



GROVE CITY, OHIO - CITY COUNCIL Agenda

February 18, 2025

7:00 PM

Regular Meeting

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

LANDS:

Ordinance C-04-25 Accept the Plat of Autumn Grove, Section 6, Phase 1. First reading.

Ordinance C-05-25 Approve a Special Use Permit for Outdoor Seating for Grossman Restaurant located at 3909 – 3911 Broadway. First reading.

SAFETY:

Ordinance C-06-25 Amend Various Sections of Part 3 of the Codified Ordinances to Increase the Penalties for Distracted Driving and Violations in a Crosswalk that Result in Serious Physical Harm, including Paralysis, to a Person. First reading.

FINANCE:

Ordinance C-07-25 Levying Special Assessments for the Construction of Various Sidewalks in the City of Grove City. First reading.

ADMIN:

Ordinance C-03-25 Amend Section 161.10 of the Codified Ordinances titled Employee Status, Number of Employees per Department, Pay Grades. Second reading and public hearing.

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE

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

Date: 02/11/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-04-25
1st Reading: 02/18/25
Public Notice: 02/19/25
2nd Reading: 03/03/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-04-25

AN ORDINANCE TO ACCEPT THE PLAT OF AUTUMN GROVE, SECTION 6, PHASE 1

WHEREAS, Autumn Grove, Section 6, Phase 1, a subdivision containing lots 218 - 261 inclusive, and Reserve "H" and Reserve "I", 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 Autumn Grove, Section 6, Phase 1, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 1383, containing 24.343 acres of land more or less. Said 24.343 acres being part of that tract of land conveyed to Autumn Grove, 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:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 1: 202501020001 – Autumn Grove Section 6 Phase 1 - Plat

Site Location

Autumn Grove subdivision, Rensch Road (PID 040-012465).

Proposal

A Plat containing 44 lots, 2 reserves and dedicated right-of-way

Current Zoning

R-1 (Single Family Residence)

Future Land Use

Suburban Living, Low Intensity

Property Owner

Autumn Grove, LLC

Applicant/Representative

Todd Lipschutz, Maranda Homes

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08
- Resolution CR-24-22 - Development Plan

Staff Recommendation

Approval as Submitted

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Case Manager

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

Summary

This proposed Plat for Autumn Grove Section 6 Phase 1 contains 44 lots, 2 reserves and dedicated right-of-way for a new roadway and roadway extension on 24.353 acres.

Zoning Map



Next Steps

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

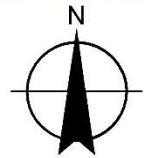
1. Context Map

Autumn Grove subdivision, Rensch Road (PID 040-012465).



202501020001
Autumn Grove Section 6 Phase 1
Plat
PID# 040-012465

0 250 500 1,000
Feet



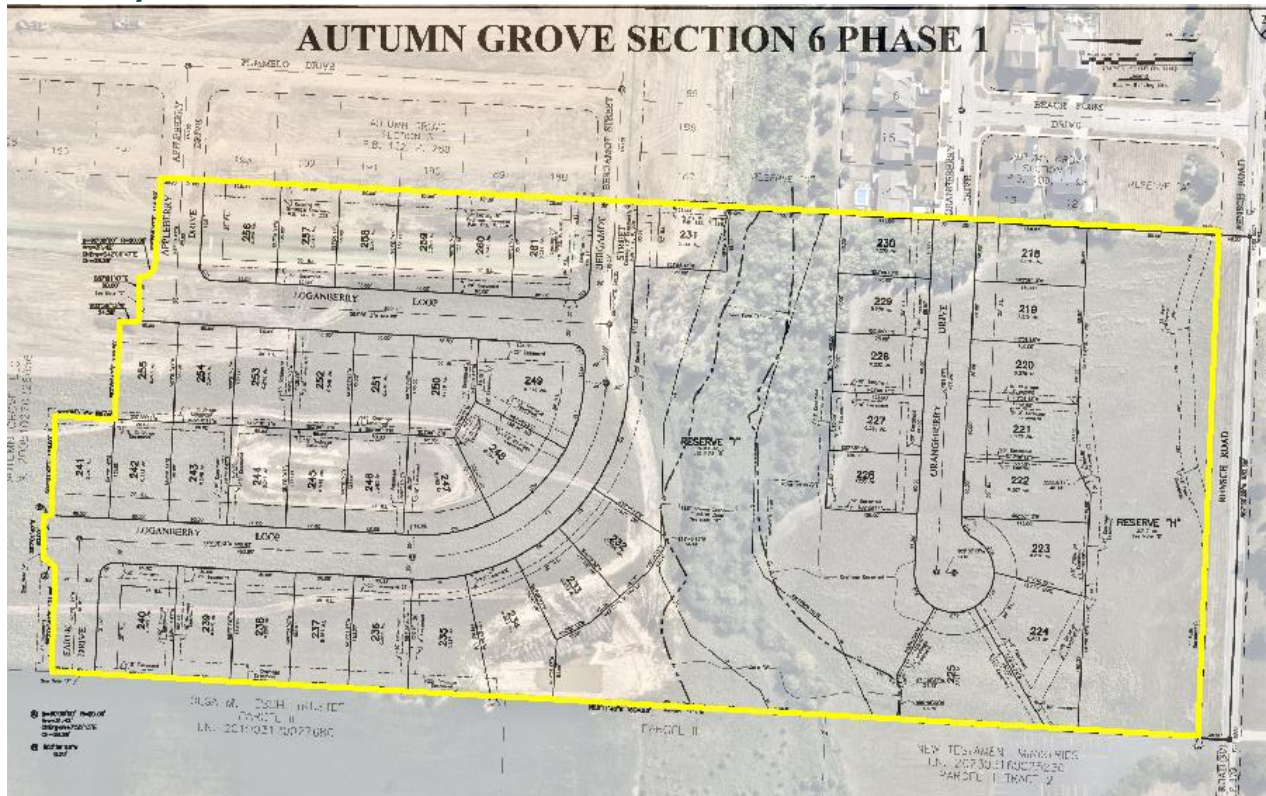
2. Analysis

The applicant is requesting approval of a plat for Autumn Grove Section 6 Phase 1, North of Rensch Road in the Autumn Grove Subdivision. City Council approved the Development Plan for the Autumn Grove Addition in April 2022 with Resolution CR-24-22, and this plat will formalize the right-of-way and parcels shown on the Site improvement Plan.

The plat includes 44 lots, 2 reserves, and right-of-way dedication for new roads, Loganberry Loop and an extension of Orangeberry Drive on 24.353 acres. All proposed lots meet the lot size requirement established in the zoning code for the R-1 (Single Family Residence) zoning district. Two reserves will be created with the proposed plat, one containing existing streams and proposed ponds, and a second along Rensch Road that will contain a shared-use path easement connecting to existing paths within the Autumn Grove Subdivision. The applicant has indicated that the Section 6 Phase 1 path will be completed and connected into Section 1 by Fall of 2026. Both reserves will be owned and maintained by the homeowner's association. The shared-use path will be owned and maintained by the City of Grove City.



3. Survey



4. Recommendation

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

5. Detailed History

2022

City Council approved the Development Plan for the Autumn Grove Addition at the April 18th meeting with Resolution CR-24-22.



Grove City Planning Commission PLAT APPLICATION

Please provide the requested
information and submit to:

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

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Autumn Grove Section 6 Phase 1

PROJECT LOCATION: North of Rensch Road, West of Harrisburg Pike

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-012465

ACREAGE AFFECTED BY THIS APPLICATION: 24.353

EXISTING ZONING: PUD-R

EXISTING LAND USE: Vacant

PROPOSED ZONING: _____

PROPOSED LAND USE: Single family homes

PROPERTY OWNER INFORMATION

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

Autumn Grove, LLC

5900 Wilcox Place

Dublin, Ohio, 43016

Name

Address

City, State, Zip

614-871-1900

Phone

Fax

Email

APPLICANT INFORMATION

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

Same as property owner

Name

Title

Company / Organization

Address

City, State, Zip

Phone

Fax

Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant ☐

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

Name

Title

Company / Organization

Address

City, State, Zip

Phone

Fax

Email

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

FOR OFFICE USE ONLY		
DATE RECEIVED: <u>1/2/2025</u>	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: <u>202501020001</u>	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Autumn Grove Section 6 Phase 1

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

ACREAGE DISTURBED: 24.353 TOTAL FLOOR AREA: _____

NUMBER OF BUILDINGS: _____ BUILDING HEIGHT: _____

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

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

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

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

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

Signature of Current Property Owner: _____ Date: 12/10/24

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 10 day of December, 2024

Official Seal and Signature of Notary Public



Melissa Scheel
Notary Public, State of Ohio
My Commission Expires 12-10-2028

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

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

Signature of Applicant or Authorized Representative: _____ Date: 12/10/24

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 10 day of December, 2024.

Official Seal and Signature of Notary Public



Melissa Scheel
Notary Public, State of Ohio
My Commission Expires 12-10-2028

SUBMITTAL REQUIREMENTS

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

Application Processing Fee:	\$	50.00
Engineering Review Fee:	\$	1425.00
Planning Review Fee:	\$	
Total Submittal Fee:	\$	1475.00

GROVE CITY 2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [Grove City 2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

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



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: PLAT APPROVAL



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

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

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

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

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

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

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

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



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

1/15/2025

Matt Kirk, EMH&T
5500 New Albany Road.
Columbus, OH 43054

Via email: mkirk@emht.com

Dear Mr. Kirk,

Staff has reviewed your application for Autumn Grove Section 6 Phase 1 Plat, in Grove City, Ohio. The control number for this application is #202501020001 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following additional information and/or corrections:

General

1. Please update the plat and notes to show the shared use path in Reserve H. This easement will need to match the easement/location as shown on the Site Improvement Plan and Final Development Plan. Additionally, an easement along Rensch Road in Autumn Grove Section 1, Reserves B & C will be required. to connect the existing shared use path to the easement proposed with Section 6 Phase 1 Plat. This connection was approved as part of the final development plan and will need to be finalized prior to the recording of the Phase 6 Plats.
 - Path easement added. Path easement language added to easement paragraph on sheet 1. Separate easement exhibits for the path easement is Section 1 will be submitted at a later date.
2. The plans sheets provided appear to have been scanned and have low resolution. Please provide higher resolution plan sheets in the resubmittal.
 - Noted.

See attached PDF for additional information:

3. FCGS 5007 has been reset, please update.
 - Updated.
4. Remove the 4' easement on lot 227.
 - 4' easement removed.
5. Extend the drainage easement boundary arrows to the 4' easement line located on lot 225.
 - Easement label on Lot 225 changed to Drainage Easement
6. Please confirm the drainage easement between lots 248-249 does not need to be increased to accommodate the proposed utilities.
 - Drainage easement size increased
7. Update the wording to add "drainage" easement. See the attached PDF for locations.
 - Labels updated
8. Verify the lengths of the property line between lots 224-225 and the Rensch Road frontage of Reserve H.

- Distances verified

Please revise your materials accordingly and resubmit with a response letter indicating how each issue noted was addressed by **12:00pm on January 23rd, 2025**. This will allow us time to review the revisions prior to finalizing the agenda for the February Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the meeting, please contact me as soon as possible to arrange a date and time. If revisions cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the March Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, February 4th, 2025 at 1:30 p.m. in the Council Chamber In City Hall at 4035 Broadway Grove City, Ohio 43123. Your request will be postponed to a future date if you are unable to attend the meeting. **Additionally, one full set of all materials to be reviewed by Planning Commission must be submitted, including one full-scale (24" X 36") set of all plan sheets by January 29th** to remain on the February Planning Commission meeting agenda.

