met: Materials state that the State requires individuals be at least 18 years old or accompanied by a registered caregiver to enter the premises, and that dispensary employees must verify patient identification for access.

4. 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 is Not Met: The proposed use does not meet the criteria established for such a use by City Council in Ordinance C-32-24, passed as an emergency measure for the preservation of the public peace, health, safety, or welfare of the City. Specifically, the proposed use does not meet the requirement that such use be located no closer than 500 feet to any residential use within the City, and proposes a drive thru, which is also prohibited by code in association with the proposed use.

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

Not Applicable: This application examines the appropriateness of the use. Future applications for building modifications or site improvements will require separate review and approval. Section 1136.05(c) requires that non-complying parking lots and structures come into compliance with applicable sections of chapter 1136 when a change of use occurs for single use structures.

- (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.**

Not Applicable: This application examines the appropriateness of the use, and no changes are proposed to the area transportation network; however, submitted materials state that the proposed dispensary is expected to maintain the same level of traffic per day as the existing China Bell restaurant with a "slight increase" in the number of drive thru orders per day.

- (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.**

Not Applicable: The scope of the development is limited in applicability to this principle.

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

Finding Can Be Met: Cannabis sales in Ohio are subject to a 10% excise tax. Of this tax, 36% of the revenue would be distributed to the state's Host Community Fund, which could provide the city with additional income. However, it is unclear how substantial this revenue would be, as distributions to Host Communities are based on the percentage of adult use tax generated by each municipality. Additionally, any impacts to city services are unknown at this time.

5. Recommendation

After review and consideration, noting that the proposed special use permit does not comply with the rules and regulations for such a use as established by Ordinance C-32-24, the Development Department recommends Planning Commission make a recommendation of disapproval to City Council for the Special Use Permit as submitted.

6. Detailed History

1968

The existing building on site was constructed.

2010

City Council approved a development plan for the remodeling of the existing building on site, which included the installation of a drive-up pickup window on the front of the building with Resolution CR-29-10.

Date: 12/09/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-50-24
1st Reading: 12/16/24
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-50-24

A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR RED ROCK TIMBERS DUPLEX AND TRIPLEX LOCATED ON THE SOUTHEAST CORNER OF BRUCE AND BONNIE AVENUES

WHEREAS, on December 03 2024, the Planning Commission recommended *denial* of the preliminary development plan for Red Rock Timbers Duplex and Triplex located on the southeast corner of Bruce and Bonnie Avenues, as submitted.

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

SECTION 1. This Council hereby accepts the Preliminary Development Plan for Red Rock Timbers Duplex and Triplex located on the southeast corner of Bruce and Bonnie Avenues, as submitted.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

MINIMUMS: R: 25' S: 6'

PLOT PLAN

SCALE 1"= 20'

MAX BUILDING HEIGHT=35'
MAX BUILDING COVERAGE =40%

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	100.00'	53.87'	30°52'03"	S 71°57'44" E	53.22'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 56°31'42" E	37.09'
L2	S 87°23'46" E	18.14'

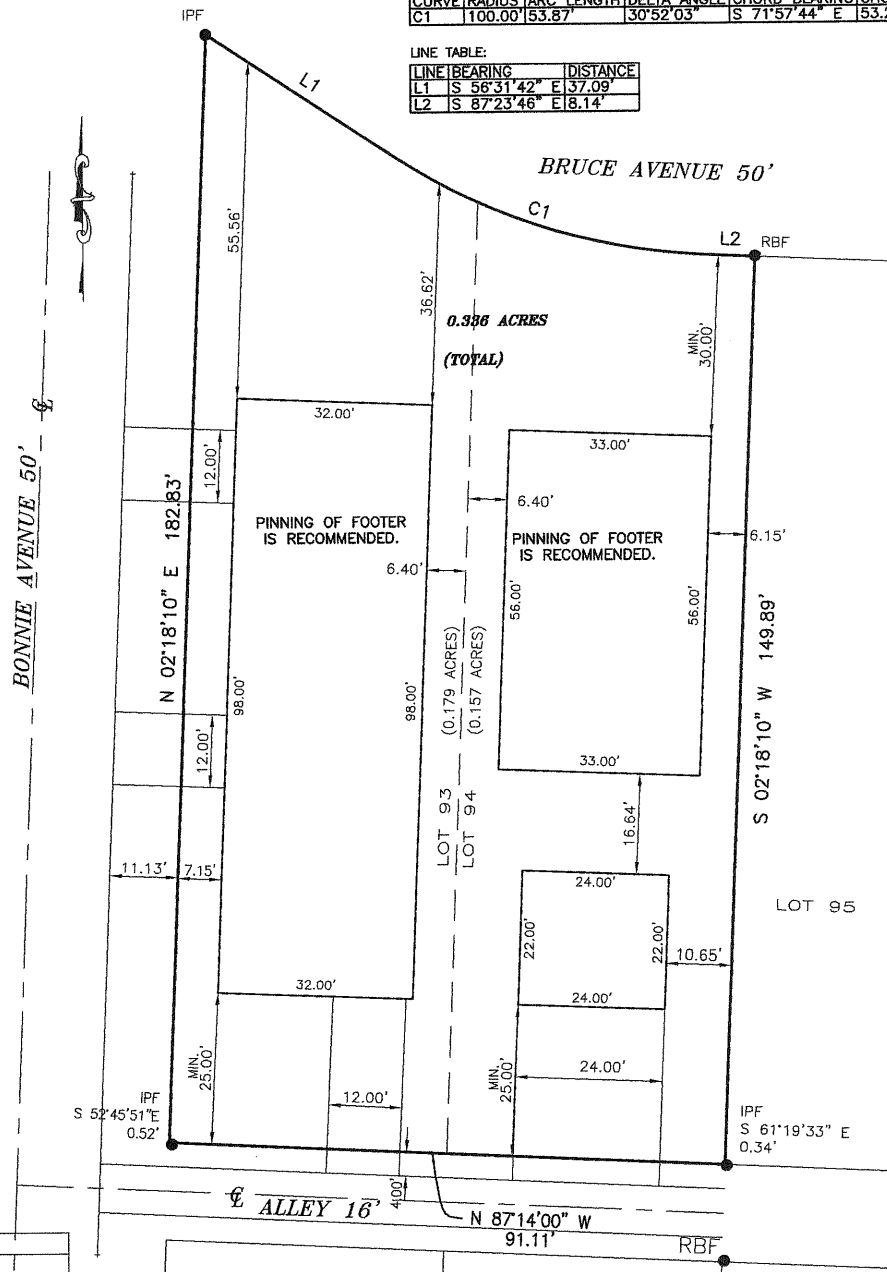
LOT 93

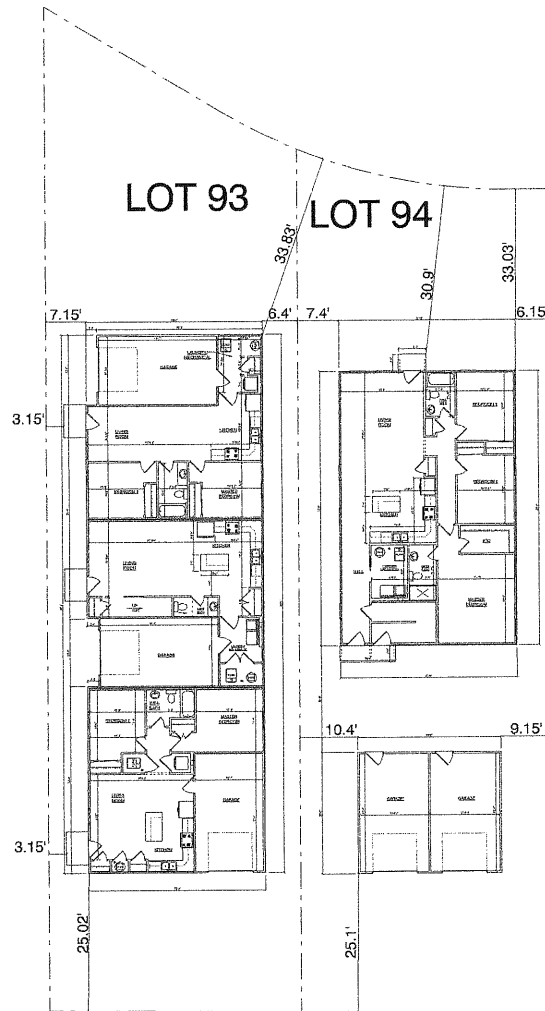
LOT CALCULATIONS	
LOCATION	AREA S.F.
LOT	7806
HOUSE	3136
DRIVE	0
APPROACH	0
SER WALK	0
WALK	0
SOD	0
LOT COV	40.17%

LOT 94

LOT CALCULATIONS	
LOCATION	AREA S.F.
LOT	14645
HOUSE	2376
DRIVE	0
APPROACH	0
SER WALK	0
WALK	0
SOD	0
LOT COV	16.22%

REVISIONS	DESCRIPTION





PRELIM SITE PLAN
SCALE: 1/8" = 1'-0"

SINGLE FAMILY
RESIDENCES DETACHED

ROUGH SITE

OFFICE: 614.361.1123
COLUMBUS, OH 43260
WWW.PROFESSIONALDESIGNERS.NET

PROFESSIONAL
DESIGN
SERVICES, LLC

COPYRIGHT ©
PROFESSIONAL
DESIGN
SERVICES, LLC
ALL RIGHTS RESERVED
NO PART OF THIS DRAWING
SHALL BE REPRODUCED OR
TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR
BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
PERMISSION IN WRITING FROM
PROFESSIONAL DESIGN SERVICES, LLC

RED ROCK
TIMBERS
LLC

DUPLEX & TRIPLEX
RESIDENCE

PRELIMINARY
DRAWINGS ONLY
NOT FOR
CONSTRUCTION

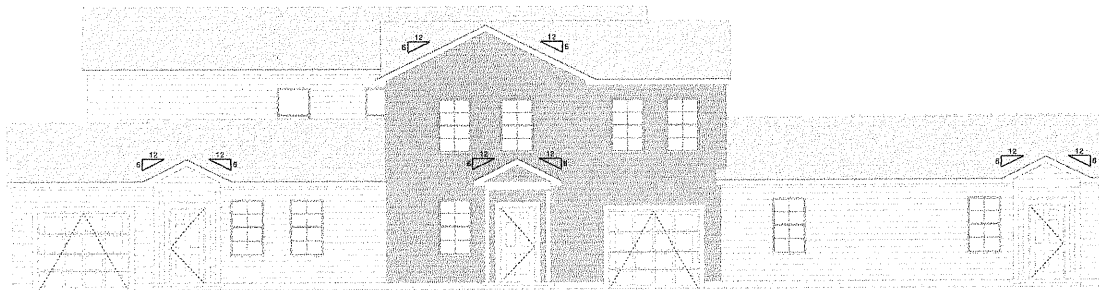
DESIGN ■ CDS □

ALL DRAWINGS ARE SCALED
FOR 30"x42" PAPER
ALL OTHER SIZES
ARE NOT TO SCALE

DATE: 10/1/2014
DRAWN BY: TEB
CHECKED BY: XXX
DATE: 10/1/2014
DRAWN BY: TEB
CHECKED BY: XXX

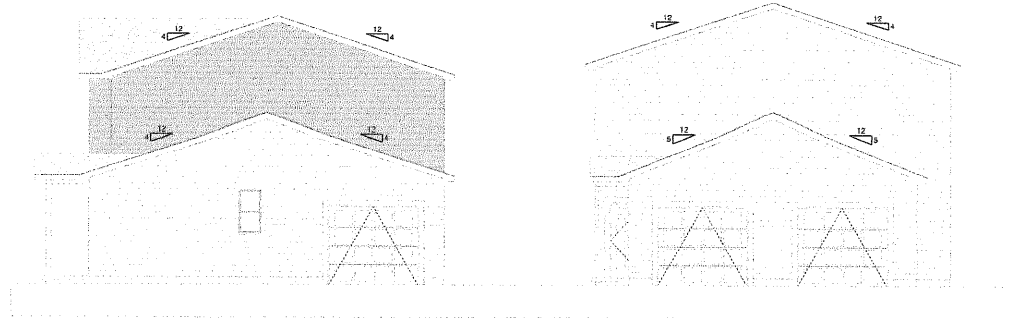
7

EAST ELEVATION
SCALE: 1/4" = 1'-0"

