



## GROVE CITY, OHIO - CITY COUNCIL Agenda

April 7, 2025

7:00 PM

4035 Broadway

5:30 p.m. - Council Discussion - Form of Government

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|               |           |                     |                             |
|---------------|-----------|---------------------|-----------------------------|
| Call to Order | Roll Call | Approval of Minutes | Welcome & Reading of Agenda |
|---------------|-----------|---------------------|-----------------------------|

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### LANDS:

|                          |                                                                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Ordinance C-10-25</u> | Approve a Special Use Permit for a Marijuana Dispensary for Ohio Cannabis Company located at 1947 Stringtown Road. Second reading and public hearing. |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|

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### SERVICE:

|                          |                                                                      |
|--------------------------|----------------------------------------------------------------------|
| <u>Ordinance C-11-25</u> | Vacate a Sanitary Sewer Easement. Second reading and public hearing. |
|--------------------------|----------------------------------------------------------------------|

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### FINANCE:

|                          |                                                                                                                       |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <u>Ordinance C-12-25</u> | Authorize the City Administrator to convey Excess Property that is no longer needed for City business. First reading. |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------|

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### PARKS:

|                            |                                                                                                                            |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <u>Resolution CR-12-25</u> | Appoint members to the Site Selection Committee and the Finance Committee for the proposed City-operated Community Center. |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------|

|                            |                                                                                  |
|----------------------------|----------------------------------------------------------------------------------|
| <u>Resolution CR-13-25</u> | Name the West Pavilion at the Park @ Beulah the "Charles W. Boso, Jr. Pavilion". |
|----------------------------|----------------------------------------------------------------------------------|

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|                       |                                           |         |
|-----------------------|-------------------------------------------|---------|
| Call for New Business | Call for Dept. Reports & Closing Comments | Adjourn |
|-----------------------|-------------------------------------------|---------|

|                |                      |
|----------------|----------------------|
| <u>ON FILE</u> | Minutes of: 03-17-25 |
|----------------|----------------------|

Date: 03/12/25  
Introduced By: Ms. Burroughs  
Committee: Lands  
Originated By: Plan. Comm.  
Sponsor: \_\_\_\_\_  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No.: C-10-25  
1st Reading: 03/17/25  
Public Notice: 03/18/25  
2nd Reading: 04/07/25  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-10-25

### 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 March 04, 2025, 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)A It 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

Date: 03/12/25  
Introduced By: Mr. Dew  
Committee: Service  
Originated By: Mr. Smith  
Approved: Mr. Boso  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No.: C-11-25  
1st Reading: 03/17/25  
Public Notice: 03/18/25  
2nd Reading: 04/07/25  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-11-25

### AN ORDINANCE TO VACATE A SANITARY SEWER EASEMENT

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WHEREAS, in 1988, City Council approved a Development Plan for the Southampton Apartments located at the intersection of Hoover Road and Royal Meadow Lane; and

WHEREAS, as part of this project, the developer granted the City sanitary sewer easements; and

WHEREAS, those sanitary sewer easements were never used and are not needed for a municipal purpose; and

WHEREAS, the property owner has submitted a written request to have said easement vacated; and

WHEREAS, Council is satisfied there is good cause for the vacation of said portion of the sanitary sewer easements and it will not be detrimental to the general interest of the public.

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

SECTION 1. The sanitary sewer easement as depicted and described in Exhibit A is hereby vacated.

SECTION 2. This Ordinance shall take effect and be in force from and after the earliest date permitted by law.