If you have any questions or need additional information, please call me at (614) 277-3022 or email tbarr@grovecityohio.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Barr', with a horizontal line extending to the right.

Terry Barr, AICP, Development Planner

AUTUMN GROVE SECTION 6 PHASE 1

1
3

Situated in the State of Ohio, County of Franklin, City of Grove City, and in Virginia Military Survey Number 1383, containing 24.353 acres of land, more or less, said 24.353 acres being a part of that tract of land conveyed to **AUTUMN GROVE, LLC** by deed of record in Instrument Number 200510270226656, Recorder's Office, Franklin County, Ohio.

The undersigned **AUTUMN GROVE, LLC** an Ohio limited liability company, by **TODD LIPSCHUTZ**, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**AUTUMN GROVE SECTION 6 PHASE 1**", a subdivision containing Lots numbered 218 to 261, both inclusive, and areas designated as Reserve "H" and Reserve "I", does hereby accept this plat of same and dedicates to public use, as such, all of Appleberry Drive, Bergamot Street, Loganberry Loop, Orangeberry Drive, Rensch Road and Sarek Drive shown hereon and not heretofore dedicated.

Easements within areas designated "Easement", "Drainage Easement" or "Path Easement" on this plat, are hereby granted to the City of Grove City, Ohio, all quasi public utility companies, and their successors and assigns. Each of the aforementioned designated easements permit the constructing, using and maintaining of public and private utilities above, beneath, and on the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to all adjacent Lots and lands and for storm water drainage. Within areas designated "Drainage Easement" on this plat, an additional easement is hereby granted to the City of Grove City, Ohio, its successors and assigns, for the purpose of constructing, using and maintaining storm water drainage swales and/or other above ground storm water drainage facilities. Except as provided for in the developer's overall scheme for the development of Autumn Grove Section 6 Phase 1, no above grade structures, fences, pools, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat. Within those areas designated "Path Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of multi-use path for use by the public. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby granted therein for the uses and purposes expressed herein.

In Witness Whereof, **TODD LIPSCHUTZ**, Vice President of **AUTUMN GROVE, LLC**, has hereunto set his hand this ____ day of ____, 20 ____.

Signed and Acknowledged
In the presence of:

AUTUMN GROVE, LLC

By
TODD LIPSCHUTZ,
Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TODD LIPSCHUTZ**, Vice President of **AUTUMN GROVE, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **AUTUMN GROVE, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20 ____.

My commission expires _____
Notary Public, _____
State of Ohio

Approved this ____ Day of ____
20 ____

Chairman, 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 and accepted by Ordinance No. _____, passed this ____ day of _____, 20 ____, wherein all of Appleberry Drive, Bergamot Street, Loganberry Loop, Orangeberry Drive, Rensch Road and Sarek Drive shown dedicated hereon are accepted by the Council of the City of Grove City, Ohio.

In Witness Thereof I have hereunto
set my hand and affixed my seal this
____ day of _____, 20 ____.

Clerk of Council, Grove City, Ohio

Transferred this ____ day of _____,
20 ____.

Auditor, Franklin County, Ohio

Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of _____,
20 ____ at _____ M. Fee \$ _____

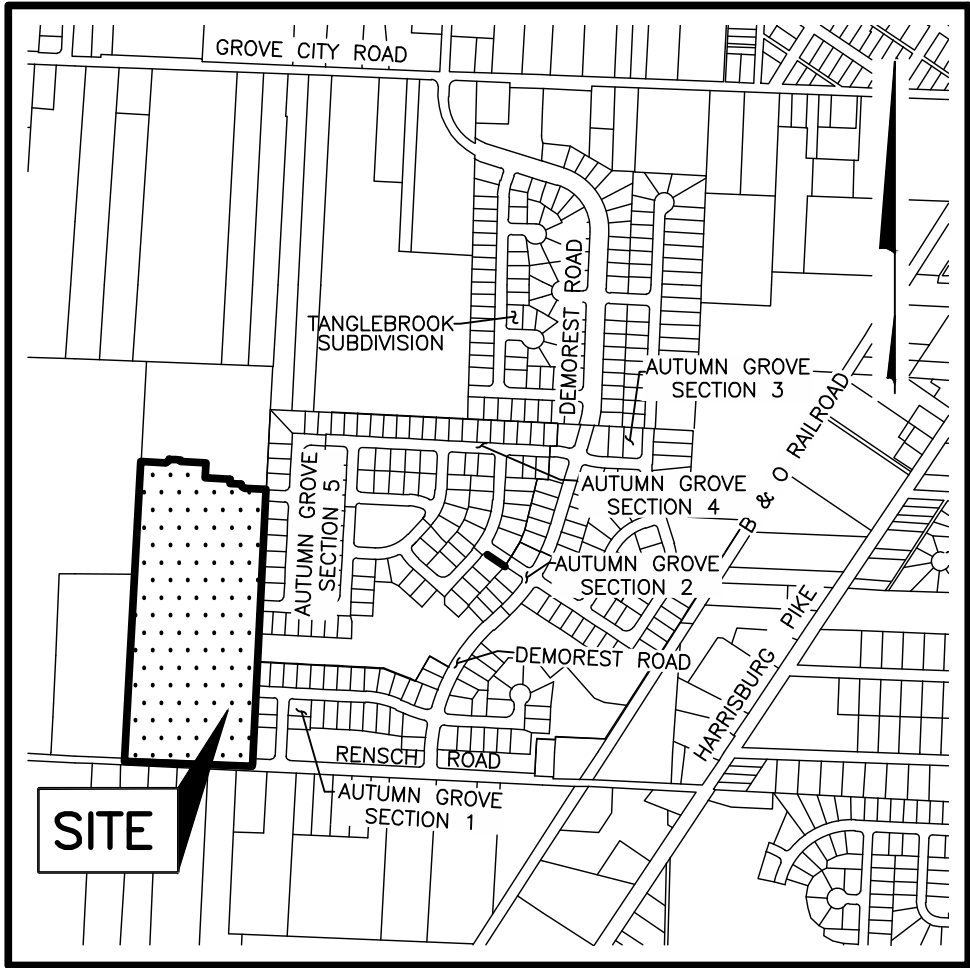
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____,
20 ____.

Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments including FCGS 5507 and FGCS 1357 and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 adjustment) in which a portion of the centerline of Rensch Road has a calculated bearing of North 87°01'47" West.

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.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



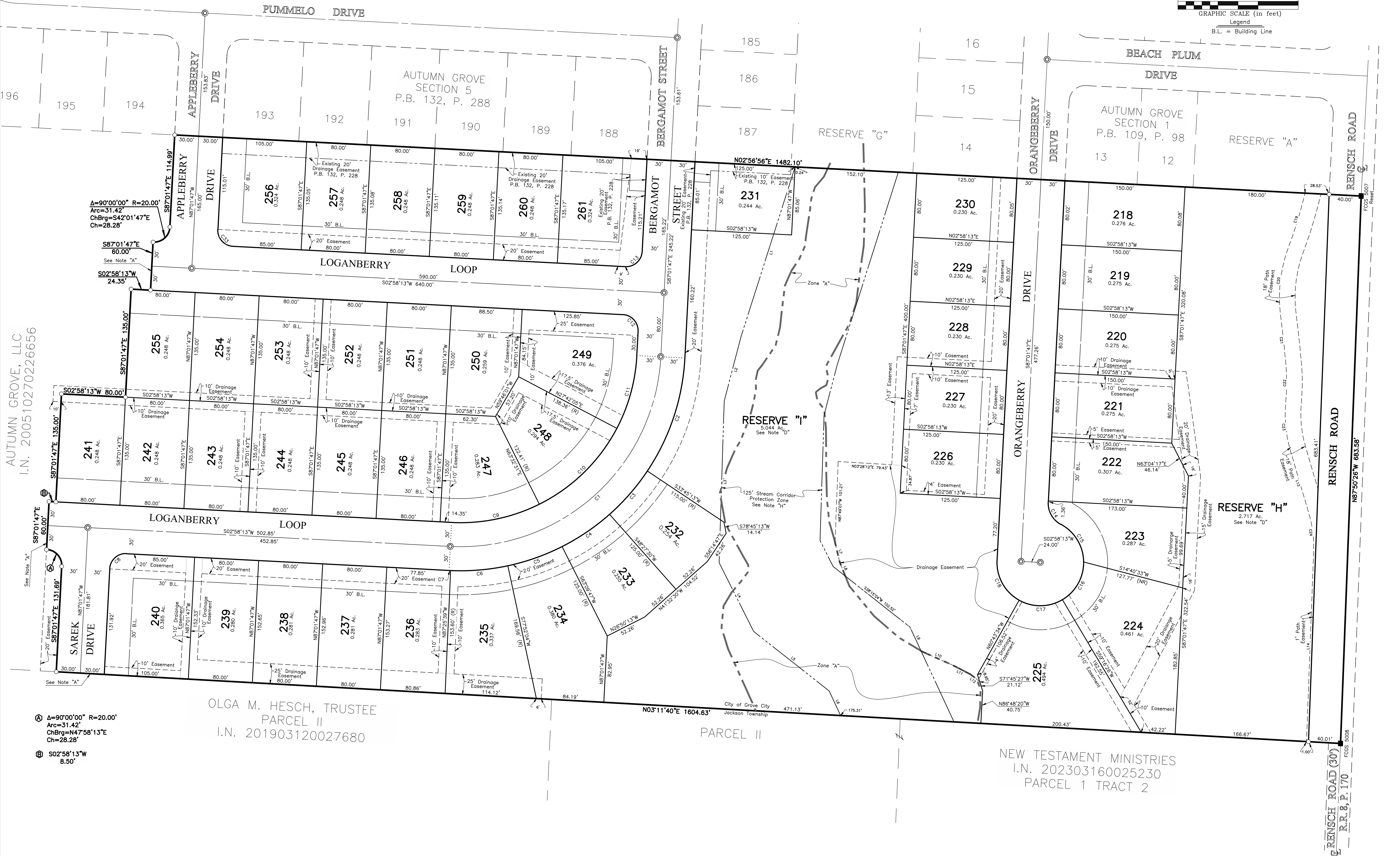
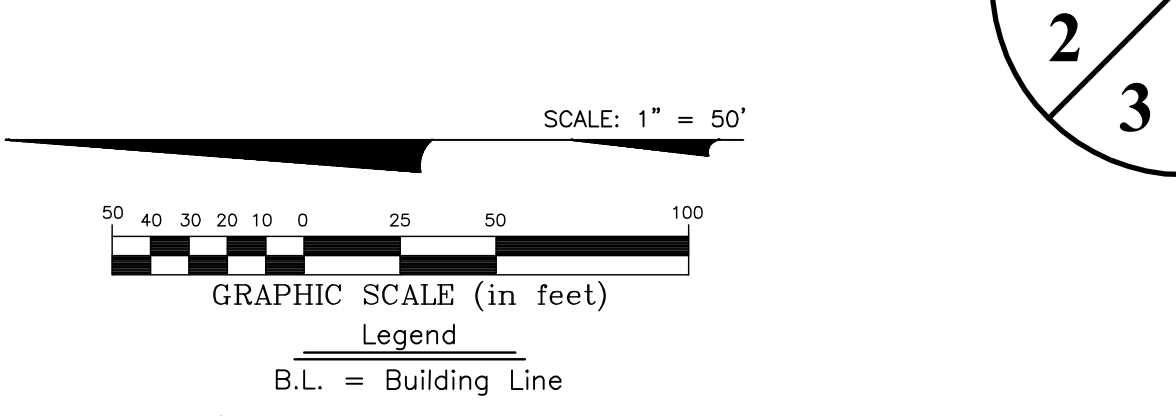
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)
- = FCGS Monument