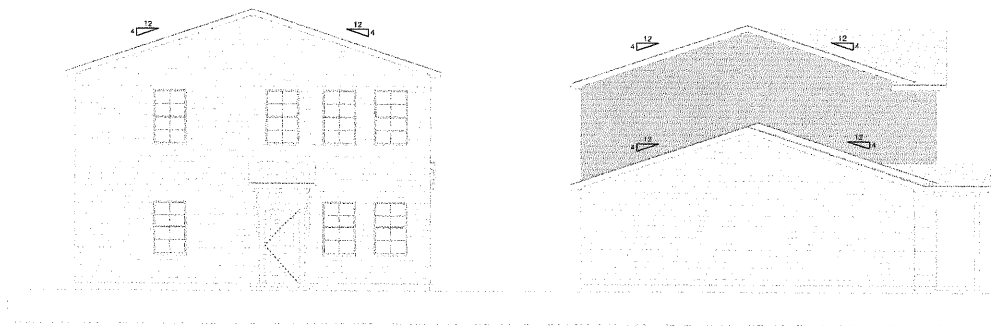


WEST ELEVATION
SCALE: 1/4" = 1'-0"

6	6
---	---



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

FRONT & REAR ELEVATION

OFFICE: 814-961-1829
FAX: 814-961-1830
WWW.PROFESSIONALDESIGN.NET
A B D

P S
DESIGN

COPYRIGHT (C)
PROFESSIONAL
DESIGN
SERVICES, LLC
ALL RIGHTS RESERVED
NO REPRODUCTION OR OTHER
USE OF THIS DRAWING
WITHOUT WRITTEN PERMISSION
OF THE FIRM IS PROHIBITED

REB ROCK
TIMBERS
LLC

**DUPLEX & TRIPLEX
RESIDENCE**

PRELIMINARY
DRAWINGS ONLY
NOT FOR
CONSTRUCTION

DESIGN ■ CDS □
■ ■ ■ ■ ■ ■ ■ ■ ■ ■

ALL DRAWINGS ARE SCALED
FOR 30"X42" PAPER
ALL OTHER SIZES
ARE NOT TO SCALE

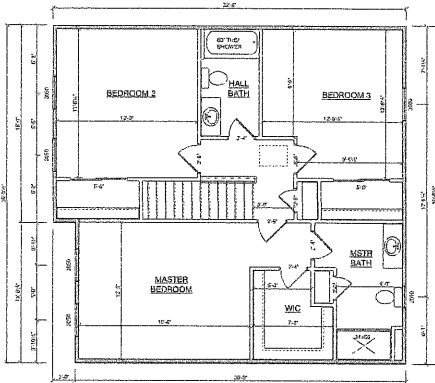
PRINT DATE
12/14/14

DATE PLOTTED
02/03/15

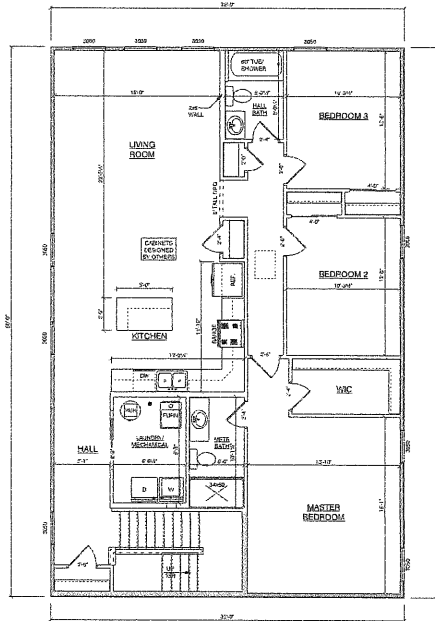
DRAWN BY
TEB

DATE CHECKED
XXX

5



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

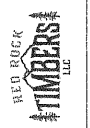


2ND FLOOR PLAN

OFFICE: 616-385-1821
CELL: 616-385-1822
EMAIL: info@psdesign.com
WWW.PSDSIGN.COM
A B D



COPYRIGHT © PROFESSIONAL
DESIGN
SERVICES, LLC
ALL RIGHTS RESERVED
NO PART OF THIS DRAWING
OR ANY PART THEREOF
SHALL BE REPRODUCED
OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL
INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY
INFORMATION STORAGE
RETRIEVAL SYSTEM
WITHOUT PERMISSION IN
WRITING FROM PS DESIGN, LLC



DUPLEX & TRIPLEX
RESIDENCE

PRELIMINARY
DRAWINGS ONLY
NOT FOR
CONSTRUCTION

DESIGN ■ CD'S □
1" ■ 1/2" □ 1/4" □ 1/8" □

ALL DRAWINGS ARE SCALED
FOR 30"x36" PAPER
ALL OTHER SIZES
ARE NOT TO SCALE

START DATE:
1/1/24
DATE PLOTTED:
8/1/24
DRAWN BY:
TEB
DATE CHECKED BY:
XXX
PAGE:
4

Date: 12/09/24
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Mayor Stage
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-51-24
1st Reading: 12/16/24
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-51-24

A RESOLUTION TO NAME A PORTION OF WEST WATER RUN LOCATED IN THE BEULAH PARK SUBDIVISION AS "THE BERRY FAMILY CONSERVATION AREA"

WHEREAS, as part of the Beulah Park Redevelopment, a portion of West Water Run between Demorest Road and Broadway, was relocated; and

WHEREAS, with the development of the Beulah Park Subdivision, said portion was placed in a Conservation Easement; and

WHEREAS, Mr. Berry worked with the developer of the Beulah Park Subdivision and the City Administration to transfer 24 acres of this conservation easement to the City; and

WHEREAS, this portion of West Water Run connects Breck Park to the Town Center, with a walking path; and

WHEREAS, the Berry Family has donated thousands of dollars to various preservation, conservation and parks projects, including The Ohio State University Sequest Arboretum in Wooster, Ohio, and have been leaders at raising funds for trees at Breck Park and benches in the community, by hosting years of corn hole tournaments and giving direct donations through Grove City Tomorrow, to name a few; and

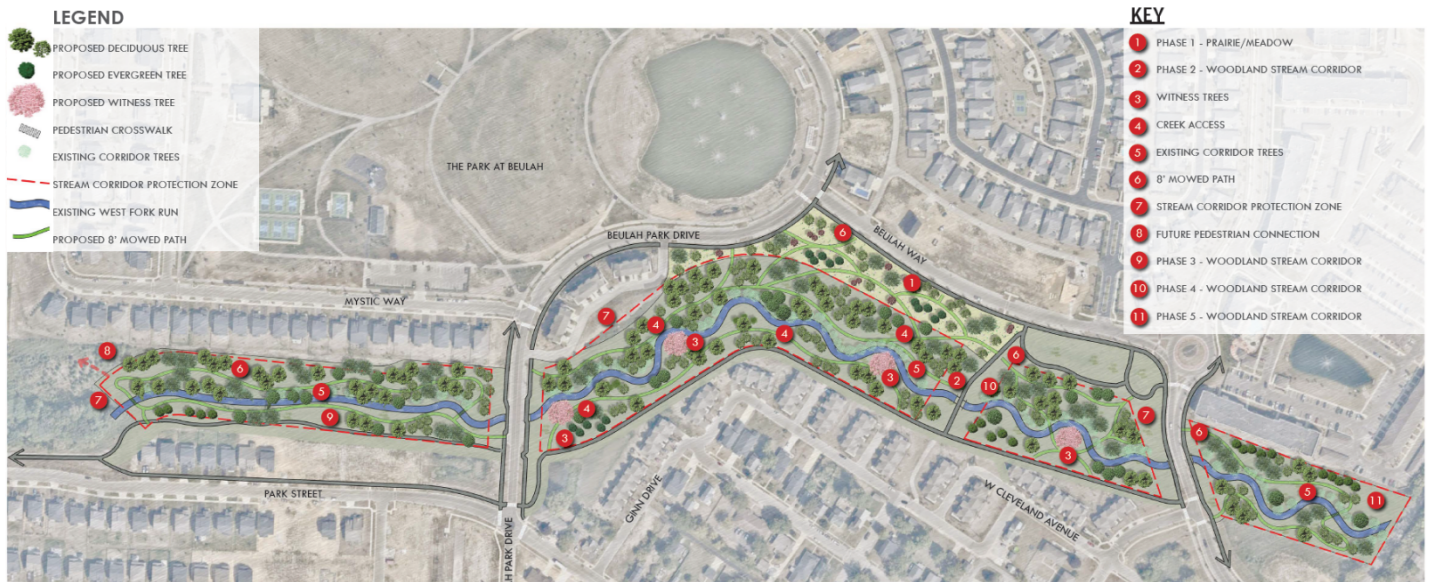
WHEREAS, the Berry Family saw an opportunity to preserve this green space and led the effort to create a natural plan with City staff in a way that will enhance and beautify the area; and

WHEREAS, the Berry Family has donated the initial \$10,000.00 to secure the beautification plan of this area.

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

SECTION 1. From this day forward, the City owned property located between Demorest Road and Broadway, in the Beulah Park Subdivision as depicted below, shall be known as:

"The Berry Family Conservation Area"



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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 12/09/24
Introduced By: Mr. Dew
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days:
Current Expense:

No.: CR-52-24
1st Reading: 12/16/24
Public Notice: 0 / /24
2nd Reading: 0 / /24
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-52-24

A RESOLUTION OF INTENT TO APPROPRIATE PROPERTY AND EASEMENTS FOR IMPROVEMENTS TO THE JACKSON PIKE/HAWTHORNE PARKWAY INTERSECTION AND RELATED IMPROVEMENTS FOR THE PUBLIC PURPOSE OF MAKING OR REPAIRING A PUBLIC ROAD TO BE OPEN TO THE PUBLIC AT NO CHARGE

WHEREAS, the City of Grove City is planning to make improvements to the Jackson Pike and Hawthorne Parkway intersection including adding a traffic signal and shared use path ("Project"); and

WHEREAS, the Jackson Pike corridor is in need of improvements to support safe vehicular, pedestrian and bicycle traffic in conjunction with development along the project corridor; and

WHEREAS, the Project is considered to be a priority need for the community; and

WHEREAS, the City's Consulting Engineer has prepared plans for the Project as shown in each attachment herein; and

WHEREAS, the Project requires that the City obtain certain property, by Warranty Deed (without limitation of existing access rights), as well as various permanent and temporary easements (without limitation of existing access rights), from multiple property owners for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, as described and depicted in the attached exhibits; and

WHEREAS, pursuant to Section 719.04 of the Ohio Revised Code, it is necessary for Council to declare its intent to appropriate property for the improvements related to the Project.

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

SECTION 1. This Council considers it necessary and declares its authorization to appropriate, for the public purpose of making, repairing, and improving a public roadway which shall be open to the public without charge, the property and easements from the property owners identified above, and in the attached Exhibit A. All Warranty Deed fee interests referenced in the attached Exhibit A shall preserve a right of access for the residual parcel. Each of the property interests needed from each of the property owners and properties is described and depicted in the attached Exhibit A.