\_\_\_\_\_  
Christina 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

**LEGAL DESCRIPTION**  
**0.134 ACRE EASEMENT VACATION**

Situated in the State of Ohio, County of Franklin, City of Grove City, being in Virginia Military Survey No. 6839, and being part of SOUTHAMPTON CONDOMINIUM as delineated in Condominium Plat Book 305, Page 166, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**COMMENCING** at the southwesterly corner of said SOUTHAMPTON CONDOMINIUM and also being on the easterly right-of-way line of Hoover Road (width varies);

Thence along the southerly line of said SOUTHAMPTON CONDOMINIUM, South 85°25'04" East, 178.26 feet to a point;

Thence leaving said southerly line and across said SOUTHAMPTON CONDOMINIUM, North 04°34'56" East, 19.40 feet to the southwesterly corner of a 20 foot wide sanitary easement as conveyed to the City of Grove City, Ohio in Official Record 11004, Page D04 and being the **TRUE POINT OF BEGINNING**;

Thence continuing across said SOUTHAMPTON CONDOMINIUM and along said sanitary sewer easement, for the following two (2) courses:

- 1) North 22°43'19" East, 127.74 feet to a corner of said sanitary sewer easement;
- 2) South 86°46'41" East, 177.74 feet to a corner of said sanitary sewer easement;

Thence continuing across said SOUTHAMPTON CONDOMINIUM and across said sanitary sewer easement, South 03°13'19" West, 20.00 feet to a point on a southerly line of said sanitary sewer easement;

Thence continuing across said SOUTHAMPTON CONDOMINIUM and along sanitary sewer easement, for the following three (3) courses:

- 3) North 86°46'41" West, 163.60 feet to a corner of said sanitary sewer easement;
- 4) South 22°43'19" West, 113.60 feet to a corner of said sanitary sewer easement;
- 5) North 67°16'41" West, 20.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.134 acres (5,827 S.F.), more or less.

Subject however to all legal easements, restrictions, and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011 Adjustment, Epoch 2010.00) as determined by ODOT RTN observations, with a portion of the centerline of Hoover Road bearing North 03°13'04" East.

This description was prepared by Garrett G. Brown, Ohio Registered Professional Surveyor 8797 and is based on a field survey conducted on August 23, 2024.

This description was prepared on February 26, 2025.



*Garrett Brown*

*2/26/2025*

Garrett G. Brown, PS, E.I.  
Registered Surveyor No. 8797

Date

# 0.134 & 0.068 ACRE EASEMENT VACATION

State of Ohio, County of Franklin, City of Grove City  
Virginia Military Survey No. 6839

| LINE TABLE |        |               |
|------------|--------|---------------|
| LINE #     | LENGTH | DIRECTION     |
| L1         | 19.40  | N04° 34' 56"E |
| L2         | 127.74 | N22° 43' 19"E |
| L3         | 177.74 | S86° 46' 41"E |
| L4         | 20.00  | S03° 13' 19"W |
| L5         | 163.60 | N86° 46' 41"W |
| L6         | 113.60 | S22° 43' 19"W |
| L7         | 17.84  | N04° 34' 56"E |
| L8         | 124.20 | N22° 43' 19"E |
| L9         | 179.20 | S86° 46' 41"E |
| L10        | 10.00  | S03° 13' 19"W |
| L11        | 172.14 | N86° 46' 41"W |
| L12        | 117.14 | S22° 43' 19"W |

SOUTHAMPTON  
CONDOMINIUM  
C.P.B. 305 Pg. 166  
Declaration  
I.N. 202412040127148

The City of Grove City, Ohio  
20' Sanitary Easement  
O.R. 11004 Pg. D04

The City of Grove City, Ohio  
10' Sanitary Easement  
O.R. 10813 Pg. H08

EASEMENT  
VACATION  
0.134 AC.  
(5,827 S.F.)

EASEMENT  
VACATION  
0.068 AC.  
(2,963 S.F.)

## LEGEND

|  |                             |
|--|-----------------------------|
|  | Property Line               |
|  | Centerline of Roadway       |
|  | Right-of-Way                |
|  | Point of Beginning          |
|  | Point of Commencement       |
|  | 0.134 Ac. Easement Vacation |
|  | 0.068 Ac. Easement Vacation |



## BASIS OF BEARINGS

Ohio State Plane Coordinate System, Ohio  
South Zone, NAD83 (2011 Adjustment, Epoch  
2010.00) as determined by ODOT RTN  
observations, with a portion of the centerline  
of Hoover Road bearing North 03°13'04" East.