By _____ Date _____
Professional Surveyor No. 7865

Date

AUTUMN GROVE SECTION 6 PHASE 1



AUTUMN GROVE, LLC
I.N. 200510270226656

OLGA M. HESCH, TRUSTEE
PARCEL II
I.N. 201903120027680

NEW TESTAMENT MINISTRIES
I.N. 202303160025230
PARCEL 1 TRACT 2

I:\2021\1008\DWG\CAD\SHEDS\PLAT\20211008-VS-PLA-SEC6-PH1.DWG created by JIMSON on 1/17/2025 4:14:37 PM
File: 2021-12-04-20211008-VS-PLA-SEC6-PH1.DWG & 20211008-VS-PLA-SEC6-PH1.DWG & 20211008-VS-PLA-SEC6-PH1.DWG

AUTUMN GROVE SECTION 6 PHASE 1

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	250.00'	392.70'	S 42°01'47" E	353.55'
C2	30°47'00"	280.00'	150.44'	S 71°38'17" E	148.63'
C3	14°42'17"	280.00'	71.86'	S 48°53'39" E	71.66'
C4	14°42'17"	280.00'	71.86'	S 34°11'22" E	71.66'
C5	14°42'17"	280.00'	71.86'	S 19°29'04" E	71.66'
C6	14°42'17"	280.00'	71.86'	S 04°46'47" E	71.66'
C7	0°23'52"	280.00'	1.94'	S 02°46'17" W	1.94'
C8	90°00'00"	20.00'	31.42'	N 42°01'47" W	28.28'
C9	29°25'42"	220.00'	113.00'	S 11°44'38" E	111.76'
C10	35°50'26"	220.00'	137.62'	S 44°22'42" E	135.38'
C11	24°43'52"	220.00'	94.96'	S 74°39'51" E	94.23'
C12	90°00'00"	20.00'	31.42'	N 47°58'13" E	28.28'
C13	90°00'00"	20.00'	31.42'	S 42°01'47" E	28.28'
C14	64°37'23"	30.00'	33.84'	S 60°39'31" W	32.07'
C15	60°55'37"	54.00'	57.42'	N 58°48'38" E	54.75'
C16	60°00'00"	54.00'	56.55'	S 60°43'34" E	54.00'
C17	60°00'00"	54.00'	56.55'	S 00°43'34" E	54.00'
C18	63°41'46"	54.00'	60.03'	S 61°07'20" W	56.99'
C19	6°53'32"	586.29'	70.53'	N 72°58'01" W	70.48'
C20	27°45'27"	179.21'	86.82'	N 83°23'59" W	85.97'
C21	2°13'43"	1554.15'	60.45'	S 83°50'09" W	60.45'
C22	10°17'42"	266.23'	47.84'	N 89°54'09" W	47.77'
C23	21°38'53"	163.00'	61.59'	S 84°25'16" W	61.22'
C24	18°33'44"	145.00'	46.98'	S 82°52'41" W	46.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N72°19'48"W	222.55'
L2	N75°22'39"W	82.74'
L3	N88°12'28"W	201.93'
L4	S63°22'54"W	95.85'
L5	S38°15'04"W	120.06'
L6	S65°04'32"W	33.85'
L7	S76°29'50"W	25.38'
L8	S67°58'58"W	18.66'
L9	S65°04'32"W	32.71'
L10	S23°58'26"W	40.43'
L11	S27°09'44"W	25.70'
L12	S37°53'39"W	14.82'
L13	S73°35'49"W	81.73'
L14	N87°50'26"W	238.10'

NOTE "A": No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "B": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C": At the time of platting, part of lots 226 and 232, both inclusive, and part of Reserve "I" are in Zone A (special flood hazard areas subject to inundation by the 1% annual chance flood, no base flood elevations determined). The remaining portions of Autumn Grove Section 6 Phase 1 are in Zone X (areas determined to be outside of the 0.2% annual chance floodplain), as said Zones are designated and delineated on the FEMA Flood insurance rate maps for Franklin County, Ohio and Incorporated areas map number 39049C0313K and 39049C0401K, both with an effective date of June 17, 2008. A LOMR-F was issued by FEMA on December 13, 2007, Case Number 07-05-2664A, modifying said Map Number 39049C0401K.

NOTE "D" - RESERVES "H" AND "I": Reserves "H" and "I", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Autumn Grove subdivisions for the purpose of open space/storm water detention and any uses allowed by the then current zoning.

NOTE "E" - ACREAGE BREAKDOWN: Autumn Grove Section 6 Phase 1 is out of the following Franklin County Parcel Number:

040-012465 24.353 Ac.

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage: 24.353 Ac.
Acreage in rights-of-way: 4.255 Ac.
Acreage in remaining lots: 12.337 Ac.
Acreage in Reserve "H" and "I": 7.761 Ac.

NOTE "G": 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 Autumn Grove Section 6 Phase 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

NOTE "H" - STREAM CORRIDOR PROTECTION ZONE: The Stream Corridor Protection Zone shall forever be restricted from development with buildings and structures and the natural state of said zone shall remain undisturbed. It is also the intent and purpose of the Stream Corridor Protection Zone to restrict and forbid any activity or use which would as a natural consequence of such, impede or make more difficult the accomplishment of the purpose of which the said zone was created.

Additional restrictions include:

- No dumping or burning of refuse.
- No hunting or trapping.
- Natural resources of the zones shall remain undisturbed and no topsoil, sand, gravel, or rock shall be excavated, removed or graded.
- Nothing shall be permitted to occur within the Stream Corridor Protection Zone 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. Notwithstanding the foregoing, the following improvements and activities shall be permitted within the parks and easements may be reserved in favor of the developer and future property owners for the following:

- Storm water detention or retention ponds and related underground storm water management infrastructure;
- Underground utility lines and underground storm water management infrastructure;
- One or more paved leisure trails in locations which are approved as part of a final development plan for this subarea;
- Planting and maintenance of trees, bushes, and other landscaping.
- Benches, pedestrian trash receptacles, and wayfinding signage; and
- Preservation and maintenance of wooded and forested areas in keeping with good forestry management practices, including, but not necessarily limited to, the removal of dead, diseased, or decaying trees and the treatment or removal of noxious or invasive plant species.

Date: 02/11/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-05-25
1st Reading: 02/18/25
Public Notice: 02/19/25
2nd Reading: 03/03/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-05-25

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SEATING FOR GROSSMAN RESTAURANT LOCATED AT 3909 - 3911 BROADWAY

WHEREAS, Grossman Restaurant, applicant, has submitted a request for a Special Use Permit for outdoor seating located at 3909 - 3911 Broadway; and

WHEREAS, on February 04, 2025, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulation:

1. Bollards along the north and south edges of the outdoor seating area shall be spaced a maximum of 48" on-center.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1s, is hereby issued to Grossman Restaurant for outdoor seating, located at 3909 – 3911 Broadway, contingent upon the stipulation set by Planning Commission.

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

Christine Houk, President of Council

Passed: _____
Richard L. Stage, Mayor

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

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



ITEM 2: 202412230053- 3909-3911 Broadway – Special Use Permit (Outdoor Seating)

Site Location

3909-3911 Broadway (PID 040-000841)

Proposal

A Special Use Permit to allow for an outdoor seating area

Current Zoning

CBD (Central Business District)

Future Land Use

Town Center Core

Property Owner

Douglass J Grossman Trust

Applicant/Representative

Doug Grossman

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.09
- GroveCity2050 Community Plan

Staff Recommendation

Approval with one stipulation.

Summary

This application is a Special Use Permit to allow for the addition of an outdoor seating area at 3909-3911 Broadway.

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.....	3
4. GC2050 Analysis.....	5
5. Recommendation	6
6. Detailed History	6

Case Manager

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

1. Context Map

This property is located at 3909-3911 Broadway (PID 040-000841).



202412230053
3909-3911 Broadway
Special Use Permit
PID: 040-000841

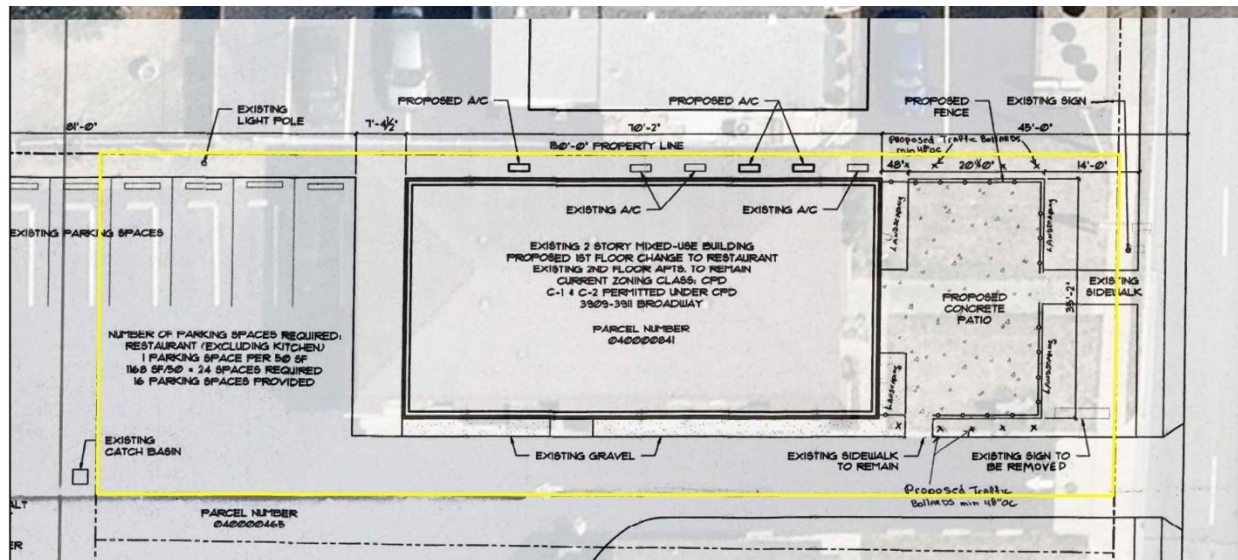
0 25 50 100 150 200 Feet



2. Analysis

The applicant is requesting approval of a Special Use Permit for an outdoor seating area at 3909-3011 Broadway. Materials indicate that the outdoor seating area is proposed to accommodate a future restaurant tenant.

The outdoor seating area is proposed to be located in front of the existing building, set back approximately 14 feet from the sidewalk along Broadway, and measures approximately 700 square feet (20' x 35' 2"). Materials indicate a 4-foot-tall black aluminum fence will be installed around the perimeter of the seating area. No gates are proposed for the seating area, which will be accessed using the two existing sidewalks in front of the building. Materials state that black decorative impact-resistant bollards will be installed along the northern and southern sides of the outdoor seating area, as the seating area is adjacent to a parking lot to the north and the drive aisle to the south. The site plan states that the bollards will be installed at a minimum spacing of 48" on-center; However, these bollards will need to be installed at a maximum spacing of 48" on-center to ensure adequate protection for the patio.