SECTION 2. The City, through its designated representatives, is hereby authorized to cause written notice of the passage of this Resolution to be served upon the owners and persons in possession or having an interest of record in the property described and depicted in the attached Exhibit A, and this notice shall be served according to law

SECTION 3. The resolution shall take effect at the earliest opportunity afforded 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
resolution is correct as to form.

Stephen J. Smith, Director of Law



Evans, Mechwart, Humbleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43264
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

PATH EASEMENT

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

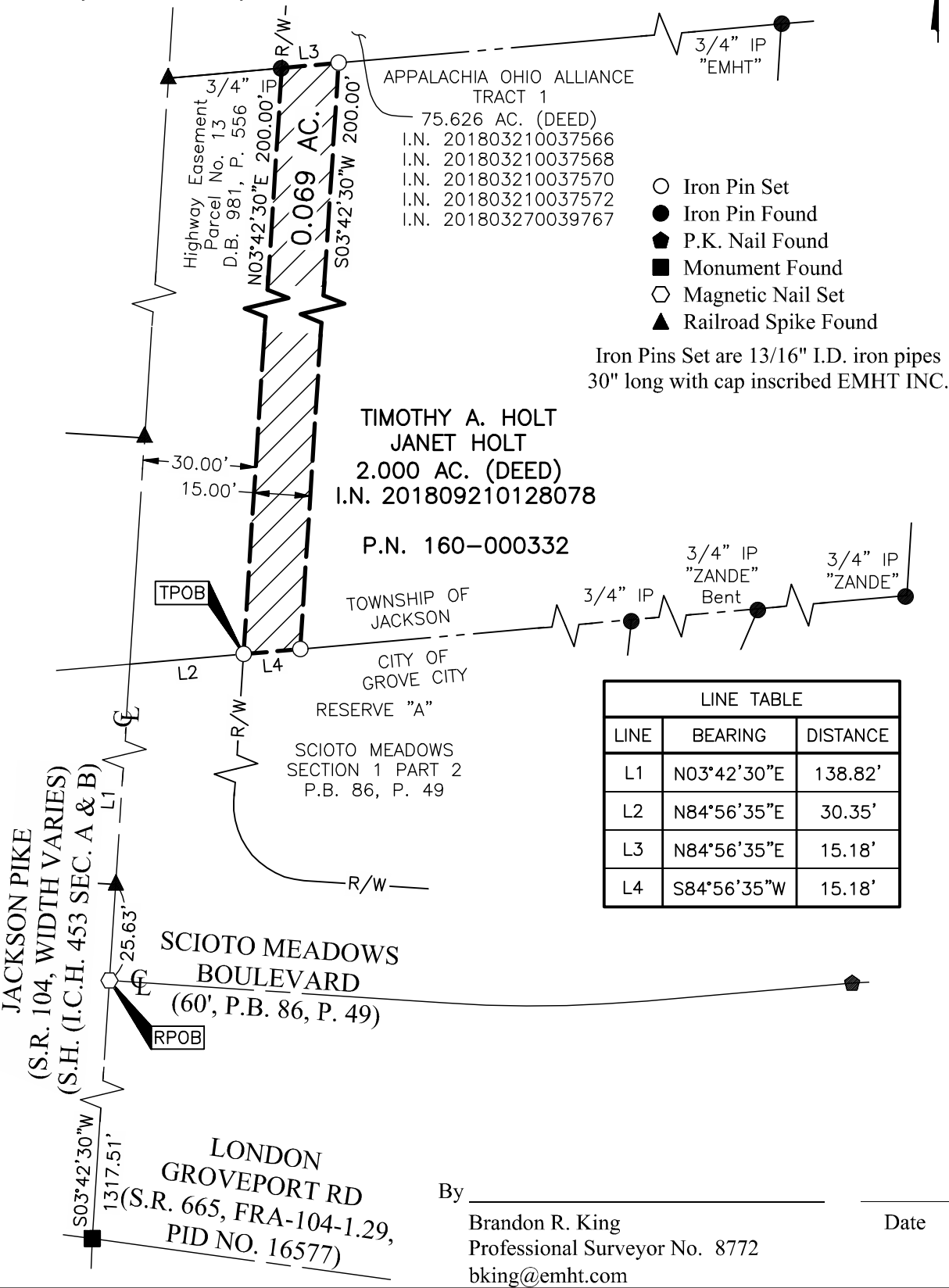
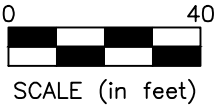
Date: June 21, 2024 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in February, March, and May 2024.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°42'30"E	138.82'
L2	N84°56'35"E	30.35'
L3	N84°56'35"E	15.18'
L4	S84°56'35"W	15.18'

By Brandon R. King Date _____
Professional Surveyor No. 8772
bking@emht.com

J:\20240104\DWG\04SHEETS\EASEMENTS\20240104-VS-ESMT-SWLK-01.DWG plotted by KING, BRANDON on 6/21/2024 1:12:16 PM last saved by KING, BRANDON on 6/21/2024 10:27:55 AM

**PATH EASEMENT
0.069 ACRE**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being on, over, and across that 2.000 acre tract conveyed to Timothy A. Holt and Janet Holt by deed of record in Instrument Number 201809210128078 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike and the westerly line of that subdivision titled "Scioto Meadows Section 1 Part 2", of record in Plat Book 86, Page 49, (passing a railroad spike found at a distance of 25.63 feet) a total distance of 138.82 feet to the southwesterly corner of said 2.000 acre tract and the northwesterly corner of said "Scioto Meadows Section 1 Part 2",

Thence North 84° 56' 35" East, with the line common to said 2.000 acre tract and said "Scioto Meadows Section 1 Part 2" and crossing said Jackson Pike, a distance of 30.35 feet to an iron pin set in the easterly right-of-way line thereof and the northwesterly corner of Reserve "A" of said "Scioto Meadows Section 1 Part 2", being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, with said easterly right-of-way line and crossing said 2.000 acre tract, a distance of 200.00 feet to a 3/4 inch iron pipe found in the line common to said 2.000 acre tract and that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767;

Thence North 84° 56' 35" East, with said common line, a distance of 15.18 feet to an iron pin set;

Thence South 03° 42' 30" West, crossing said 2.000 acre tract, a distance of 200.00 feet to an iron pin set in the line common to said 2.000 acre tract and said Reserve "A";

Thence South 84° 56' 35" West, with said common line, a distance of 15.18 feet to the TRUE POINT OF BEGINNING, containing 0.069 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 21, 2024

Scale: 1" = 40'

Job No: 2024-0104

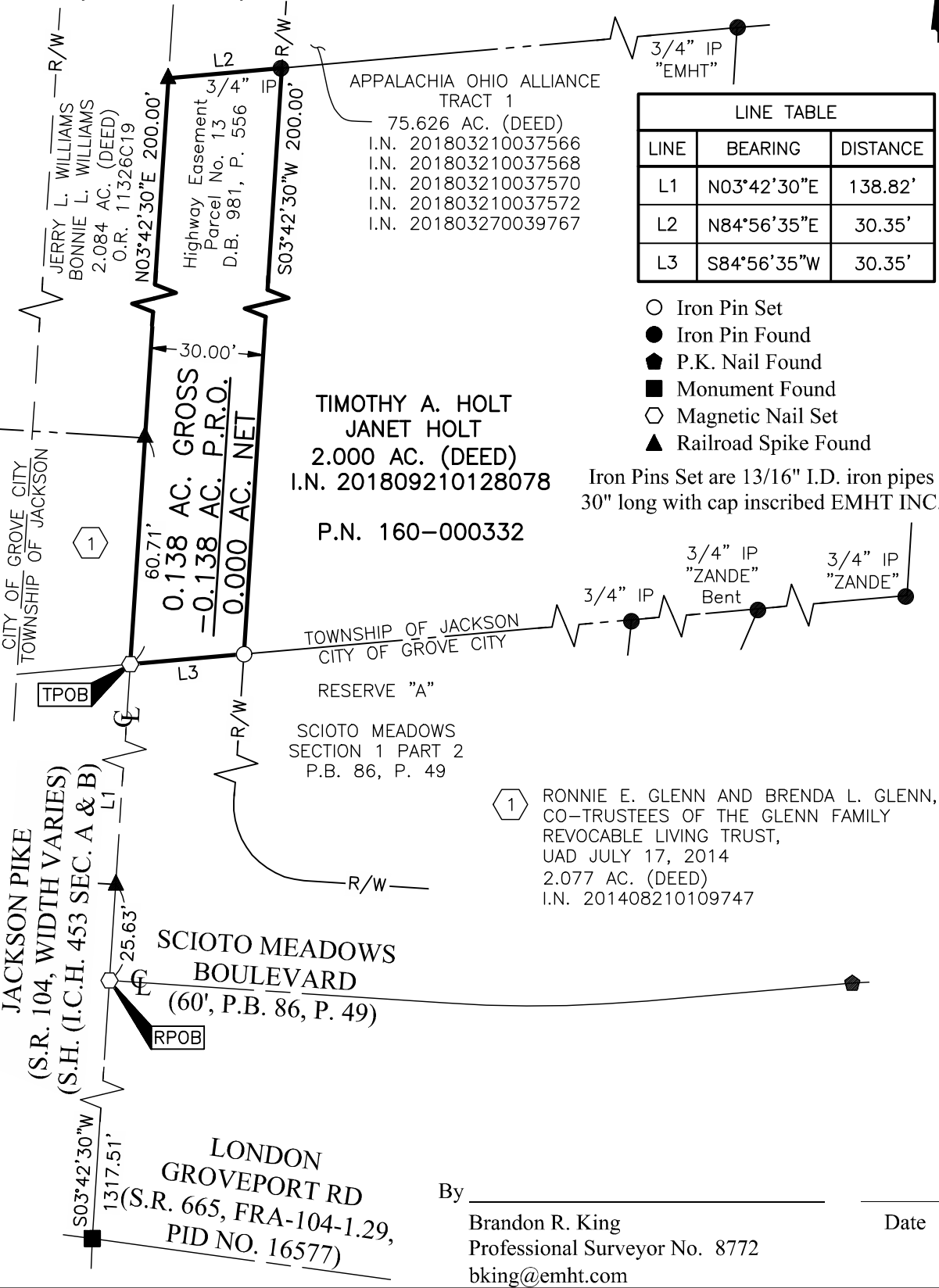
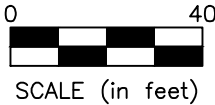
Sheet No: 1 of 1

BASIS OF BEARINGS:

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in February, March, and May 2024.