BY: 2/26/2025  
Garrett G. Brown, P.S., E.I.  
Registered Surveyor No. 8797

DRWN BY BPB CHK BY GGB DATE 2025-02-26

Franklin County  
Commissioners  
O.R. 16081 Pg. F19  
67-WD  
0.226 Ac. (D)

HOOPER RD. (VARIES)  
(PUBLIC ROADWAY)

N03°13'04"E  
Basis of Bearings

**E. P. FERRIS**  
AND  
ASSOCIATES  
INC

Consulting Civil Engineers and Surveyors

Joshua T Smith Realty, LLC  
PID: 040-001288-00  
I.N. 202110270195674  
0.8188 Ac. (D)

2130 QUARRY TRAILS DR, 2ND FLOOR  
COLUMBUS, OHIO 43228  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

AUBURN VILLAGE  
CONDOMINIUM  
P.B. 2 Pg. 842

Date: 03-31-25  
Introduced By: Mr. Holt  
Committee: Finance  
Originated By: Mr. Smith  
Approved: Mr. Boso  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No.: C-12-25  
1st Reading: 04/07/25  
Public Notice: 04/08/25  
2nd Reading: 04/21/25  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-12-25

### AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO CONVEY EXCESS PERSONAL PROPERTY THAT IS NO LONGER NEEDED FOR CITY BUSINESS

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WHEREAS, the City has a 2016 Chevy Silverado (VIN# 1GC0KUEG3GZ223405) that is no longer needed for City business; and

WHEREAS, the City has a 2015 GMC Sierra (VIN# 1GT01XEG6FZ526861) that is no longer needed for City business; and

WHEREAS, the City has a 2012 Ford F-550 (VIN# 1FDUF5HT9CEB10897) that is no longer needed for City business; and

WHEREAS, the City has a 2015 GMC Sierra (VIN# 1GT02XEG6FZ527585) that is no longer needed for City business; and

WHEREAS, the City has a 2015 GMC Sierra (VIN# 1GT02XEGXFZ526696) that is no longer needed for City business; and

WHEREAS, the City has a 2013 Ford F-250 (VIN# 1FTBF2A65DEB36056) that is no longer needed for City business; and

WHEREAS, the City has a 2012 Ford F-550 (VIN# 1FDUF5GT3CEA45241) that is no longer needed for City business; and

WHEREAS, the City has a 2004 Ford F-450 (VIN# 1FDXF46P54ED46431) that is no longer needed for City business; and

WHEREAS, the City has a 2012 International Workstar 7400 (VIN# 1HTWDAAR8CJ599927) that is no longer needed for City business; and

WHEREAS, the City has a 2012 International Workstar 7400 (VIN# 1HTWDAAR0FH659470) that is no longer needed for City business; and

WHEREAS, the City has a 2015 Ford F-550 (VIN# 1FDUF5HT2FEA41233) that is no longer needed for City business; and

WHEREAS, the City has a 2011 Ford F-250 (VIN# 1FTBF2B63BEA79836) that is no longer needed for City business; and

WHEREAS, the City has a 2021 Ford Explorer Police Interceptor (VIN# 1FM5K8AW4MNA13548) that is no longer needed for City business; and

WHEREAS, the City has a 2021 Ford Explorer Police Interceptor (VIN# 1FM5K8AW0MNA13546) that is no longer needed for City business; and

WHEREAS, the City has a 2021 Ford Explorer Police Interceptor (VIN# 1FM5K8AW2MNA13550) that is no longer needed for City business; and

WHEREAS, the City has a 2020 Ford Explorer Police Interceptor (VIN# 1FM5K8AW2LGC63423) that is no longer needed for City business; and

WHEREAS, the City has a 2011 Ford Crown Victoria (VIN# 2FABP7BVXBX135695) that is no longer needed for City business; and

WHEREAS, the City has a 2008 Ford Explorer (VIN# 1FMEU73E48UB05814) that is no longer needed for City business; and

WHEREAS, the vehicles will be used for public purposes by the recipient set forth below.