The patio is proposed to operate from 7:00 am to 2:30 pm to start, aligning with the initial business hours of the future tenant. However, materials state the intent would be for the patio to remain open later in the future, should the future tenant expand their hours of operation. Materials state that ten four-person tables will be included on the patio, and the tables will be black metal with either black or grey umbrellas. Materials state that the patio will include outdoor speakers, which will be used during the patio's operation hours.

Plans show landscaping areas along the outside perimeter of the patio but do not include any details about what would be planted in these areas. To help provide visual separation between the patio and Broadway, Staff recommend installing a mix of shrubs and other ornamental annual and perennial plantings in these areas.

The plan sheet provided shows additional site improvements, including HVAC changes, building modifications, and changes to signage. These improvements and modifications are not subject to review under this special use permit application and will require appropriate review and approval through the Building Division.

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.

- 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 Met: The GroveCity2050 Future Land Use and Character Map recommends this site as Town Center Core, which lists commercial as a primary use. The proposed outdoor seating area will serve a future commercial tenant and is not out of character, as there are several other outdoor seating areas located within the Town Center core.

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

Standard is Met: The outdoor seating area is not expected to adversely affect adjacent uses or uses along the Broadway Corridor. The seating area will be located adjacent to the building and is similar in scale to other existing outdoor seating areas in the town center, which have not had any adverse impacts upon adjacent properties.

- 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: The applicant provided details for an aluminum fence, which will be installed around the perimeter of the outdoor seating area. Additionally, plans show that bollards will be installed along the northern and southern sides of the outdoor seating area. However, these bollards must be spaced appropriately to ensure a vehicle cannot drive through and into the seating area.

- 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 is Met: The proposed use would be adequately serviced by public facilities.

- 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 is Met: The outdoor seating area has a capacity of 40 customers and is not expected to impose a significantly different traffic impact than what currently exists or would be anticipated based on the future land use designation.

- 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 Met: The applicant has provided information that meets Code requirements for this use, and staff believes the proposed use meets the intent of the Zoning Code. The GroveCity2050 Future Land Use and Character Map recommends this site be used as Town Center Core, which lists commercial as a primary use.

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

Standard is Met: The proposed outdoor seating area will meet the regulations in Code as well as the approved Special Use Permit provisions.

- 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 the CBD district, which permits uses with outdoor seating with 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.

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 Met: The applicant is proposing an outdoor seating patio for a new restaurant. The proposed outdoor seating patio is within an existing commercial area and will not detract from the City's small-town character. The outdoor seating will provide a desirable amenity for patrons of the restaurant.

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

Finding is Met: The seating area will be surrounded by black ornamental metal fencing and decorative bollards. Additionally, materials indicate that landscaping will be installed around the perimeter of the seating area. Staff believe that these are high-quality materials and in line with similar uses within the town center and will contribute to creating an attractive outdoor seating area for the private and public realm.

- (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 street network.

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

Not Applicable: No improvements to the site are proposed with the Special Use Permit.

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

Finding is Met: While the proposed use will likely not provide the City with a direct financial benefit, this application will not significantly impact the City's infrastructure or services, resulting in a net fiscal benefit. Additionally, the proposed tenant that will utilize the seating area will provide the city with additional employment opportunities.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the following stipulation:

1. Bollards along the north and south edges of the outdoor seating area shall be spaced a maximum of 48" on-center.

6. Detailed History

1972

The existing building on site was constructed.

2014

City Council approved a Development Plan to allow for the conversion of the site to Commercial and Residential with Resolution CR-09-14.



Grove City Planning Commission SPECIAL USE PERMIT APPLICATION

Please provide the requested
information and submit to:

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

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Doug Grossman Remodel
PROJECT LOCATION: 3909-3911 BROADWAY
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
PARCEL ID NUMBER: 040-000841-00 ACREAGE AFFECTED BY THIS APPLICATION: 500 sq ft
EXISTING ZONING: Commercial EXISTING LAND USE: Commercial/residential
PROPOSED ZONING: Same PROPOSED LAND USE: Same

PROPERTY OWNER INFORMATION

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

Doug Grossman 1788 Killdeer Dr Grove City Ohio 43123
Name Address City, State, Zip
614 560 5981 doug.grossman@gmail.com
Phone Fax Email

APPLICANT INFORMATION

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

Doug Grossman Owner
Name Title Company / Organization
1788 Killdeer Dr Grove City Ohio 43123
Address City State, Zip
614 560 5981 doug.grossman@gmail.com
Phone Fax Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☐

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

Doug Grossman Owner
Name Title Company / Organization
1788 Killdeer Dr Grove City Ohio 43123
Address City State, Zip
614 560 5981 doug.grossman@gmail.com
Phone Fax Email

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

FOR OFFICE USE ONLY

DATE RECEIVED: <u>12/23/24</u>	RECEIVED BY: <u>Natalie Hall</u>	PAYMENT AMOUNT: <u>\$100</u>
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER: <u>2601</u>
PROJECT ID NUMBER: <u>202412230053</u>		

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Doug Grossman Remodel

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

ACREAGE DISTURBED: 500 sq ft TOTAL FLOOR AREA: 500 sq ft

NUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 18'

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

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: _____ ESTIMATED VALUATION OF SITE IMPROVEMENTS: 16000 -

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

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

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

Signature of Current Property Owner: Doug Grossman Date: 12/23/24

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 23 day of December, 2024

Bria Lewis
Official Seal and Signature of Notary Public



Bria Lewis
Notary Public, State of Ohio
Commission #: 2020-RE-813064
My Commission Expires 26-MAR-2025

APPLICANT'S / AUTHORIZED REPRESENTATIVE AFFIDAVIT

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

Signature of Applicant or Authorized Representative: _____ Date: _____

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 20____.

Official Seal and Signature of Notary Public

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee: \$ 100.00

Total Submittal Fee: \$ _____

GROVE CITY 2050 GUIDING PRINCIPLES

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

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



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT



The Planning Commission shall consider approval of applications for special permit uses and forward its recommendations to City Council for their consideration if the following findings are made by the Commission:

- the proposed use shall be harmonious with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- the proposed use shall not adversely affect the use of adjacent property;
- the proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- the proposed use shall be in accordance with the general and specific objectives and the purpose and intent of the zoning code and land use plan and any other plans and ordinances of the City;
- the proposed use complies with the applicable specific provisions and standards of this Code;
- 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;

Please indicate below the type of Special Use Permit being requested:

- | | |
|---|--|
| ☐ Adult Bookstore/Novelty Store | ☐ Dog and Cat Kennels |
| ☐ Adult Entertainment Establishments | ☐ Drive-Thru Stations |
| ☐ Adult Film and Video Tape Sales | ☐ Gasoline Service Stations |
| ☐ Adult Motion Picture Theater | ☐ Group Family Homes |
| ☐ Automobile and Other Motor Vehicle Repair, Services and Garage Automobile Dealers | ☐ Group Multi-Family Homes |
| ☐ Bed and Breakfast Inns | ☐ Mini-Storage Facility |
| ☐ Boarding Houses | ☐ Outdoor Concerts |
| ☐ Car Wash Establishments | ☐ Outdoor Sales and Storage |
| | ☒ Outdoor Seating (eating establishments) |
| ☐ Daycare Centers | ☐ Pet shops (excludes boarding) |
| ☐ Dealers in New and Used motorcycle, motorized bicycle, tricycle and off-road motorized recreational vehicles | ☐ Radio and television antenna or antenna tower (only in IND-1, IND-2, IND-3 or SD-4 District). |
| | ☐ Retail dispensing of medical and recreational marijuana |
| | ☐ Sale, rental, barter or trade of weapons/explosives |

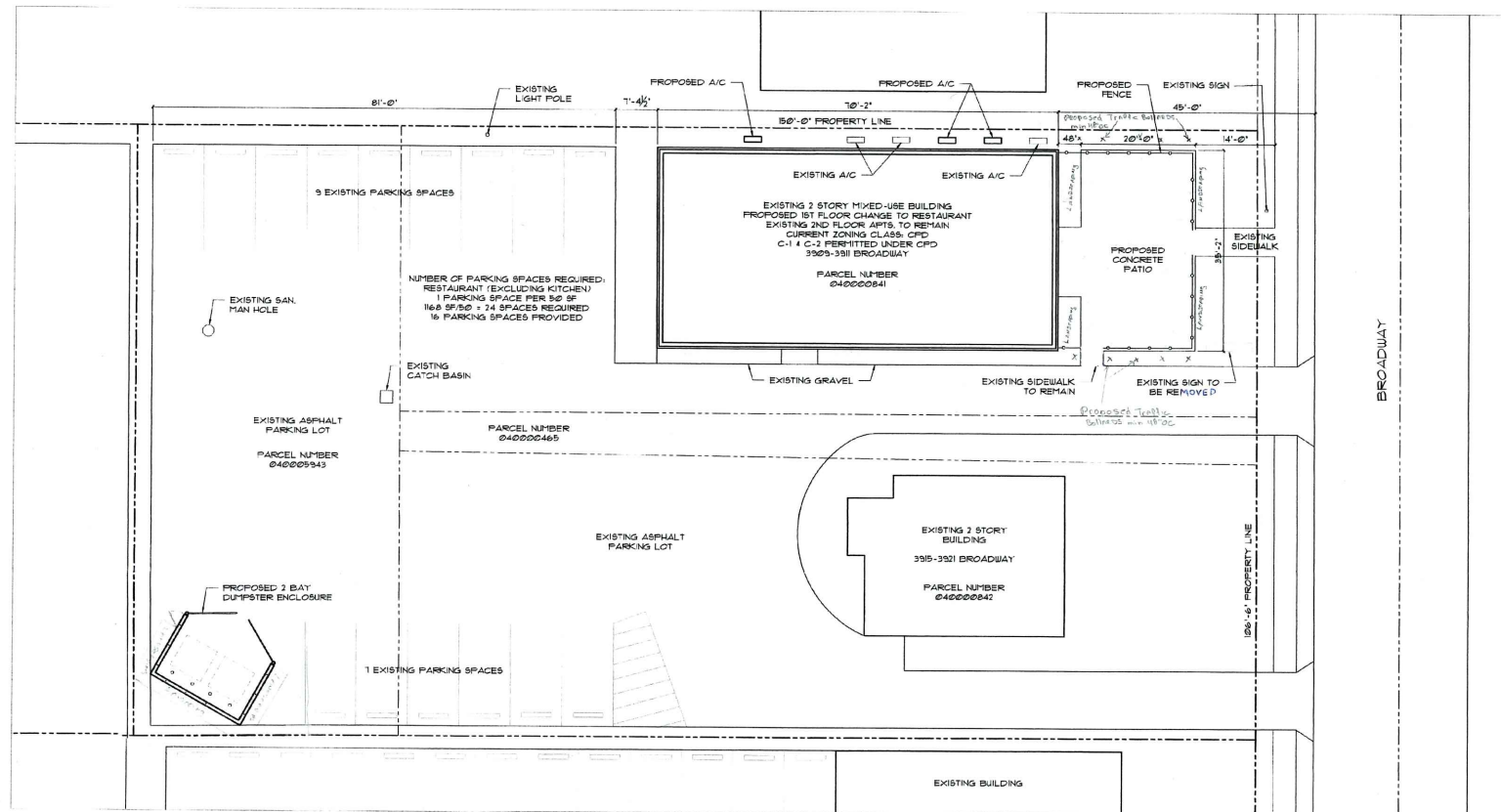
PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- ☒ One signed application and notarized application
- ☒ Appropriate fee (\$100) - **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☒ A project narrative describing the nature of the project as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☒ A metes and bounds legal description and survey, stamped by a certified surveyor of the property
- ☐ A proposed Development Standards Text
- ☒ A site plan showing improvements associated with Special Use

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

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

Received By:
Grove City Development
1/21/25



EXISTING SITE PLAN

GROSSMAN RESTAURANT
3909 - 3911 BROADWAY
GROVE CITY, OHIO 43123



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



APPLICATION # 202412230053

24056
10-23-24

SP1



Received By:
Grove City Development
1/21/25

The Standard Restaurant Group

At The Standard Restaurant Group, we pride ourselves on offering exceptional culinary experiences. Our diverse menu, crafted to ensure that every visit is a memorable one. Join us for a dining experience that combines exquisite flavors with Southern Charm.