J:\20240104\DWG\04SHEETS\BOUNDARY\20240104-VS-BNDY-01.DWG plotted by KING, BRANDON on 6/21/2024 10:15:22 AM last saved by KING, BRANDON on 6/20/2024 12:16:21 PM

0.138 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being part of that 2.000 acre tract conveyed to Timothy A. Holt and Janet Holt by deed of record in Instrument Number 201809210128078 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike and the westerly line of that subdivision titled "Scioto Meadows Section 1 Part 2", of record in Plat Book 86, Page 49, (passing a railroad spike found at a distance of 25.63 feet) a total distance of 138.82 feet to a magnetic nail set at the southwesterly corner of said 2.000 acre tract, the northwesterly corner of said "Scioto Meadows Section 1 Part 2", and in the easterly line of that 2.077 acre tract conveyed to Ronnie E. Glenn and Brenda L. Glenn, Co-Trustees of the Glenn Family Revocable Living Trust, UAD July 17, 2014 by deed of record in Instrument Number 201408210109747, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, continuing with said centerline, the easterly lines of said 2.077 acre tract and that 2.084 acre tract conveyed to Jerry L. Williams and Bonnie L. Williams by deed of record in Official Record 11326C19, and the westerly line of said 2.000 acre tract, (passing a railroad spike found at a distance of 60.71 feet) a total distance of 200.00 feet to a railroad spike found at the northwesterly corner of said 2.000 acre tract and the southwesterly corner of that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767;

Thence North 84° 56' 35" East, crossing said Jackson Pike and with the line common to said 2.000 and 75.626 acre tracts, a distance of 30.35 feet to a 3/4 inch iron pipe found in the easterly right-of-way line thereof;

Thence South 03° 42' 30" West, with said easterly right-of-way line and crossing said 2.000 acre tract, a distance of 200.00 feet to an iron pin set at the northwesterly corner of Reserve "A" of said "Scioto Meadows Section 1 Part 2";

Thence South 84° 56' 35" West, crossing said Jackson Pike and with the line common to said 2.000 acre tract and said "Scioto Meadows Section 1 Part 2", a distance of 30.35 feet to the TRUE POINT OF BEGINNING, containing 0.138 acre, more or less, all of which lies within Auditor's Parcel Number 160-000332 and the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43264
Phone: 614.775.4500 Toll Free: 888.775.3646
emht.com

SURVEY OF ACREAGE PARCEL

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

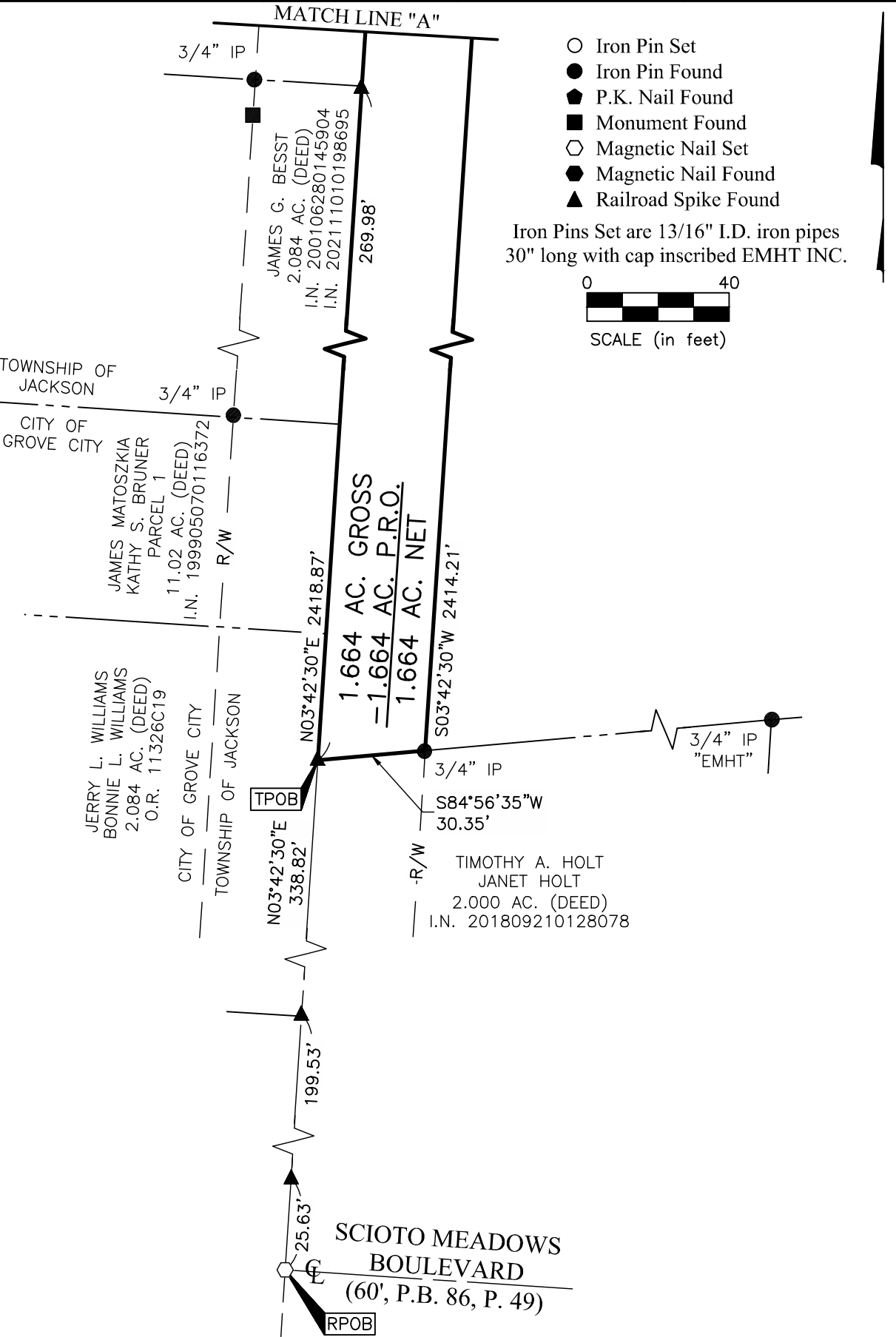
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 21, 2024

Scale: 1" = 40'

Job No: 2024-0104

Sheet No: 1 of 3



J:\20240104\DWG\04SHEETS\BOUNDARY\20240104-VS-BNDY-02.DWG plotted by KING, BRANDON on 6/21/2024 10:23:02 AM last saved by KING, BRANDON on 6/21/2024 10:21:35 AM

By _____
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date _____



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43264
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

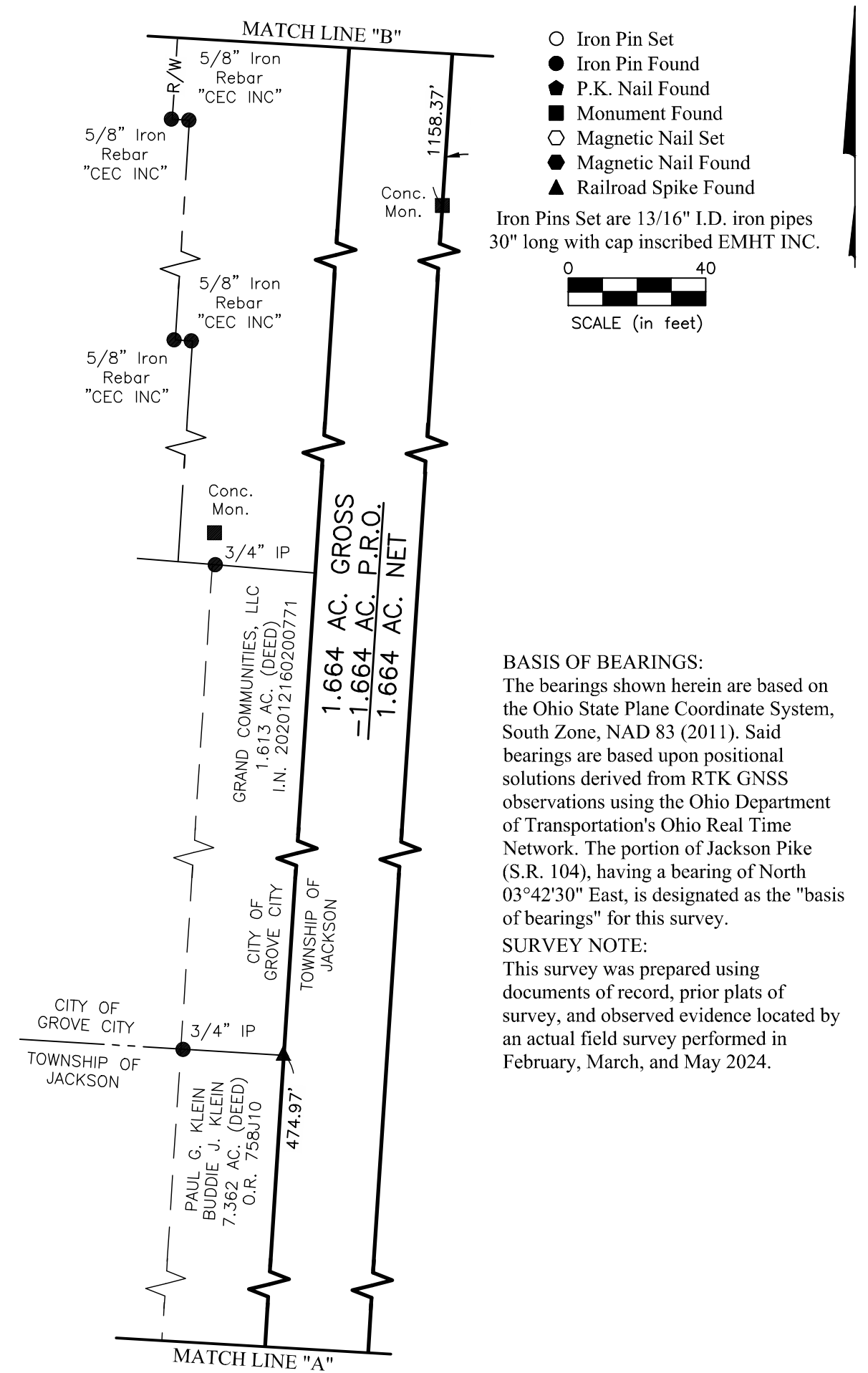
SURVEY OF ACREAGE PARCEL

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 21, 2024 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 2 of 3



J:\20240104\DWG\04SHEETS\BOUNDARY\20240104-VS-BNDY-02.DWG plotted by KING, BRANDON on 6/21/2024 10:23:02 AM last saved by BKING on 6/21/2024 10:21:35 AM



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

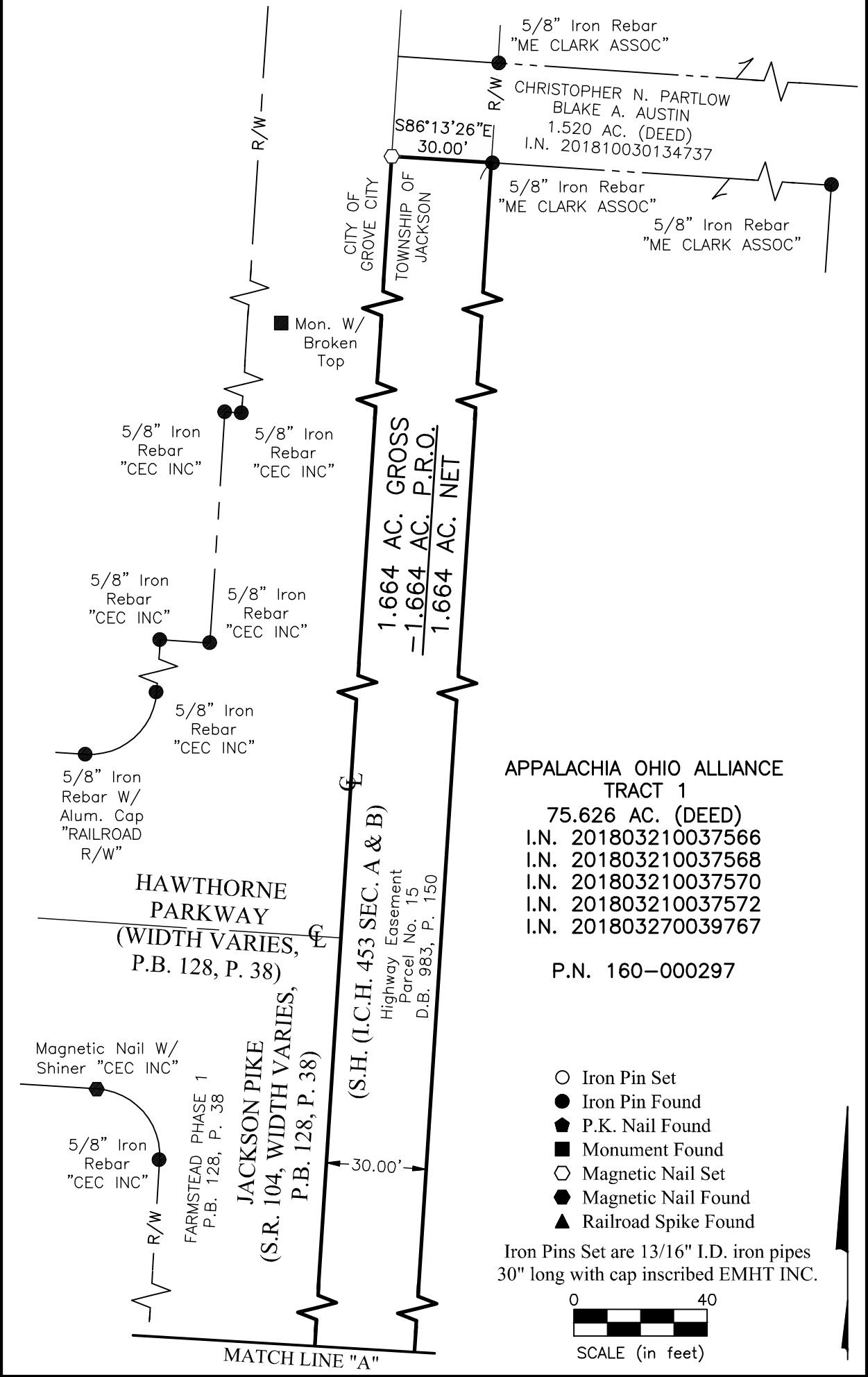
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 21, 2024