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

SECTION 1. Pursuant to Section 133.05(b), Council approves the donation of all the vehicles described above to any of the following:

- South-Western City School District for use and/or educational training programs at the South Western Career Academy;
- A charitable organization that has a valid ruling or determination letter recognizing the tax-exempt status of the organizations pursuant to Internal Revenue Code Section 501(c)(3) or (c)(19);
- Political Subdivision under Ohio law;
- Any local governments; or
- Any law enforcement or security agencies.

SECTION 2. The City Council hereby authorizes the City Administrator to take all necessary actions to convey, at no cost, the vehicles described above.

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: 03-31-25  
Introduced By: Mr. Berry  
Committee: Parks  
Originated By: Mr. Boso  
Approved:  
Emergency: 30 Days:  
Current Expense:

No.: C-12-25  
1st Reading: 04/07/25  
Public Notice: 0 / /25  
2nd Reading: 0 / /25  
Passed: Rejected:  
Codified: Code No:  
Passage Publication:

## RESOLUTION CR-12-25

### A RESOLUTION TO APPOINT MEMBERS TO THE SITE SELECTION COMMITTEE AND THE FINANCE COMMITTEE FOR THE PROPOSED CITY-OPERATED COMMUNITY CENTER

WHEREAS, on February 24, 2025, during the Parks Committee Special Meeting, Council voted on a motion and with a 6-1 vote, approved the recommendation to support the City of Grove City Administration and Jack Castle, Director of Parks and Recreation Department to move forward exploring the path of a Central Hub, multi-generational 125,000+ sq ft, city-operated community facility; and

WHEREAS, as part of this approval, Council supported the Administration creating a Site Selection Committee and a Finance Committee; and

WHEREAS, in order to move forward with this project, it is necessary to appoint members to the Site Selection Committee and a Finance Committee, referenced in Resolution CR-08-25 to assist with the research and planning efforts for the proposed city-operated community center.

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

SECTION 1. The following members shall be appointed to the Site Selection Committee:

|                  |                                        |
|------------------|----------------------------------------|
| Melissa Anderson | Tricia Zelenak, Sam Clark (Park Board) |
| Jodi Burroughs   | Chris Roach (Planning Commission)      |

SECTION 2. The following members shall be appointed to the Finance Committee:

|                |                                       |
|----------------|---------------------------------------|
| Randy Holt     | Gary James, Jamie Hannon (Park Board) |
| Anthony Wilson | Mike Farnsworth (Planning Commission) |

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

Stephen J. Smith, Director of Law

Date: 3/31/25  
Introduced By: Mr. Berry  
Committee: Parks  
Originated By: Mayor Stage  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: CR-13-25  
1st Reading: 04/07/25  
Public Notice:  
2nd Reading:  
Passed: \_\_\_\_\_ Rejected:  
Codified: \_\_\_\_\_ Code No:  
Passage Publication:

RESOLUTION                      NO.                      CR-13-25

A RESOLUTION TO NAME THE WEST PAVILION AT  
THE PARK @ BEULAH THE “CHARLES W. BOSO, JR. PAVILION”

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WHEREAS, Charles W. Boso, Jr. has served the City of Grove City and the Grove City community for a span of six (6) decades; and

WHEREAS, during his career, enormous growth has taken place with the community, including population, new jobs, square miles served, social programs, Parks and Recreation activities and an overall improvement of the quality of life; and

WHEREAS, without the dedication and management skills of “Chuck” Boso, the Beulah Park development would not have happened; and

WHEREAS, one of the signature amenities of the Park @ Beulah is the West Pavilion.

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

SECTION 1. The West Pavilion shall, from this day forward, be known as the “Charles W. Boso, Jr. Pavilion” in recognition of the unwavering support by Chuck for a First Class public venue known as the Park @ Beulah.

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

\_\_\_\_\_  
Christine A. 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