The Standard Restaurant Group LLC bringing our passion for Southern Hospitality and cuisine to our hometown Grove City. Service centered around our guests and community with Southern Charm. Our inviting atmosphere, a home away from home, where all are welcome and everyone is family. Broadway Standard will be opening initially serving Grove City residents a hardy elevated Southern Breakfast and Lunch menu 7am – 2:30pm daily. Broadway Standard has plans to extend its operating hours to 9pm for dinner and a full-service ABC licensed bar pairing craft cocktails, wine, and local brews with our diverse menu. Community is everything to The Standard Restaurant Group and partnering with local vendors and businesses keeping jobs and business in Grove City. After a decade in food service industry from Southeastern Oklahoma to Nashville Tennessee, our Chief Operating Officer has dedicated himself to delivering excellence in the hospitality industry with a guest first mentality. Through his leadership we aim to exceed all expectations one would want when visiting our restaurant. Broadway Standard will bring 20-30 new job opportunities for servers, hosts, bartenders, and kitchen staff. Our mission, People are better off for being here, is the foundation we stand on for our employees to empower and embrace our team members so they can succeed at work and at home. Broadway Standard pending inspection will approximately seat 70 guests indoors and is looking to extend to the front of the facility in a patio overlooking beautiful downtown Broadway. This would extend our available seating to the Grove City community by 24-30 seats. Guests are looking for outdoor seating options, where they can enjoy a meal in a natural open air setting.



Received By:
Grove City Development
1/21/25

The Standard Restaurant Group

At The Standard Restaurant Group, we pride ourselves on offering exceptional culinary experiences. Our diverse menu, crafted to ensure that every visit is a memorable one. Join us for a dining experience that combines exquisite flavors with Southern Charm.

Broadway Standard our Southern Cuisine inspired restaurant located at 3909 Broadway Grove City is looking to expand our seating with an outdoor patio. This patio will meet all local safety and aesthetics standards. Bollards will be placed to code along the North and South sides of the Patio, we do not have plans to add any gates to the fencing at walk ways. We have consulted with the city's forester about our greenery plans which will align with current shrubbery, annuals, and perennials continuing the beautification of our community. We currently do not have plans to put planters or hanging baskets in the patio area. Patio will seat up to 40 individuals at ten (4 top tables) providing ample spacing and free walkways. Tables will be black metal aligning with city code and will have solid black or grey umbrellas meeting the current color pallet requirements. Currently we do not plans to mount additional outdoor lighting fixtures. Patio operations will be during normal business hours (7:00am-2:30pm) to start and would extend into dinner hours later as we grow. We will be adding outdoor speakers to provide our guests additional atmosphere while they are visiting during operation hours.

Application #202412230053

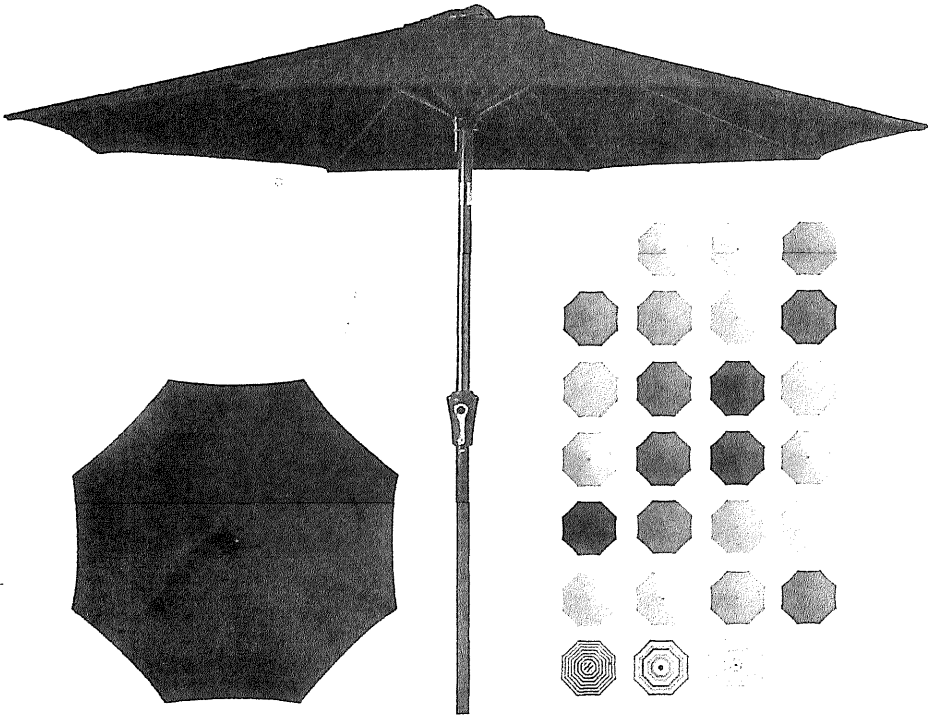
Just a note nothing changed except
we did go from 17' to 20' on the patio
since we are not doing the monument
sign in the grass



BLACK PATIO FURNITURE

JEAREY 9FT Outdoor Patio Umbrella Outdoor
Table Umbrella with Push Button Tilt and
Crank, Market Umbrella 8 Sturdy Ribs UV
Protection Waterproof for Garden, Deck,
Backyard, Pool (Black)

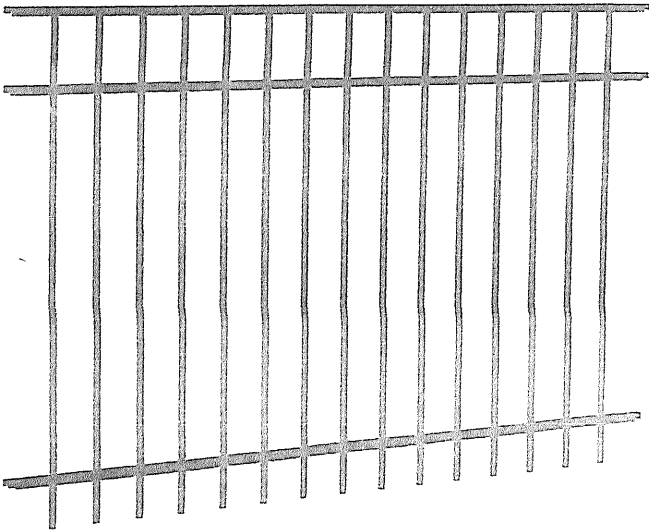
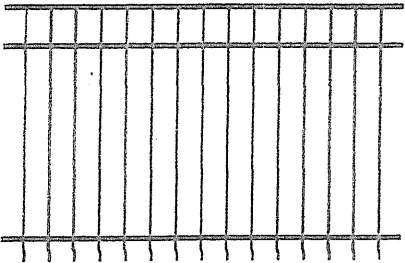
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Grove City Development
1/21/25



Freedom 4-ft H x 6-ft W Black
Aluminum Spaced Picket Flat-top
Decorative Fence Panel

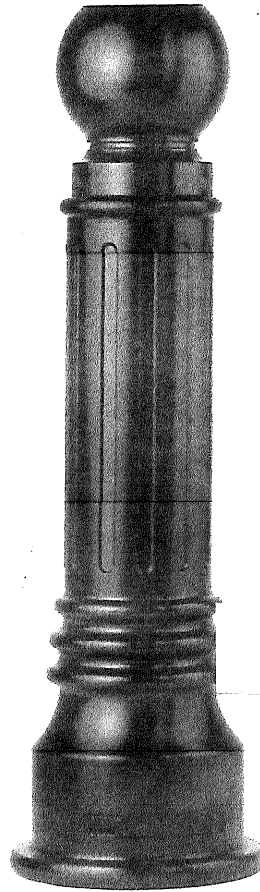
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Grove City Development
1/21/25

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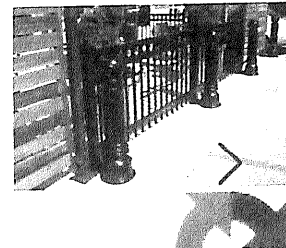
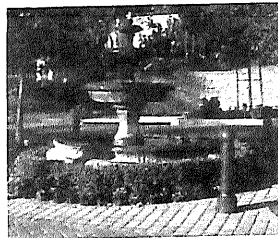
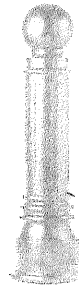




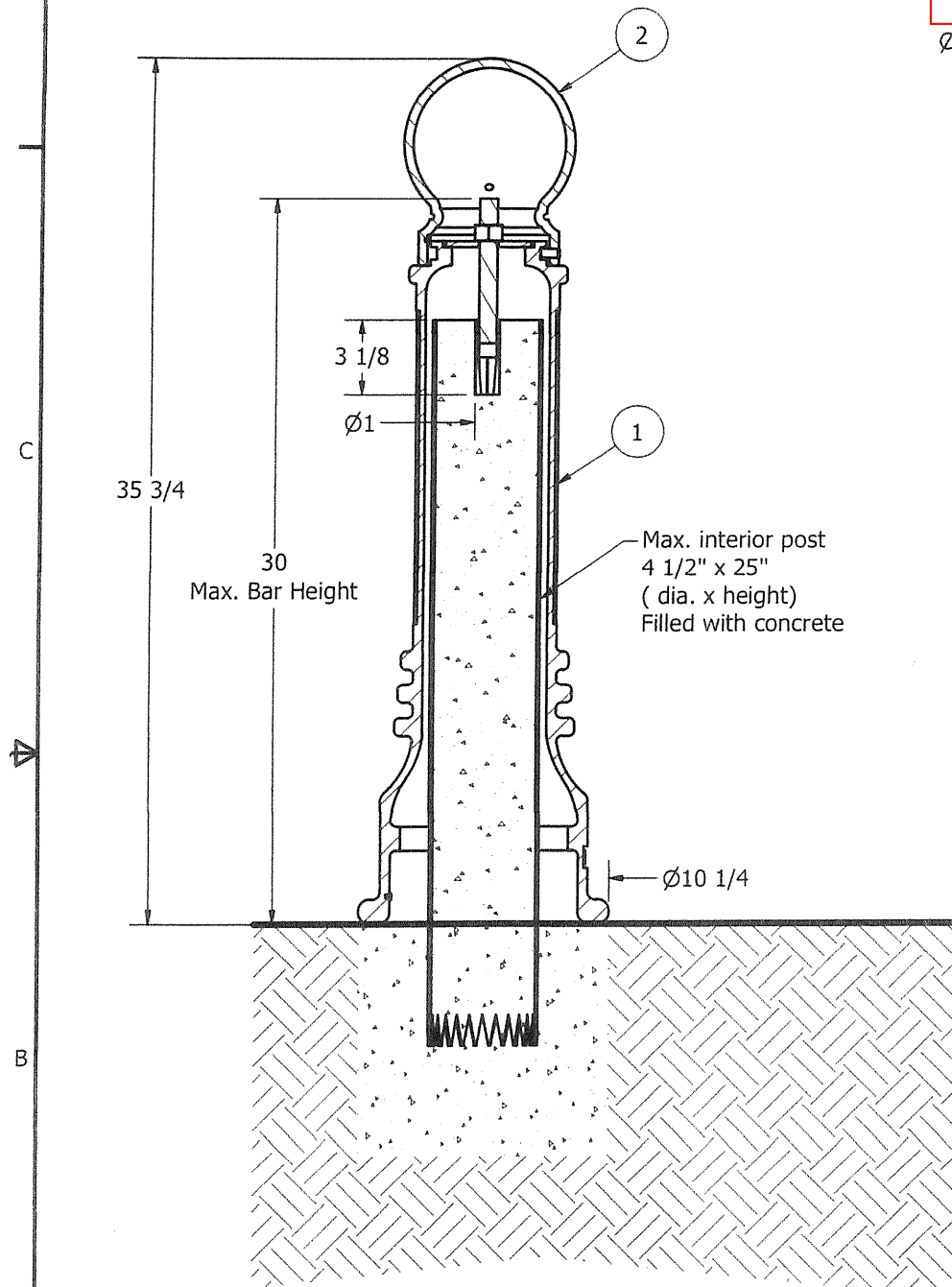
Received By:
Grove City Development
1/21/25