Scale: 1" = 40'

Job No: 2024-0104

Sheet No: 3 of 3



U:\20240104\DWG\04SHEETS\BOUNDARY\20240104-VS-BNDY-02.DWG plotted by KING, BRANDON on 6/21/2024 10:23:03 AM last saved by BKING on 6/21/2024 10:21:35 AM

1.664 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being part of that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike, (passing railroad spikes found at a distances of 25.63 feet and 199.53 feet) a total distance of 338.82 feet to a railroad spike found at the southwesterly corner of said 75.626 acre tract, the northwesterly corner of that 2.000 acre tract conveyed to Timothy A. Holt and Janet Holt by deed of record in Instrument Number 201809210128078, and in the easterly line of that 2.084 acre tract conveyed to Jerry L. Williams and Bonnie L. Williams by deed of record in Official Record 11326C19, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, continuing with said centerline, the westerly line of said 75.626 acre tract, and the easterly lines of said 2.084 acre tract, that 11.02 acre tract conveyed as Parcel 1 to James Matoszkia and Kathy S. Bruner by deed of record in Instrument Number 199905070116372, that 2.084 acre tract conveyed to James G. Besst by deeds of record in Instrument Numbers 200106280145904 and 202111010198695, that 7.362 acre tract conveyed to Paul G. Klein and Buddie J. Klein by deed of record in Official Record 758J10, that 1.613 acre tract conveyed to Grand Communities, LLC by deed of record in Instrument Number 202012160200771, and that subdivision titled "Farmstead Phase 1", of record in Plat Book 128, Page 38, (passing railroad spikes found at distances of 269.98 feet and 474.97 feet) a total distance of 2418.87 feet to a magnetic nail set at the northwesterly corner of said 75.626 acre tract and the southwesterly corner of that 1.520 acre tract conveyed to Christopher N. Partlow and Blake A. Austin by deed of record in Instrument Number 201810030134737;

Thence South 86° 13' 26" East, with the line common to said 75.626 and 1.520 acre tracts and crossing said Jackson Pike, a distance of 30.00 feet to a 5/8 inch iron rebar capped " ME Clark Assoc" found in the easterly right-of-way line thereof;

Thence South 03° 42' 30" West, with said easterly right-of-way line, (passing a concrete monument found at a distance of 1158.37 feet) a total distance of 2414.21 feet to a 3/4 inch iron pipe found in the line common to said 75.626 and 2.000 acre tracts;

Thence South 84° 56' 35" West, with said common line and crossing said Jackson Pike, a distance of 30.35 feet to the TRUE POINT OF BEGINNING, containing 1.664 acres, more or less, all of which is located within Auditor's Parcel Number 160-000297 and the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

1.664 ACRE
- 2 -

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King	Date
Professional Surveyor No. 8772	

BRK:nd
1_664 ac 20240104-VS-BNDY-02.docx

**PATH EASEMENT
1.661 ACRES**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being on, over, and across that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike, a distance of 338.82 feet to a railroad spike found at the southwesterly corner of said 75.626 acre tract and the northwesterly corner of that 2.000 acre tract conveyed to Timothy A. Holt and Janet Holt by deed of record in Instrument Number 201809210128078;

Thence North 84° 56' 35" East, with the line common to said 75.626 and 2.000 acre tracts and across said Jackson Pike, a distance of 30.35 feet to a 3/4 inch iron pipe found in the easterly right-of-way thereof, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, crossing said 75.626 acre tract and with said easterly right-of-way line, (passing a concrete monument found at a distance of 1255.84 feet) a total distance of 2414.21 feet to a 3/4 inch iron rebar capped "ME Clark Assoc" found in the line common to said 75.626 acre tract and that 1.520 acre tract conveyed to Christopher N. Partlow and Blake A. Austin by deed of record in Instrument Number 201810030134737;

Thence South 86° 13' 26" East, with said common line, a distance of 30.00 feet to an iron pipe set;

Thence South 03° 42' 30" West, crossing said 75.626 acre tract, a distance of 2409.55 feet to an iron pin set in the line common to said 75.626 and 2.000 acre tracts;

Thence South 84° 56' 35" West, with said common line, a distance of 30.35 feet to the TRUE POINT OF BEGINNING, containing 1.661 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43264
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

PATH EASEMENT

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 21, 2024 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 1 of 1

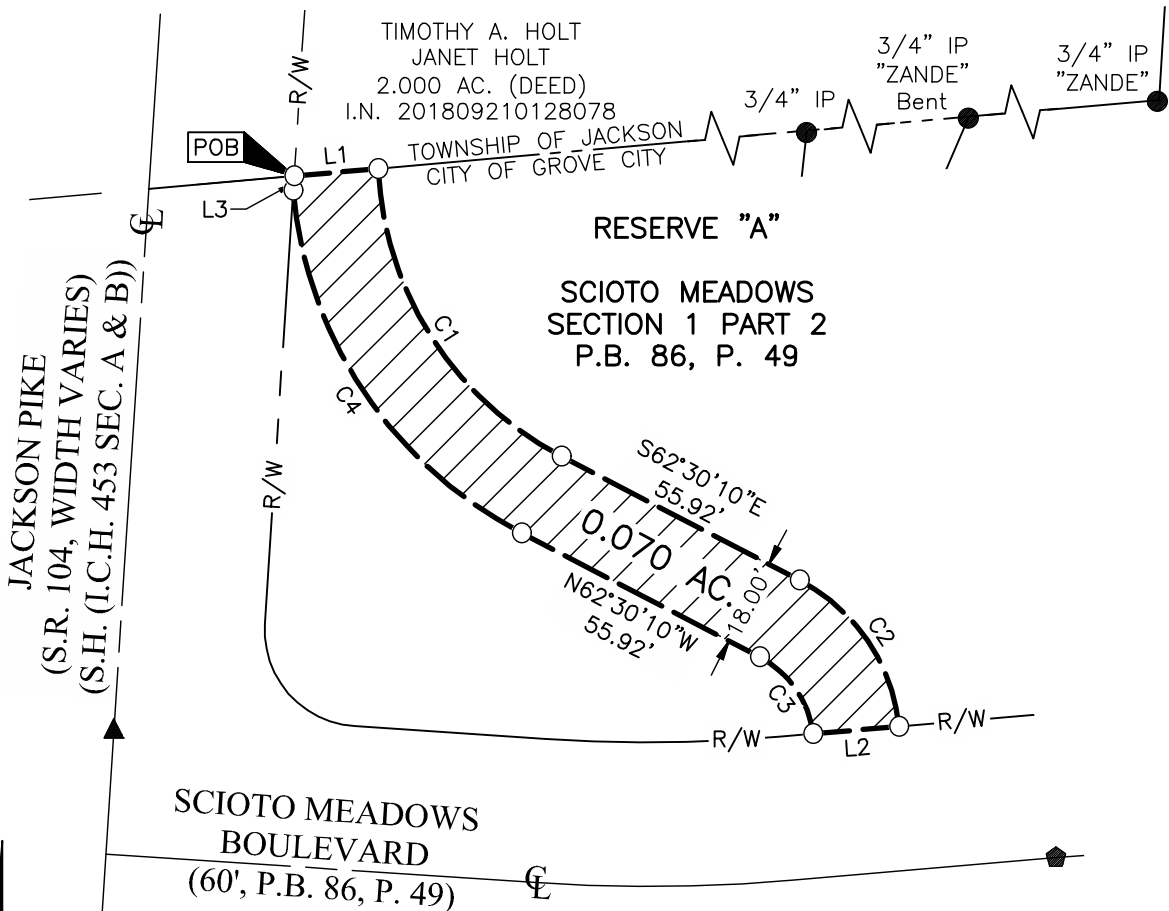
BASIS OF BEARINGS:
The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in February, March, and May 2024.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N84°56'35"E	17.62'
L2	S85°03'15"W	18.01'
L3	N03°42'30"E	2.96'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	60°01'15"	71.00'	74.38'	S32°29'33"E	71.02'
C2	56°23'35"	39.00'	38.39'	S34°18'23"E	36.85'
C3	55°23'41"	21.00'	20.30'	N34°48'20"W	19.52'
C4	57°36'51"	89.00'	89.49'	N33°41'45"W	85.77'

J:\20240104\DWG\04SHEETS\EASEMENTS\20240104-VS-ESMT-SWLK-04.DWG plotted by KING, BRANDON on 6/21/2024 9:29:01 AM last saved by BKING on 6/21/2024 8:26:59 AM



- Iron Pin Set
- ◆ P.K. Nail Found
- ▲ Railroad Spike Found

Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.



By Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date _____

PATH EASEMENT
0.070 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military District Survey Number 1105, being on, over, and across Reserve "A" of that subdivision titled "Scioto Meadows Section 1 Part 2", of record in Plat Book 86, Page 49 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at an iron pin set at the northwesterly corner of said Reserve "A", being in the easterly right-of-way line of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and in the southerly line of that 2.000 acre tract conveyed to Timothy A. Holt and Janet Holt by deed of record in Instrument Number 201809210128078;

Thence North 84° 56' 35" East, with the line common to said Reserve "A" and said 2.000 acre tract, a distance of 17.62 feet to an iron pin set on the arc of a curve;

Thence crossing said Reserve "A", the following courses and distances:

With the arc of a curve to the left, having a central angle of 60° 01' 15", a radius of 71.00 feet, an arc length of 74.38 feet, a chord bearing of South 32° 29' 33" East and chord distance of 71.02 feet to an iron pin set at a point of tangency;

South 62° 30' 10" East, a distance of 55.92 feet to an iron pin set at a point of curvature; and

With the arc of a curve to the right, having a central angle of 56° 23' 35", a radius of 39.00 feet, an arc length of 38.39 feet, a chord bearing of South 34° 18' 23" East and chord distance of 36.85 feet to an iron pin set in the northerly right-of-way of Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence South 85° 03' 15" West, with said northerly right-of-way, a distance of 18.01 feet to an iron pin set on the arc of a curve;

Thence crossing said Reserve "A", the following courses and distances:

With the arc of a curve to the left, having a central angle of 55° 23' 41", a radius of 21.00 feet, an arc length of 20.30 feet, a chord bearing of North 34° 48' 20" West and chord distance of 19.52 feet to an iron pin set at a point of tangency;

North 62° 30' 10" West, a distance of 55.92 feet to an iron pin set at a point of curvature;

With the arc of a curve to the right, having a central angle of 57° 36' 51", a radius of 89.00 feet, an arc length of 89.49 feet, a chord bearing of North 33° 41' 45" West and chord distance of 85.77 feet to an iron pin set; and

North 03° 42' 30" East, a distance of 2.96 feet to the POINT OF BEGINNING, containing 0.070 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

0.070 ACRE
- 2 -

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King	Date
Professional Surveyor No. 8772	

BRK:nd
0_070 ac 20240104-VS-ESMT-SWLK-04.docx



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

PATH EASEMENT

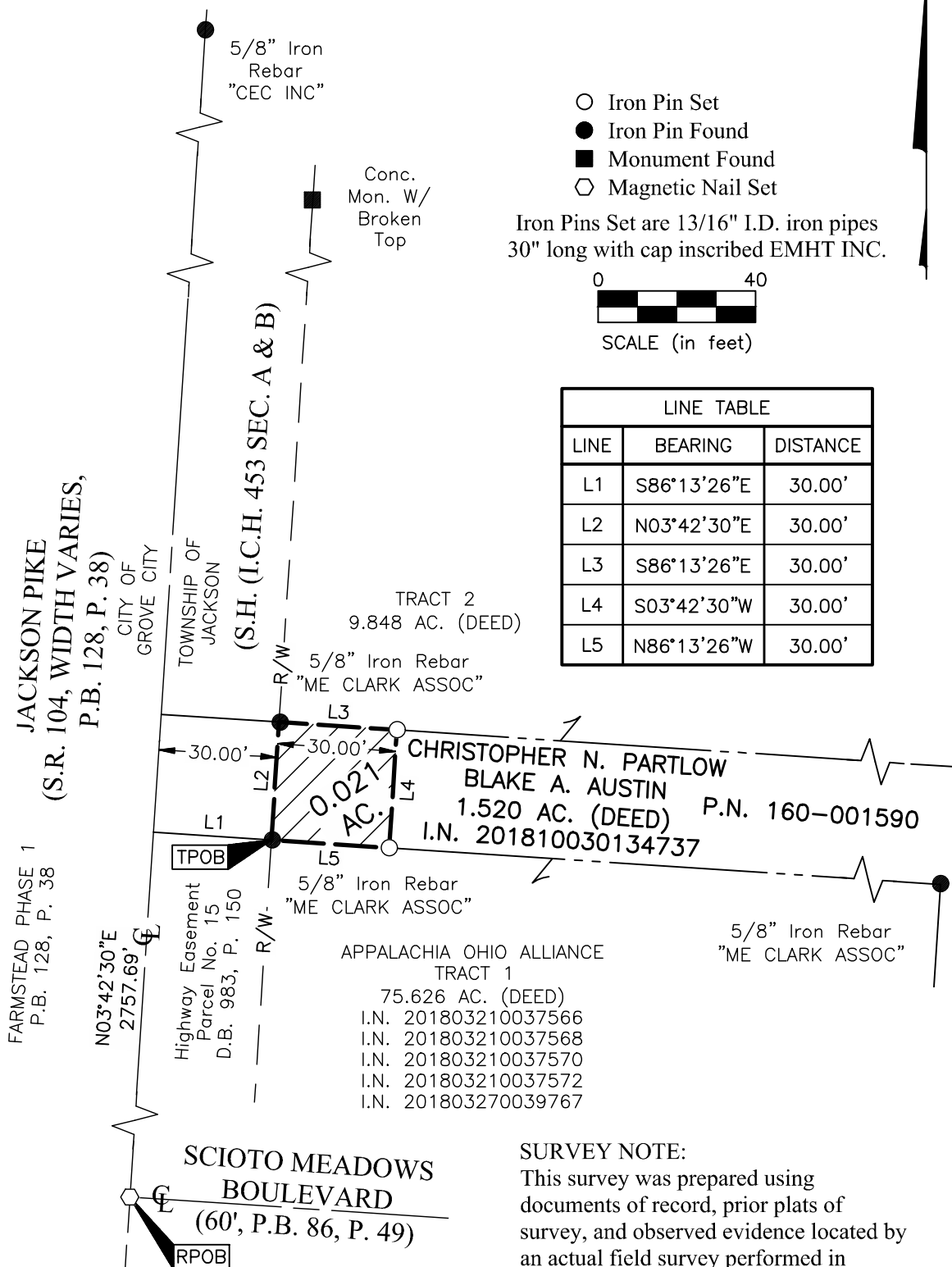
SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 21, 2024 Scale: 1" = 40' Job No: 2024-0104 Sheet No: 1 of 1

J:\20240104\DWG\04SHEETS\EASEMENTS\20240104-VS-ESMT-SWLK-03.DWG plotted by KING, BRANDON on 6/21/2024 1:09:57 PM last saved by BKING on 6/21/2024 11:12:19 AM



BASIS OF BEARINGS:
The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

By _____
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date _____

**PATH EASEMENT
0.021 ACRES**

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being on, over, and across that 1.520 acre tract conveyed to Christopher N. Partlow and Blake A. Austin by deed of record in Instrument Number 201810030134737 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike, a distance of 2757.69 feet to the southwesterly corner of said 1.520 acre tract, the northwesterly corner of that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767, and in the easterly line of that subdivision titled "Farmstead Phase 1", of record in Plat Book 128, Page 38;

Thence South 86° 13' 26" East, with the line common to said 1.520 and 75.626 acre tracts and crossing said Jackson Pike, a distance of 30.00 feet to a 5/8 inch iron rebar capped "MW Clark Assoc" found in the easterly right-of-way line thereof, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, crossing said 1.520 acre tract and with said easterly right-of-way line, a distance of 30.00 feet to a 5/8 inch iron rebar capped "ME Clark Assoc" found in the line common to said 1.520 acre tract and that 9.848 acre tract conveyed as Tract 2 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767;

Thence South 86° 13' 26" East, with said common line, a distance of 30.00 feet to an iron pin set;

Thence South 03° 42' 30" West, crossing said 1.520 acre tract, a distance of 30.00 feet to an iron pin set in the line common to said 1.520 and 75.626 acre tracts;

Thence North 86° 13' 26" West, with said common line, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.021 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

SURVEY OF ACREAGE PARCEL

SURVEY NO. 1105

VIRGINIA MILITARY DISTRICT

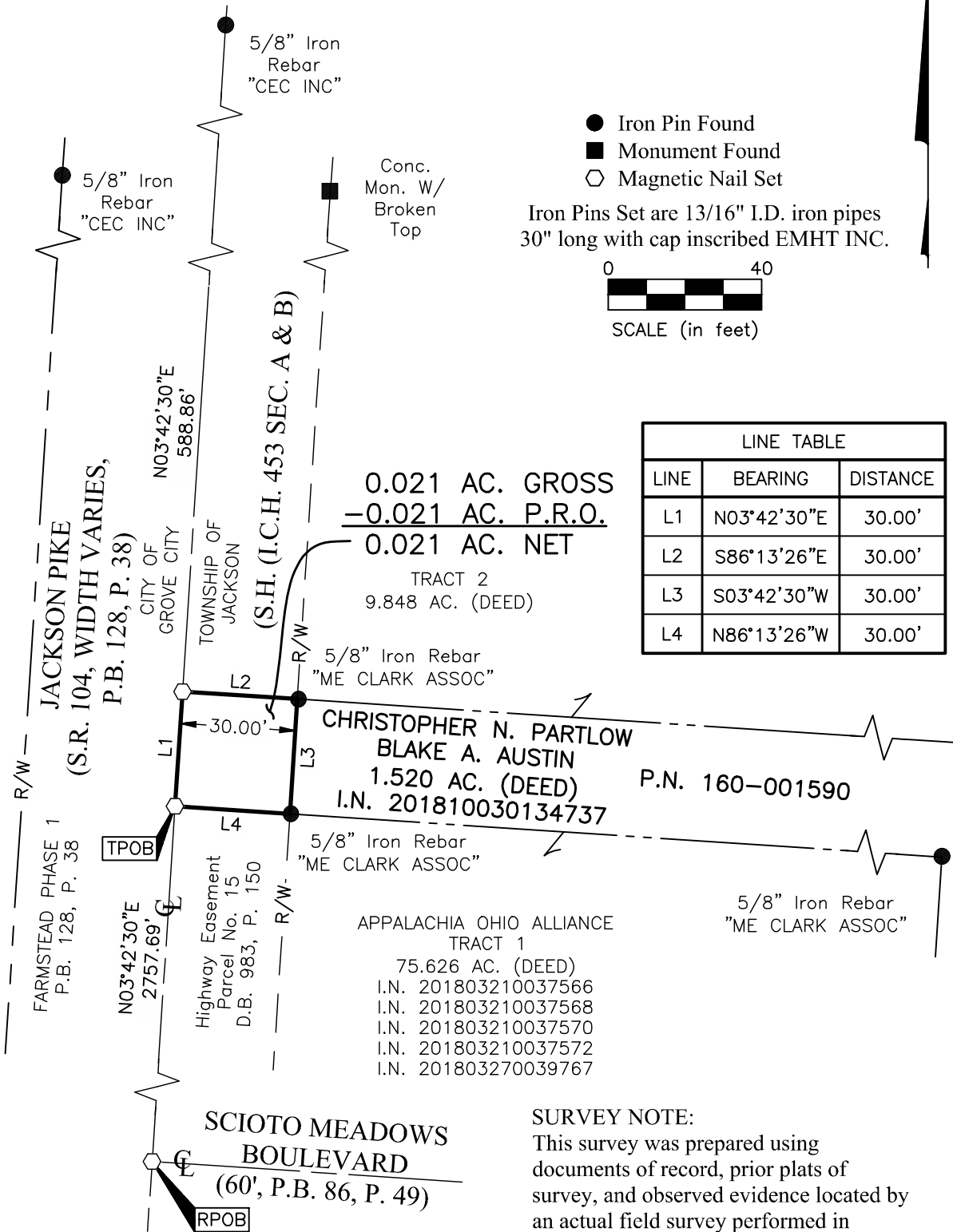
TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 21, 2024

Scale: 1" = 40'

Job No: 2024-0104

Sheet No: 1 of 1



BASIS OF BEARINGS:
The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in February, March, and May 2024.