BLACK



[Privacy - Terms](#)



Notes:

- 1) Bollard post is provided as shown. Concrete foundation and/or ins
- 2) Minimum foundation sizes depend on local soil conditions, weather
- 3) Dimensions provided herein is for reference only. Please consult R
- 4) Reliance Foundry reserves the right to amend design and specifica

ITEM	QTY	PART NUMBER	
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 reliance-foundry.com





200607310148858

Pgs: 2 \$28.00 T20060056230
07/31/2006 9:31AM MEPBARRETT EA
Robert G. Montgomery
Franklin County Recorder

WARRANTY DEED

Roy W. Grossman, married of Franklin County, Ohio, grants, with general warranty covenants, to **Barbara R. Grossman and Roy W. Grossman, Trustees of the Roy W. Grossman Trust** dated **July 9, 1991, amended October 1, 1992 and amended and restated November 15, 2005**, whose tax mailing address is 3891 Broadway, Grove City, Ohio 43123-2206, the following **REAL PROPERTY**: Situated in the State of Ohio, in the County of Franklin and in the City of Grove City:

SEE THE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED AS PART OF THIS DEED.

Parcel No. 040-000841-00

Property Address: 3909-3911 Broadway, Grove City, Ohio 43123

Subject to zoning ordinances, legal highways and public rights-of-way, easements, leases, reservations and restrictions of record and the lien of unpaid property taxes and assessments.

Prior Instrument Reference: Instrument No. 200202070036545 of the Official Records of Franklin County, Ohio. Barbara R. Grossman, spouse of the Grantor, releases all rights of dower.

Executed on June 26, 2006.



Roy W. Grossman



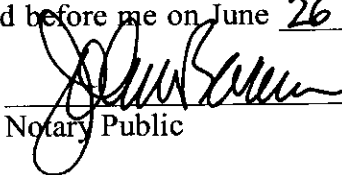
Barbara R. Grossman

State of Ohio
County of Franklin ss:

The foregoing instrument was acknowledged before me on June 26, 2006 by Roy W. Grossman and Barbara R. Grossman.



JOHN W. BARNES
Notary Public, State of Ohio
My Commission Expires 10/4/06



Notary Public

This instrument was prepared by Russell N. Cunningham, Attorney at Law, Barrett, Easterday, Cunningham & Eselgroth LLP, 7269 Sawmill Road, Dublin, Ohio 43016.

After recording, return to: Barrett, Easterday, Cunningham & Eselgroth LLP, 7269 Sawmill Road, Dublin, Ohio 43016.

TRANSFERRED

JUL 28 2006

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

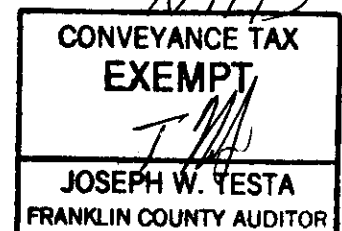
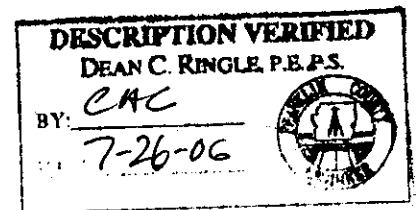


EXHIBIT A

Situated in the County of Franklin in the State of Ohio and the City of Grove City, and bounded and described as follows: Beginning at an iron pipe in the West line of the Columbus-Harrisburg Pike, now called Broadway in the City of Grove City, which iron pipe is located N. 32° 15' E. 58.90 feet from a point at the intersection of said West line with the South line of a certain strip of land 33 feet wide conveyed by Adam Grant to E. A. White by deed shown of record in Deed Book 813, page 335, Records' Office, Franklin County, Ohio; thence from said beginning point N. 32° 15' E., with the West line of said Broadway, 50 feet to a pipe; thence N. 58° 10' W. parallel to and 4.5 feet distance from the North wall of the brick house now standing on this tract, 150 feet to an iron pipe; thence S. 32 ° 15' W. parallel to the West line of said Broadway, 50 feet to an iron pipe; thence S. 58° 10' E. 150 feet to the place of beginning containing .1722 acres.

M-088
ALL OF
(040)
841



Date: 02-11-25
Introduced By: Ms. Anderson
Committee: Safety
Originated By: Mr. Holt
Approved:
Emergency: 30 Days: XX
Current Expense:

No.: C-06-25
1st Reading: 02/18/25
Public Notice: 02/19/25
2nd Reading: 03/03/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-06-25

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF PART THREE OF THE CODIFIED ORDINANCES TO INCREASE THE PENALTIES FOR DISTRACTED DRIVING AND VIOLATIONS IN A CROSSWALK THAT RESULT IN SERIOUS PHYSICAL HARM, INCLUDING PARALYSIS, TO A PERSON

WHEREAS, in 2023, to address distracted driving issues, the City of Grove City enacted Ordinance C-18-23 to prohibit texting while driving; and

WHEREAS, in 2024, the City imposed increased penalties for physical harm or death that occurs to pedestrians while in a crosswalk; and

WHEREAS, the City wishes to increase penalties for serious physical harm, including paralysis.

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

SECTION 1. Section 303.99, titled General Traffic Code Penalties, is hereby amended as follows:

303.99 GENERAL TRAFFIC CODE PENALTIES.

(4) If an offender violates R.C. § 4511.03, 4511.051, 4511.12, 4511.121, 4511.132, 4511.21, 4511.211, 4511.213, 4511.22, 4511.23, 4511.25, 4511.26, 4511.27, 4511.28, 4511.29, 4511.30, 4511.31, 4511.32, 4511.33, 4511.34, 4511.35, 4511.36, 4511.37, 4511.38, 4511.39, 4511.40, 4511.41, 4511.42, 4511.43, 4511.431, 4511.44, 4511.441, 4511.451, 4511.46, 4511.47, 4511.54, 4511.55, 4511.57, 4511.58, 4511.59, 4511.60, 4511.61, 4511.64, 4511.71, 4511.711, 4511.712, 4511.713, 4511.72, or 4511.73, or any substantially equivalent municipal ordinance, while distracted and the distracting activity is a contributing factor to the commission of the violation, and results in **serious physical harm, including paralysis or** the death of a person, a Misdemeanor of the First Degree.

SECTION 2. Section 371.01, titled Right-Of-Way in Crosswalk, is hereby amended as follows:

(h) If the offender commits the offense and it results in **serious physical harm, including paralysis or** the death of a person, a misdemeanor of the first degree.

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

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 02-11-25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Boso
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-07-25
1st Reading: 02/18/25
Public Notice: 02/19/25
2nd Reading: 03/03/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-07-25

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE CONSTRUCTION OF VARIOUS SIDEWALKS IN THE CITY OF GROVE CITY, OHIO

WHEREAS, this Council did, on June 3, 2024 duly adopt Resolution CR-22-24 declaring the necessity of constructing certain sidewalks in front of properties abutting Grant Avenue, Park Street, Midland Street, Front Street, Lincoln Avenue, Curtis Avenue, & Elm Street, in accordance with Ohio Revised Code Section 729; and

WHEREAS, the City of Grove City has subsequently constructed that portion of such sidewalks which were not constructed by the owners of the property abutting thereon; and

WHEREAS, a list of the estimated assessments of the total cost of said construction, and that portion being paid by the City, has been prepared and placed on file in the office of the Clerk of this Council; and

WHEREAS, notice was published in accordance with State Law and no objections were filed with respect to the estimated assessments.

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

SECTION 1. The list of estimated assessments of the cost of constructing certain sidewalks in the City of Grove City, Ohio as provided for in said Resolution CR-22-24 heretofore reported to this Council and now on file in the office of the Clerk of this Council, and aggregating in the amounts as shown on the attached exhibit for the sidewalks be and the same hereby are adopted and confirmed.

SECTION 2. The several amounts of said assessments, as foresaid, be and the same hereby are assessed and levied upon the lots and lands bounding and abutting upon said improvements.

SECTION 3. It is hereby determined that said assessments, as aforesaid, do not exceed the special benefits resulting from said improvements and do not exceed any statutory limitation.

SECTION 4. The Clerk of this Council be and she hereby is authorized and directed to continue on file in her office a list of said assessments and the description of said lots and lands.

SECTION 5. The total assessment against each lot and parcel of land shall be payable in cash to the Director of Finance of said City within thirty days after the passage of this ordinance, or, at the option of the property owner, assessed in twenty (20) annual installments. All assessments and installments thereof which have not been paid at the expiration of said thirty-day period shall be certified by the Clerk of this Council to the County Auditor to be placed by him on the tax duplicate and collected at the same time and in the same manner as other taxes are collected, as provided by law.

SECTION 6. The Clerk of this Council be and she hereby is authorized and directed to cause notice of the passage of this ordinance to be published in the manner provided by law.

SECTION 7. The Clerk of this Council be and she hereby is authorized and directed to cause notice of the levy of these assessments herein provided for to be filed with the County Auditor within forty-five days following the passage of this ordinance.