By _____
Brandon R. King
Professional Surveyor No. 8772
bking@emht.com

Date _____

J:\20240104\DWG\04SHEETS\BOUNDARY\20240104-VS-BNDY-03.DWG plotted by KING, BRANDON on 6/21/2024 10:29:29 AM last saved by BKING on 6/21/2024 10:29:11 AM

0.021 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, being part of that 1.520 acre tract conveyed to Christopher N. Partlow and Blake A. Austin by deed of record in Instrument Number 201810030134737 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike, a distance of 2757.69 feet to a magnetic nail set at the southwesterly corner of said 1.520 acre tract, the northwesterly corner of that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767, and in the easterly line of that subdivision titled "Farmstead Phase 1", of record in Plat Book 128, Page 38, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, continuing with said centerline, a distance of 30.00 feet to a magnetic nail set at the northwesterly corner of said 1.520 acre tract and the southwesterly corner of that 9.848 acre tract conveyed as Tract 2 to Appalachia Ohio Alliance by deed of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572 and 201803270039767;

Thence South 86° 13' 26" East, with the line common to said 1.520 and 9.848 acre tracts and crossing said Jackson Pike, a distance of 30.00 feet to a 3/4 inch iron rebar capped "ME Clark Assoc" found in the easterly right-of-way line thereof;

Thence South 03° 42' 30" West, with said easterly right-of-way line and crossing said 1.520 acre tract, a distance of 30.00 feet to a 5/8 inch iron rebar capped "ME Clark Assoc" found in the line common to said 1.520 and 75.626 acre tracts;

Thence North 86° 13' 26" West, with said common line and crossing said Jackson Pike, a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.021 acre, more or less, all of which is located within Auditor's Parcel Number 160-001590 and the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

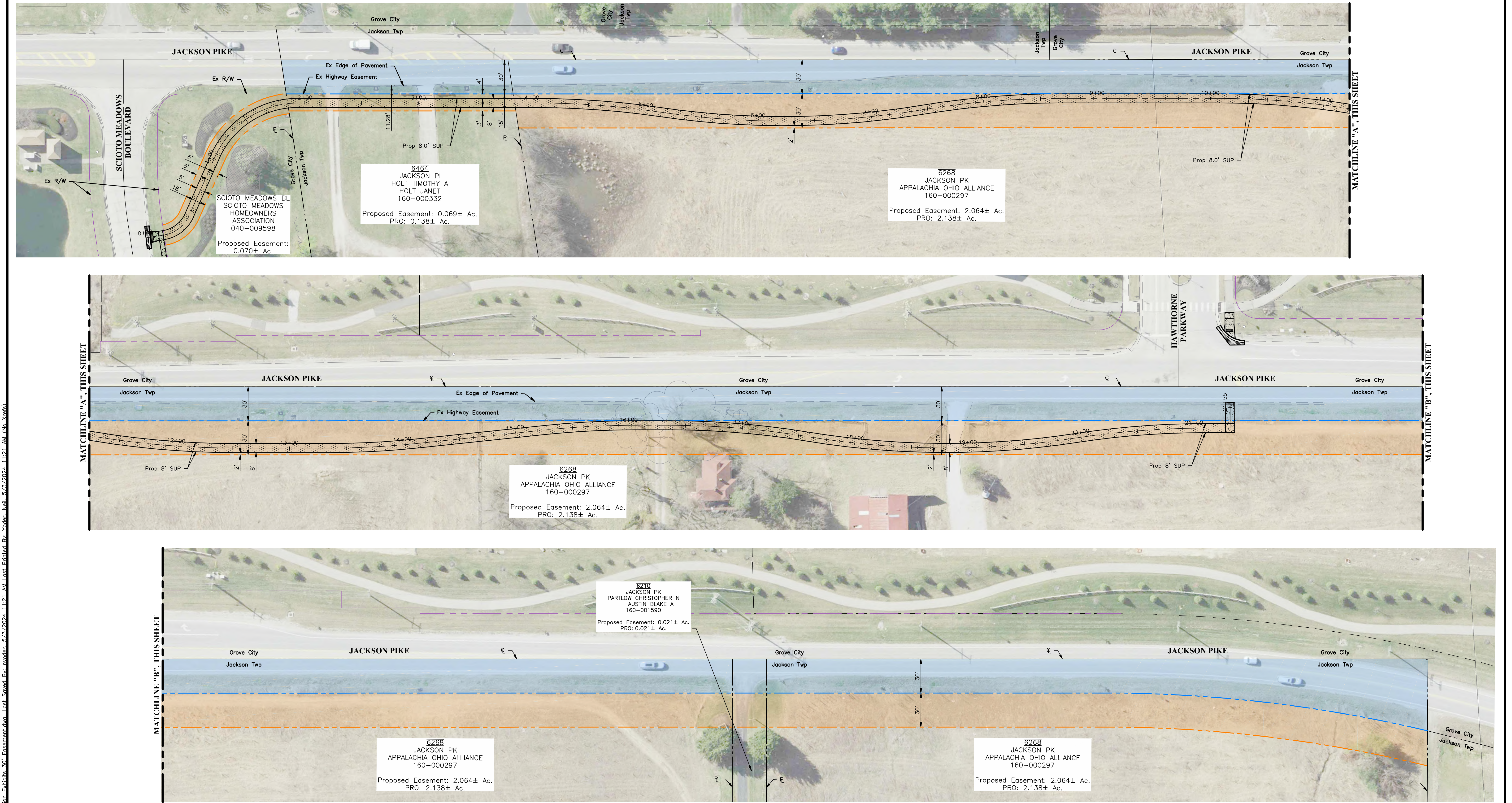
This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

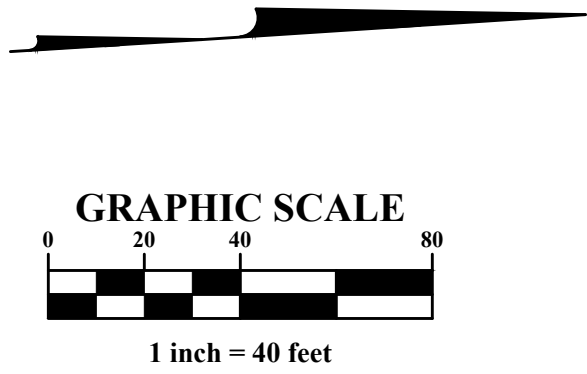
Brandon R. King
Professional Surveyor No. 8772

Date

\\s20240104\Drawings\45\Exhibit\Land Acquisition\Exhibit 30 - Easement.dwg, Last Saved By: yoder, Date: 5/3/2024, 11:21 AM, Last Printed By: yoder, Date: 5/3/2024, 11:21 AM (No Xrefs)



LEGEND	
	Present Road Occupied (PRO) Right-of-Way
	Proposed Easement
	Proposed 8.0' Shared-Use-Path



CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO
S.R. 104 SHARED-USE PATH
(SCIOTO MEADOWS BLVD TO HAWTHORNE PKWY)
LAND ACQUISITION EXHIBIT

 Evans, Mechwart, Hambleton & Tillon, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com	DATE: May 2024
	SCALE: 1" = 40'
	JOB NO.: 2024-0104
	SHEET: 1 of 1

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

INTERGOVERNMENTAL AGREEMENT

This TAX INCREMENT FINANCING AGREEMENT (this “Agreement”) is made and entered into as of this ____ day of _____, 2024 (the “Effective Date”), by and between GROVE CITY, OHIO, a municipal corporation duly organized and validly existing under the constitution and the laws of the State of Ohio and under its Charter (the “City”), and JACKSON TOWNSHIP, a township duly organized and validly existing under the constitution and the laws of the State of Ohio (the “Township,” and together with the City, the “Parties”).

WITNESSETH:

WHEREAS, the City has approved tax increment financing pursuant to Section 5709.40(B) & (C), 5709.42 and 5709.43 of the Ohio Revised Code and Ordinance No. __, dated November 18, 2024, attached hereto as **Exhibit A** (the “TIF Ordinance”), to encourage development within the City and the Township, including the development of 88 townhomes (the “Parcel TIF Private Improvements”) and 138 single-family homes and 36 attached “for sale” townhomes (the “Incentive District TIF Private Improvements,” and together with the Parcel TIF Private Improvements, the “Private Improvements”), providing generally for an tax increment financing exemption of 100% of the increase in assessed value as a result of the Private Improvements for a period of 30 years (the “TIF Exemption”), and to provide the necessary financing for certain public infrastructure improvements as described and provided in the TIF Ordinance (the “Public Infrastructure Improvements”);

WHEREAS, City has determined that it is necessary and appropriate and in the best interest of City to provide for the current owner and future owners of the Private Improvements to make annual service payments in lieu of taxes with respect to any Improvement allocable thereto (the “Service Payments”) to the Franklin County Treasurer (the “County Treasurer”), which Service Payments will be used to pay the costs of Public Infrastructure Improvements, all pursuant to and in accordance with the TIF Statutes, the TIF Ordinance, and the agreements with the developers of the Private Improvements; and

WHEREAS, City has determined that a portion of the Service Payments shall be paid directly to the South-Western City School District (the “School District”) in an amount equal to the real property taxes that the School District would have been paid if the Private Improvements located in the School District had not been exempt from taxation pursuant to the TIF Ordinance; and

WHEREAS, the City and the Township desire to protect the health, safety and welfare of its residents, including but not limited through the provision of fire services, emergency medical services and police services, and to encourage economic development, housing and public infrastructure improvements toward that desire; and

WHEREAS, in order to provide for the orderly development of the Private Improvements, it is necessary to construct or to cause to be constructed certain of the Public Infrastructure Improvements further described in the TIF Ordinance in Section 6 and in **Exhibit B**, including certain of those Public Infrastructure Improvements financed and constructed by the City, which the City and Township agree will benefit and serve the Private Improvements and the general area

of the City and the Township; and

WHEREAS, the City and the Township desire to enter into this Agreement on the terms and conditions hereinafter set forth to (1) provide for the construction, and the reimbursement of the City for such construction and financing, of the following 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, (b) and construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of Borror Road between Quail Creek Boulevard and SR 665, (collectively the “Parties Public Infrastructure Improvements”); and (2) unless the Parties agree to the construction of additional Public Infrastructure Improvements in accordance with the TIF Ordinance, the termination of the TIF Exemption upon reimbursement to the City from the Service Payments for such Parties Public Infrastructure Improvements; and

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements hereinafter set forth, the Parties hereby agree as follows:

Section 1. Construction and Reimbursement of the Parties Public Infrastructure; Township Services. The Parties hereto agree the TIF Exemption will be terminated by the City upon the reimbursement of the City’s costs of construction and financing of the Parties Public Infrastructure Improvements. Upon such reimbursement, the City agrees, unless the Parties hereto agree otherwise in writing by an amendment to this Agreement, to terminate the TIF Exemption, by properly notifying the County Treasurer, the Franklin County Auditor and the Ohio Tax Commissioner, and by taking any and all other steps and actions necessary to effectuate the termination of the TIF Exemption.

Section 2. Certain Representations and Warranties of City. The City represents and warrants as of the date of delivery of this Agreement that:

(a) It is a municipal corporation duly organized and validly existing under the Constitution and laws of the State of Ohio.

(b) It has duly accomplished all conditions necessary to be accomplished by it prior to the execution and delivery of this Agreement and to constitute this Agreement as a valid and binding obligation of the City enforceable in accordance with its terms.

(c) It is not in violation of or in conflict with any provision of the laws of the State or of the United States of America applicable to City that would impair its ability to observe and perform its covenants, agreements and obligations under this Agreement, nor will its execution, delivery and performance of this Agreement (i) result in such a violation or conflict or (ii) conflict with or result in any breach of any provisions of any other agreement or instrument to which City is a party or by which it may be bound.

(d) It has and will have full power and authority (a) to execute, deliver, observe and perform this Agreement and all other instruments and documents executed and delivered by it in

connection herewith and (b) to enter into, observe and perform the transactions contemplated by this Agreement and those other instruments and documents.

(e) It has or will have duly authorized the execution, delivery, observance and performance of this Agreement.

(f) The TIF Ordinance has been duly passed by the City, has not been amended, modified, or repealed, and is in full force and effect.

(g) There is no litigation pending or to its knowledge threatened against or by City wherein an unfavorable ruling or decision would materially and adversely affect City's ability to carry out its obligations under this Agreement.

Section 3. Certain Representations and Warranties of the Township. The Township represents and warrants as of the date of delivery of this Agreement that:

(a) It is a township duly organized and validly existing under the Constitution and laws of the State of Ohio.

(b) It has duly accomplished all conditions necessary to be accomplished by it prior to the execution and delivery of this Agreement and to constitute this Agreement as a valid and binding obligation of the Township enforceable in accordance with its terms.