SECTION 8. This Legislative Authority hereby finds and determines that all formal actions taken relative to the adoption of this ordinance were taken in an open meeting of this legislative authority, and that all deliberations of this legislative authority and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 9. 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

EXHIBIT A

**2024 SIDEWALK PROGRAM
PROPERTY SUMMARY FINAL COST
OF SPECIAL ASSESSMENT**

Address	Parcel ID	Total Construction Cost	Final/Actual City Construction Cost	Final/Actual Assessment (Resident) Construction Cost
3909 CURTIS AVE	040-000164	\$ 8,978.15	\$ 7,782.95	\$ 1,195.20 Paid in Full
3886 ELM ST	040-000894	\$ 3,363.75	\$ 1,681.88	\$ 1,681.88
ELM ST	040-000235	\$ 5,364.75	\$ 5,364.75	\$ -
3927-3937 FRONT ST	040-000758	\$ 9,524.70	\$ 5,369.10	\$ 4,155.60
3939-3947 FRONT ST	040-000088	\$ 3,041.65	\$ 1,827.43	\$ 1,214.23
3989 FRONT ST	040-000912	\$ 292.00	\$ 146.00	\$ 146.00
4011 FRONT ST	040-000771	\$ 6,490.70	\$ 4,509.10	\$ 1,981.60
3466 GRANT AVE	040-000776	\$ 7,275.50	\$ 4,185.88	\$ 3,089.63
3484 GRANT AVE	040-000127	\$ 350.40	\$ 175.20	\$ 175.20
3487-489 GRANT AVE	040-000793	\$ 292.00	\$ 146.00	\$ 146.00
3490 GRANT AVE	040-000064	\$ 591.00	\$ 295.50	\$ 295.50
3495 GRANT AVE	040-000433	\$ 358.80	\$ 179.40	\$ 179.40
3498 GRANT AVE	040-000124	\$ 350.40	\$ 175.20	\$ 175.20
3507 GRANT AVE	040-000255	\$ 233.60	\$ 116.80	\$ 116.80
3508 GRANT AVE	040-000600	\$ 1,168.00	\$ 584.00	\$ 584.00
3509 GRANT AVE	040-000266	\$ -	\$ -	\$ -
3520 GRANT AVE	040-000775	\$ 9,361.75	\$ 7,646.25	\$ 1,715.50
3523 GRANT AVE	040-000080	\$ 10,409.75	\$ 8,316.13	\$ 2,093.63
3530 GRANT AVE	040-000769	\$ 9,076.65	\$ 7,733.45	\$ 1,343.20
3533 GRANT AVE	040-000021	\$ 6,262.25	\$ 5,532.25	\$ 730.00
3536 GRANT AVE	040-000770	\$ 1,693.60	\$ 846.80	\$ 846.80
3542 GRANT AVE	040-000439	\$ 1,460.00	\$ 730.00	\$ 730.00
3547 GRANT AVE	040-000754	\$ 1,168.00	\$ 584.00	\$ 584.00
3548-3550 GRANT AVE	040-000477	\$ 292.00	\$ 146.00	\$ 146.00
3551 GRANT AVE	040-000003	\$ 2,920.00	\$ 1,460.00	\$ 1,460.00
3557 GRANT AVE	040-000755	\$ 1,576.80	\$ 788.40	\$ 788.40
3560 GRANT AVE	040-000753	\$ 682.10	\$ 341.05	\$ 341.05
3563 GRANT AVE	040-000437	\$ 876.00	\$ 438.00	\$ 438.00
3566 GRANT AVE	040-000093	\$ 803.00	\$ 401.50	\$ 401.50
3572 GRANT AVE	040-000752	\$ 1,422.60	\$ 711.30	\$ 711.30
3589 GRANT AVE	040-000765	\$ 8,635.35	\$ 7,453.05	\$ 1,182.30
3590 GRANT AVE	040-000157	\$ 5,234.80	\$ 4,701.90	\$ 532.90
3598 GRANT AVE	040-000033	\$ 8,479.00	\$ 6,946.00	\$ 1,533.00
3601 GRANT AVE	040-000158	\$ 7,204.00	\$ 6,839.00	\$ 365.00
3602 GRANT AVE	040-000762	\$ 876.00	\$ 438.00	\$ 438.00
3614 GRANT AVE	040-000421	\$ 292.00	\$ 146.00	\$ 146.00
3615 GRANT AVE	040-000411	\$ 233.60	\$ 116.80	\$ 116.80

Address	Parcel ID	Total Construction Cost	Actual City Construction Cost	Actual Assessment (Resident) Construction Cost
3618 GRANT AVE	040-000457	\$ 1,999.00	\$ 999.50	\$ 999.50
3624 GRANT AVE	040-000206	\$ 2,861.60	\$ 1,430.80	\$ 1,430.80
3627-3631 GRANT AVE	040-000028	\$ 5,208.90	\$ 2,604.45	\$ 2,604.45
3632 GRANT AVE	040-003125	\$ 876.00	\$ 438.00	\$ 438.00
3638 GRANT AVE	040-000204	\$ 292.00	\$ 146.00	\$ 146.00
3641-43 GRANT AVE	040-000049	\$ 292.00	\$ 146.00	\$ 146.00
3644 GRANT AVE	040-000205	\$ 525.60	\$ 146.00	\$ 379.60
GRANT AVE	040-017860	\$ 233.60	\$ 116.80	\$ 116.80
3914 LINCOLN AVE	040-000447	\$ 1,103.75	\$ 551.88	\$ 551.88
3963-3965 LINCOLN AVE	040-005931	\$ 3,130.75	\$ 1,565.38	\$ 1,565.38
3569 MIDLAND ST	040-000427	\$ 876.00	\$ 438.00	\$ 438.00
3532 MIDLAND ST	040-000048	\$ 876.00	\$ 438.00	\$ 438.00
3544-546 MIDLAND ST	040-000420	\$ 1,168.00	\$ 1,168.00	\$ -
3550 MIDLAND ST	040-000026	\$ 2,044.00	\$ 1,898.00	\$ 146.00
3556 MIDLAND ST	040-000798	\$ 1,175.00	\$ 879.50	\$ 295.50
3561 MIDLAND ST	040-000470	\$ 2,051.00	\$ 1,463.50	\$ 587.50
3562 MIDLAND ST	040-000059	\$ 876.00	\$ 584.00	\$ 292.00
3566 MIDLAND ST	040-000802	\$ 817.60	\$ 817.60	\$ -
3575 MIDLAND ST	040-000766	\$ 299.00	\$ 149.50	\$ 149.50
3578 MIDLAND ST	040-000019	\$ 7,110.30	\$ 5,942.30	\$ 1,168.00
3583 MIDLAND ST	040-000135	\$ 13,893.00	\$ 11,922.00	\$ 1,971.00
3590 MIDLAND ST	040-000085	\$ 9,408.85	\$ 8,452.55	\$ 956.30
3597 MIDLAND ST	040-000069	\$ 5,646.45	\$ 5,135.45	\$ 511.00
3600 MIDLAND ST	040-000084	\$ 1,752.00	\$ 876.00	\$ 876.00
3603-3615 MIDLAND ST	040-000068	\$ 1,460.00	\$ 1,168.00	\$ 292.00
3608 MIDLAND ST	040-000086	\$ 1,233.40	\$ 937.90	\$ 295.50
3614 MIDLAND ST	040-000160	\$ 292.00	\$ 146.00	\$ 146.00
3619 MIDLAND ST	040-000156	\$ 2,350.00	\$ 1,321.00	\$ 1,029.00
3623 MIDLAND ST	040-000781	\$ 1,226.40	\$ 613.20	\$ 613.20
3626 MIDLAND ST	040-000079	\$ 292.00	\$ 146.00	\$ 146.00
3627 MIDLAND ST	040-000784	\$ 1,175.00	\$ 1,025.50	\$ 149.50
3632 MIDLAND ST	040-000047	\$ 876.00	\$ 438.00	\$ 438.00
3633 MIDLAND ST	040-000785	\$ 584.00	\$ 292.00	\$ 292.00
3638 MIDLAND ST	040-000408	\$ 584.00	\$ 584.00	\$ -
3644 MIDLAND ST	040-000429	\$ 7,842.70	\$ 7,623.70	\$ 219.00
3649 MIDLAND ST	040-000276	\$ 7,882.00	\$ 7,590.00	\$ 292.00 Paid in Full
3656 MIDLAND ST	040-000767	\$ 8,725.55	\$ 8,397.05	\$ 328.50 Paid in Full
3661 MIDLAND ST	040-000018	\$ 10,955.25	\$ 10,152.25	\$ 803.00
3662 MIDLAND ST	040-000229	\$ 817.60	\$ 554.80	\$ 262.80
3668 MIDLAND ST	040-000407	\$ 897.00	\$ 448.50	\$ 448.50
3669 MIDLAND ST	040-000213	\$ 3,007.80	\$ 2,087.90	\$ 919.90
3674 MIDLAND AVE	040-008036	\$ 292.00	\$ 146.00	\$ 146.00
3675 MIDLAND ST	040-000214	\$ 1,284.80	\$ 642.40	\$ 642.40
3680 MIDLAND AVE	040-000186	\$ 883.00	\$ 441.50	\$ 441.50

Address	Parcel ID Pag	Total Construction Cost	Actual City Construction Cost	Actual Assessment (Resident) Construction Cost
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3683 MIDLAND ST	040-000423	\$ 876.00	\$ 876.00	\$ -
3686 MIDLAND ST	040-000074	\$ 2,058.00	\$ 1,175.00	\$ 883.00
3689 MIDLAND ST	040-000155	\$ 876.00	\$ 876.00	\$ -
3690-3692 MIDLAND AVE	040-000210	\$ 1,752.00	\$ 876.00	\$ 876.00
3698 MIDLAND ST	040-000063	\$ 584.00	\$ 584.00	\$ -
3699 MIDLAND ST	040-000004	\$ 4,920.50	\$ 3,971.50	\$ 949.00
3708 MIDLAND AVE	040-000260	\$ 2,139.75	\$ 1,701.75	\$ 438.00
MIDLAND ST	040-001040	\$ 1,168.00	\$ 1,168.00	\$ -
3583 PARK ST	040-000162	\$ 1,759.00	\$ 879.50	\$ 879.50
3593 PARK ST	040-000422	\$ 591.00	\$ 295.50	\$ 295.50
3496 W PARK ST	040-001463	\$ 4,708.65	\$ 3,241.20	\$ 1,467.45
3501-3503 PARK ST	040-000099	\$ 9,355.80	\$ 5,941.65	\$ 3,414.15
3502 W PARK ST	040-000535	\$ 1,752.00	\$ 1,460.00	\$ 292.00
3506 W PARK ST	040-000152	\$ -	\$ -	\$ -
3509 PARK ST	040-000144	\$ 292.00	\$ 146.00	\$ 146.00
3511-3515 PARK ST	040-000147	\$ -	\$ -	\$ -
3514-3516 W PARK ST	040-000013	\$ 650.80	\$ 325.40	\$ 325.40
3519 PARK ST	040-000458	\$ 1,115.20	\$ 995.60	\$ 119.60
3520 PARK ST	040-000187	\$ 2,238.80	\$ 1,119.40	\$ 1,119.40
3525 PARK ST	040-000023	\$ 584.00	\$ 292.00	\$ 292.00
3530 W PARK ST	040-000436	\$ 292.00	\$ 292.00	\$ -
3538 W PARK ST	040-000017	\$ -	\$ -	\$ -
3541 PARK ST	040-000043	\$ -	\$ -	\$ -
3542 W PARK ST	040-000491	\$ 584.00	\$ 292.00	\$ 292.00
3547 PARK ST	040-000409	\$ 876.00	\$ 876.00	\$ -
3548 W PARK ST	040-000022	\$ 3,532.50	\$ 3,532.50	\$ -
3553 PARK ST	040-000036	\$ 6,124.25	\$ 5,717.50	\$ 406.75
3558 PARK ST	040-000434	\$ 12,026.70	\$ 8,483.10	\$ 3,543.60
3565 PARK ST	040-000410	\$ 5,730.20	\$ 4,547.60	\$ 1,182.60
3570 PARK ST	040-000030	\$ 1,721.60	\$ 860.80	\$ 860.80
3576 W PARK ST	040-000201	\$ 2,336.00	\$ 1,168.00	\$ 1,168.00
3583 W PARK ST	040-000281	\$ 1,115.20	\$ 995.60	\$ 119.60
3587 PARK ST	040-000768	\$ 292.00	\$ 146.00	\$ 146.00
3588 W PARK ST	040-000778	\$ 584.00	\$ 584.00	\$ -
3590 W PARK ST	040-000223	\$ 598.00	\$ 299.00	\$ 299.00
3594 PARK ST	040-000225	\$ 1,481.00	\$ 890.00	\$ 591.00
3599 PARK ST	040-000459	\$ 292.00	\$ 146.00	\$ 146.00
3600 PARK ST	040-000134	\$ 1,168.00	\$ 584.00	\$ 584.00
3605 PARK ST	040-000460	\$ 584.00	\$ 292.00	\$ 292.00
3606 PARK ST	040-000209	\$ 999.80	\$ 499.90	\$ 499.90
3610 W PARK ST	040-000095	\$ 876.00	\$ 730.00	\$ 146.00
3615 PARK ST	040-000006	\$ 5,275.50	\$ 4,502.00	\$ 773.50
3624 W PARK ST	040-000165	\$ 2,263.00	\$ 1,569.50	\$ 693.50
3630 PARK ST	040-000185	\$ 1,065.00	\$ 532.50	\$ 532.50
Address	Parcel ID	Total Construction Cost	Actual City Construction Cost	Actual Assessment (Resident) Construction Cost
3636 W PARK ST	040-000035	\$ 1,422.60	\$ 711.30	\$ 711.30
3641 PARK ST	040-000783	\$ 876.00	\$ 438.00	\$ 438.00