(c) It is not in violation of or in conflict with any provision of the laws of the State or of the United States of America applicable to City that would impair its ability to observe and perform its covenants, agreements and obligations under this Agreement, nor will its execution, delivery and performance of this Agreement (i) result in such a violation or conflict or (ii) conflict with or result in any breach of any provisions of any other agreement or instrument to which City is a party or by which it may be bound.

(d) It has and will have full power and authority (a) to execute, deliver, observe and perform this Agreement and all other instruments and documents executed and delivered by it in connection herewith and (b) to enter into, observe and perform the transactions contemplated by this Agreement and those other instruments and documents.

(e) It has or will have duly authorized the execution, delivery, observance and performance of this Agreement.

(f) There is no litigation pending or to its knowledge threatened against or by Township wherein an unfavorable ruling or decision would materially and adversely affect Township's ability to carry out its obligations under this Agreement.

Section 4. Notices. Except as otherwise specifically set forth in this Agreement, all notices, demands, requests, consents or approvals given, required or permitted to be given hereunder must be in writing and will be deemed sufficiently given if actually received or if hand-delivered or sent by recognized, overnight delivery service or by certified mail, postage prepaid and return receipt requested, addressed to the other party at the address set forth in this Agreement or any addendum to or counterpart of this Agreement, or to such other address as the recipient has

previously notified the sender of in writing, and will be deemed received upon actual receipt, unless sent by certified mail, in which event such notice will be deemed to have been received when the return receipt is signed or refused. The parties, by notice given hereunder, may designate any further or different addresses to which subsequent notices, certificates, requests or other communications must be sent. The present addresses of the parties follow:

(a) To the City: City of Grove City, Ohio
P.O. Box 427
4035 Broadway
Grove City, Ohio 43123
Attention: City Administrator

With a Copy To: Frost Brown Todd LLP
One Columbus, Suite 2300
10 West Broad Street 43215
Attention: Stephen J. Smith, Law Director

(b) To the Township: Jackson Township
3756 Hoover Road
Grove City, Ohio 43123
Attention: Township Administrator

With a Copy To:

Section 5. Amendments. This Agreement is binding upon the Parties hereto. This Agreement may only be amended by written instrument executed by all Parties to this Agreement.

Section 6. Extent of Covenants; No Personal Liability. All covenants, stipulations, obligations and agreements of the parties contained in this Agreement are effective and enforceable to the extent authorized and permitted by applicable law. The obligations of the City or the Township may be enforced to the extent permitted by law by mandamus or any suit or proceeding in law or equity. No such covenant, stipulation, obligation or agreement will be deemed a covenant, stipulation, obligation or agreement of any present or future member, officer, agent or employee of any of the parties hereto in their individual capacity. Neither the City, the members of the City's City Council, nor any City official executing this Agreement, or the Township, the members of the Township's Board of Trustees, nor any Township official executing this Agreement, will be liable personally by reason of the covenants, stipulations, obligations or agreements of the City or the Township contained in this Agreement. .

Section 9. Mutual Dependency and Severability. All material rights and duties contained in this Agreement are mutually interdependent and one cannot exist independent of another; provided, that if any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality

or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision was not contained herein. Furthermore, in lieu of such illegal, invalid or unenforceable provision, there will be added automatically as a part of this Agreement a provision as similar in terms to such illegal, invalid or unenforceable provision as may be possible that is and will be legal, valid and enforceable.

Section 10. Separate Counterparts; Captions. This Agreement may be executed by the parties hereto in one or more counterparts or duplicate signature pages, each of which when so executed and delivered will be an original, with the same force and effect as if all required signatures were contained in a single original instrument. Any one or more of such counterparts or duplicate signature pages may be removed from any one or more original copies of this Agreement and annexed to other counterparts or duplicate signature pages to form a completely executed original instrument. Captions have been provided herein for the convenience of the reader and shall not affect the construction of this Agreement.

Section 11. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to the matters covered herein and supersedes prior agreements and understandings between the parties.

Section 12. Governing Law and Choice of Forum. This Agreement will be governed by and construed in accordance with the laws of the State of Ohio and claims relating to this Agreement or its breach will be decided in a court of competent jurisdiction within the County of Franklin, State of Ohio.

[Balance of Page Intentionally Left Blank]

IN WITNESS WHEREOF, City and Township have caused this Agreement to be executed in their respective names by their duly authorized officers as of the date hereinabove written.

GROVE CITY, OHIO, as the City

By: _____

Print Name: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

Print Name: _____

Title: _____

JACKSON TOWNSHIP, as the Township

By: _____

Printed: _____

Title: _____

Date: _____

EXHIBIT A
TIF ORDINANCE

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 \$1,000,000.00 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 \$1,000,000.00 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: 12/09/24
 Introduced By: Mr. Sigrist
 Committee: Finance
 Originated By: Mayor Stage
 Approved: _____
 Emergency: 30 Days: _____
 Current Expense: XX

No.: C-61-24
 1st Reading: _____
 Public Notice: 12-03-24
 2nd Reading: 12-16-24
 Passed: _____ Rejected: _____
 Codified: _____ Code No: _____
 Passage Publication: _____

ORDINANCE C-61-24

AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR WHICH THE CITY OF GROVE CITY MUST PROVIDE DURING THE TWELVE MONTHS ENDING DECEMBER 31, 2025

WHEREAS, appropriations are required effective January 1, 2025 to provide for the current expenses and other expenditures associated with the operations of the City for the fiscal year ending December 31, 2025.

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

SECTION 1. The following appropriations are hereby made in the General Fund (100):

Department	#	Personal Services	All Other	2025 Budget Request
CITY COUNCIL	100010	513,605	62,904	576,509
ADMINISTRATION	100030	907,984	138,597	1,046,581
FINANCE	100040	538,783	700,060	1,238,843
LAW	100050	0	821,000	821,000
POLICE	100070	11,826,495	2,055,588	13,882,083
COMMUNICATIONS	100071	2,404,147	118,200	2,522,347
MAYOR'S COURT	100072	333,794	199,943	533,737
BUILDING	100080	1,519,354	264,350	1,783,704
LANDS & BUILDINGS	100090	3,408,040	5,048,975	8,457,015
PARKS & REC.	100100	2,426,242	1,032,430	3,458,672
FLEET MAINTENANCE	100110	269,330	193,910	463,240
GENERAL GOVERN.	100120	726,163	20,003,300	20,729,463
HEALTH	100160	0	555,000	555,000
INFORMATION TECH	100250	1,476,581	2,743,207	4,219,788
COMMUNITY RELATIONS	100260	296,648	170,500	467,148
HUMAN RESOURCE	100270	281,702	147,000	428,702
DEVELOPMENT	100310	864,950	513,825	1,378,775
GENERAL FUND		27,793,818	34,768,789	62,562,607

SECTION 2. The following appropriations are hereby made in the following funds:

Department	#	Personal Services	All Other	2025 Budget Request
STREET	101400	2,074,209	1,028,850	3,103,059
STATE HIGHWAY	102000	0	225,000	225,000
POLICE PENSION	103000	1,754,292	25,000	1,779,292
GENERAL RECREATION	104000	1,260,680	706,700	1,967,380
CITY PERMISSIVE MVL	105000	0	135,000	135,000
COUNTY PERMISSIVE MVL	106000	0	235,000	235,000
SENIOR NUTRITION	108000	0	25,000	25,000
DRUG LAW ENF	109000	0	96,000	96,000
COMMUNITY DEVELOP.	112600	188,088	545,650	733,738
COMM. ENVIRONMENT	113000	0	136,700	136,700
LAW ENFORCE. ASSIST	114000	0	14,475	14,475
ENFORCEMENT & ED	115000	0	10,000	10,000
COURT COMPUTER	120000	0	54,175	54,175
BIG SPLASH	125700	402,961	173,000	575,961
PARKS DONATION	135000	0	2,000	2,000
ROCKFORD TIF	136000	0	95,200	95,200
BOND RETIREMENT	201000	0	3,014,614	3,014,614
BUCKEYE TIF	202000	0	3,556,480	3,556,480
PINNACLE TIF	203000	0	10,996,030	10,996,030
SR665 TIF	204000	0	1,454,320	1,454,320
LUMBERYARD TIF	205000	0	373,606	373,606
BEULAH PARK TIF	206000	0	338,750	338,750
E. STRINGTOWN RD TIF	207000	0	191,265	191,265
BROWN'S FARM TIF	208000	0	195,000	195,000
CAPITAL IMPROVEMENTS	305000	0	20,810,499	20,810,499
RECREATION DEVELOP.	306000	0	135,000	135,000
WORKERS COMP.	401000	0	275,000	275,000
WATER	501000	0	1,279,975	1,279,975
SEWER	502800	231,459	4,209,695	4,441,154
DEPOSIT TRUST	601000	0	3,000,000	3,000,000
CONVENTION BUREAU	609000	0	631,800	631,800
SCIOTO TOWNSHIP JEDD	620000	0	1,400,000	1,400,000
TOTALS		5,911,689	55,369,784	61,281,473

SECTION 3. The Director of Finance is hereby authorized to issue his check against the appropriate city account for the amount appropriated and for the purpose stated in this ordinance upon receiving the proper certificate and vouchers therefore approved by an officer authorized by law to approve same or authorized by an ordinance of Council to make expenditures.

SECTION 4. The salary for the Administrative Assistant shall be determined by the Mayor within the range of \$141,000 - \$201,000 and shall be \$195,000 for the period January 1, 2025 to December 31, 2025, and the salary for the Clerk of Council shall be \$106,576 for the period January 1, 2025 to December 31, 2025. They shall receive the same benefits outlined in Chapter 161 of the Codified Ordinances.

SECTION 5. The Convention Bureau appropriation of \$631,800 shall be distributed as shown:

Grove City Area Convention and Visitors Bureau	\$468,000
Grove City Chamber of Commerce	\$75,287
Grove City Town Center Inc.	\$79,356
Little Theater Off Broadway	\$ 9,157

SECTION 6. This ordinance shall go into effect at the earliest opportunity allowed by law, with appropriation amounts being effective January 1, 2025.

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

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

Michael A. Turner, Director of Finance

Date: 12/09/24
Introduced By: Mr. Sigrist
Committee: Finance
Originated By: Mr. Boso
Approved: _____
Emergency: 30 Days: _____
Current Expense: XX

No.: C-62-24
1st Reading: 12/16/24
Public Notice: 12/17/24
2nd Reading: 01/06/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-62-24

AN ORDINANCE TO APPROPRIATE \$10,000.00 FROM THE ONEOHIO OPIOID SETTLEMENT FUND FOR START TALKING SOUTH-WESTERN CITY, INC. D/B/A START TALKING! GROVE CITY

WHEREAS, the City of Grove City formed a Substance Addiction and Mental Health Task Force in February 2020 to make recommendations as to how the City can assist in supporting efforts to meet the challenges of the mental health crisis; and

WHEREAS, Start Talking South-Western City, Inc. is a Grove City based 501(C)(3) that is working to decrease the illegal use of and addiction to alcohol, tobacco and other drugs, thereby decreasing crime and improving the quality of life for individuals, families and businesses in the Grove City area; and

WHEREAS, the City hereby believes that this expenditure will benefit the citizens of the City of Grove City.

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

SECTION 1. There is hereby appropriated \$10,000.00 from the unappropriated monies of the OneOhio Opioid Settlement Fund to account number 150000.559000 for Start Talking South-Western City, Inc. d/b/a Start Talking! Grove City.

SECTION 2. Upon approval, the Law Director shall prepare an agreement with Start Talking South-Western City, Inc. d/b/a Start Talking! Grove City to ensure that the funds are used for the purposes set forth herein.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

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

Michael A. Turner, Director of Finance