3642 W PARK ST	040-000101	\$ 598.00	\$ 299.00	\$ 299.00
3646 W PARK ST	040-000486	\$ 1,421.20	\$ 1,002.60	\$ 418.60
3649 PARK ST	040-000151	\$ 2,031.20	\$ 1,336.80	\$ 694.40
3650-3652 PARK ST	040-000487	\$ -	\$ -	\$ -
3653 PARK ST	040-000428	\$ 1,475.40	\$ 737.70	\$ 737.70
3656 W PARK ST	040-000474	\$ 2,581.60	\$ 1,436.80	\$ 1,144.80
3659 PARK ST	040-001032	\$ 1,189.00	\$ 594.50	\$ 594.50
3662 W PARK ST	040-000245	\$ 292.00	\$ 146.00	\$ 146.00
3665 PARK ST	040-000275	\$ 1,593.60	\$ 796.80	\$ 796.80
3666 PARK ST	040-000087	\$ 2,072.00	\$ 1,036.00	\$ 1,036.00
3671 PARK ST	040-000029	\$ 1,576.80	\$ 788.40	\$ 788.40
3677 PARK ST	040-000062	\$ 1,832.80	\$ 1,208.40	\$ 624.40
3683 PARK ST	040-000240	\$ 292.00	\$ 146.00	\$ 146.00
PARK ST	040-000605	\$ 584.00	\$ 438.00	\$ 146.00
PARK ST	040-006682	\$ 883.00	\$ 587.50	\$ 295.50

Date: 01-27-25
Introduced By: Mr. Wilson
Committee: Admin.
Originated By: Mr. Boso
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-03-25
1st Reading: 02/03/25
Public Notice: 02/04/25
2nd Reading: 02/18/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-03-25

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

WHEREAS, a review of Chapter 161 of the Codified Ordinances has been conducted by the City Administrator; and

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

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

SECTION 1. Section 161.10 is hereby amended, in part, as shown in Exhibit "A", attached hereto and made a part hereof.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

C-03-25

EXHIBIT "A"

161.10 EMPLOYEE STATUS, NUMBER OF EMPLOYEES PER DEPARTMENT, PAY GRADES.

Job#	Organization Identification	Job Title	FLSA Exemption	Classification Plan	FTE Max. Number	Pay Grade	Minimum/Maximum
<u>0511</u>	City Council	Clerk of Council	E	U	1	Set by Ordinance	
<u>0512</u>	City Council	Deputy Clerk of Council	<u>E</u>	U	1	5	\$23.76 - 41.45
1111	Administration	Administrative Assistant/City Administrator	E	U	1		<u>\$155,000-215,000</u>
1112	Administration	Deputy City Administrator	E	U	2		\$141,000 - 201,000
1211	Administration	Community Relations Division Chief	E	C	1	11	\$48.00 - 77.00
1311	Administration	Community Relations Division Specialist	N	C	3	6	\$26.13 - 45.59
1312	Administration	Court Account Specialist	N	C	1	CBA	
1313	Administration	Human Resource Coordinator	E	C	2	7	\$28.75 - 50.15
1512	Administration	Executive and Commissions Assistant	N	C	1	7	\$28.75 - 50.15
1513	Administration	Court Account Clerk	N	C	2	CBA	
<u>1514</u>	<u>Administration</u>	<u>Administrative Secretary 1</u>	<u>N</u>	<u>C</u>	<u>2</u>	<u>4</u>	<u>\$21.60 - 37.68</u>
1551	All	Part Time	N	U	N/A	<u>1-2-3</u>	<u>\$15.00 – 48.00</u>
1611	Administration	Human Resource Division Chief	E	C	1	11	\$48.00 - 77.00
2111	Finance	Finance Director	E	U	1	12	\$51.00 - 80.00
2211	Finance	Finance Deputy Director	N	C	1	9	\$34.78 - 60.68
2512	Finance	Payroll Specialist	N	C	1	7	\$28.75 - 50.15
2513	Finance	Accounting Assistant and Tax Administrator	N	C	1	7	\$28.75 - 50.15

2514	Finance	Finance Budget and Accounts Payable	N	C	1	7	\$28.75 - 50.15
3111	Information Systems	Information Systems Director	E	U	1	12	\$51.00 - 80.00
3211	Information Systems	Information Systems Deputy Director	E	C	2	9	\$34.78 - 60.68
<u>3212</u>	<u>Information Systems</u>	<u>Security and Infrastructure Administrator</u>	<u>E</u>	<u>C</u>	<u>1</u>	<u>9</u>	<u>\$34.78-60.68</u>
3311	Information Systems	Information Systems Coordinator	N	C	4	8	\$31.62 - 55.16
3452	Information Systems	Data Administrator	N	C	1	8	\$31.62 - 55.16
3453	Information Systems	Data Analyst	N	C	1	7	\$28.75 - 50.15
4111	Law	Law Director	E	U	1	Set by Ordinance	
5111	Parks and Recreation	Parks and Recreation Director	E	U	1	12	\$51.00 - 80.00
5211	Parks and Recreation	Parks and Recreation Deputy Director	E	C	1	9	\$34.78 - 60.68
5311	Parks and Recreation	Parks and Recreation Supervisor	N	C	8	6	\$26.13 - 45.59
5312	Parks and Recreation	Parks and Recreation Coordinator	N	C	6	5	\$23.76 - 41.45
<u>5313</u>	<u>Parks and Recreation</u>	<u>Parks and Recreation Specialist</u>	<u>N</u>	<u>C</u>	<u>4</u>	<u>4</u>	<u>\$21.60-37.86</u>
5511	Parks and Recreation	Administrative Secretary I	N	C	3	4	\$21.60 - 37.68
6111	Service	Public Service Director	E	U	1	12	\$51.00 - 80.00
6211	Service	Public Service Deputy Director	E	C	1	9	\$34.78 - 60.68
6212	Service	Public Service Superintendent	E	C	1	8	\$31.62 - 55.16
6411	Service	Urban Forestry Supervisor	N	C	1	7	\$28.75 - 50.15
6412	Service	Urban Forestry Arborist	N	C	1	6	\$26.13 - 45.59
6511	Service	Service Executive Assistant	N	C	1	6	\$26.13 - 45.59

6512	Service	Administrative Secretary I	N	C	1	4	\$21.60 - 37.68
6611	Service	Service Manager	N	C	1	8	\$31.62 - 55.16
6612	Service	Park Maintenance Supervisor	N	C	1	7	\$28.75 - 50.15
<u>6613</u>	<u>Service</u>	<u>Fleet Maintenance Supervisor</u>	<u>N</u>	<u>C</u>	<u>1</u>	<u>7</u>	<u>\$28.75 - 50.15</u>
6614	Service	Facility Maintenance Supervisor	N	C	1	7	\$28.75 - 50.15
6615	Service	Service Technician	N	C	<u>25</u>	CBA	
6616	Service	Crew Leader	N	C	<u>5</u>	6	\$26.13 - 45.59
6617	Service	Facility Maintenance Technician	N	C	3	5	\$23.76 - 41.45
6618	Service	Facility Services Housekeeping Coordinator	N	C	1	6	\$26.13 - 45.59
6619	Service	Facility Housekeeping Technician	N	C	<u>3</u>	5	\$23.76 - 41.45
7111	Development	Development Director	E	U	1	12	\$51.00 - 80.00
7312	Development	Community Development Manager	N	C	1	8	\$31.62 - 55.16
7313	Development	Planner	N	C	2	6	\$26.13 - 45.59
7314	Development	Economic Development Specialist	N	C	1	5	\$23.76 - 41.45
7315	Development	Economic Development Manager	N	C	1	8	\$31.62 - 55.16
7355	Development	Senior Planner	N	C	1	7	\$28.75 - 50.15
<u>7512</u>	<u>Development</u>	<u>Administrative Secretary I</u>	<u>N</u>	<u>C</u>	<u>2</u>	<u>4</u>	<u>\$21.60 - 37.68</u>
8111	Safety	Safety Director	E	U	1	12	\$51.00 - 80.00
8112	Safety - Buildings	Building Chief Official	E	C	1	11	\$48.00 - 77.00
8211	Safety - Buildings	Planning and Zoning Manager	N	C	1	6	\$26.13 - 45.59
8213	Safety - Buildings	Inspection Manager	N	C	1	7	\$28.75 - 50.15
8311	Safety- Buildings	Building Plans Examiner	N	C	1	8	\$31.62 - 55.16

8351	Safety - Buildings	Building Master Plans Examiner	N	C	1	8	\$31.62 - 55.16
8411	Safety - Buildings	Inspector	N	C	5	6	\$26.13 - 45.59
8511	Safety - Buildings	Building Account Clerk	N	C	1	CBA	\$17.46 - 29.96 (thru 4/24/24)
8512	Safety - Buildings	Accounts and Systems Coordinator	N	C	1	4	\$21.60 - 37.68
8513	Safety - Buildings	Building Permit Coordinator	N	C	1	4	\$21.60 - 37.68
8514	Safety - Buildings	Property Maintenance Inspector	N	C	3	6	\$26.13 - 45.59
9111	Safety - Police	Police Chief	E	C	1		\$74.00 - 82.50
9212	Safety - Police	Police Lieutenant	N	C	3	CBA	
9411	Safety - Police	9-1-1 Public Safety Communications Manager	E	C	1	7	\$28.75 - 50.15
9412	Safety - Police	9-1-1 Public Safety Communications Supervisor	N	C	3	CBA	
9413	Safety - Police	9-1-1 Public Safety Communications Dispatcher	N	C	14	CBA	
9511	Safety - Police	Police Executive Assistant	N	C	1	6	\$26.13 - 45.59
9512	Safety - Police	Police Account Clerk	N	C	2	CBA	
9514	Safety - Police	Records Specialist	N	C	1	5	\$23.76 - 41.45
9515	Safety - Police	Professional Standards Support	N	C	1	5	\$23.76 - 41.45
9516	Safety - Police	Community Relations Supervisor	N	C	1	6	\$26.13 - 45.59
9517	Safety - Police	Division Analyst	N	C	3	5	\$23.76 - 41.45
9911	Safety - Police	Police Sergeant	N	C	8	CBA	
9912	Safety - Police	Police Officer	N	C	59	CBA	