



GROVE CITY, OHIO - CITY COUNCIL Agenda

April 21, 2025

7:00 PM

Regular Meeting

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

LANDS:

- | | |
|----------------------------|--|
| <u>Ordinance C-13-25</u> | Accept the Plat of Farmstead, Phase 7. First reading. |
| <u>Ordinance C-14-25</u> | Accept the Plat of Meadow Grove Estates, Section 10. First reading. |
| <u>Ordinance C-15-25</u> | Approve the Use of a Tattoo Shop for Ink Therapy located at 3999 Broadway, Suite A. First reading. |
| <u>Ordinance C-16-25</u> | Amend the Zoning Text for Meadow Grove Estates North, Section 10 as adopted by Ord. C-119-05. First reading. |
| <u>Resolution CR-14-25</u> | Approve the Development Plan for Murray Display Fixtures LTD located at 2300 Southwest Blvd. |

SERVICE:

- | | |
|----------------------------|---|
| <u>Ordinance C-17-25</u> | Authorizing the City Administrator to enter into an Agreement with a Licensed Competitive Retail Electric Service Provider for the City's Electric Governmental Aggregation Program and Declare an Emergency. |
| <u>Resolution CR-15-25</u> | Appoint Committee Members to the "Grove City CARES" Healthcare Grant Pilot Program. |

FINANCE:

- | | |
|----------------------------|---|
| <u>Ordinance C-12-25</u> | Authorize the City Administrator to convey Excess Property that is no longer needed for City business. Second reading and public hearing. |
| <u>Resolution CR-16-25</u> | Authorize participation in the Ohio Department of Transportation Contract for Road Salt. |
| <u>Resolution CR-17-25</u> | Appoint Members to the Loan Review Committee for the Town Center Loan Program. |

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE

Minutes of: 04-07-25 City Council/ 04-08-25 Planning Commission

Date: 04/15/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-13-25
1st Reading: 04/21/25
Public Notice: 04/22/25
2nd Reading: 05/05/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-13-25

AN ORDINANCE TO ACCEPT THE PLAT OF FARMSTEAD, PHASE 7

WHEREAS, Farmstead, Phase 7, a subdivision containing lots 266 – 282 inclusive, and Reserve “O”, and Subarea “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 Farmstead, Phase 7, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6115, being a resubdivision of a portion of Lot 3 of the partition of Ephraim Borrer’s Estate, containing 20.821 acres of land, more or less. Said 20.821 acres being part of a 207.933 acre tract of land conveyed to Grand Communities, 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 3: 202502280005 – Farmstead Phase 7 - Plat

Site Location

West of Hawthorne Parkway and Sweet Basil Lane (PID 040-016097).

Proposal

A Plat containing 17 lots, 1 reserve and dedicated right-of-way

Current Zoning

Planned Unit Development – Residential (PUD-R)

Future Land Use

Suburban Living, Low Intensity

Property Owner

Grand Communities, LLC

Property Incentives

None

Applicant/Representative

Troy Cameron, Fischer Homes

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08
- Ordinance C-68-18
- Resolution CR-01-19

Staff Recommendation

Approval as Submitted

Contents

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4. Recommendation.....	4
5. Detailed History	4

Case Manager

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

Summary

This proposed Plat for Farmstead Phase 7 contains 17 lots, 1 reserve and dedicated right-of-way for a new roadway on 20.821 acres.

Zoning Map



Next Steps

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

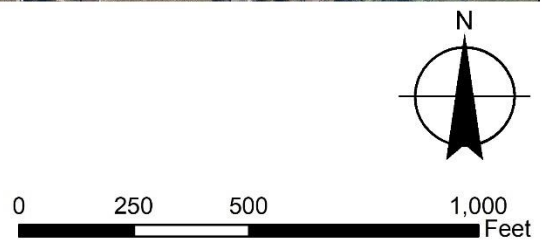
1. Context Map

The property is located within the Farmstead subdivision, west of Hawthorne Parkway and Sweet Basil Lane (PID 040-016097).



GROVE
1852 **CITY** OHIO

202502280005
Farmstead Phase 7
Plat
PID# 040-016097

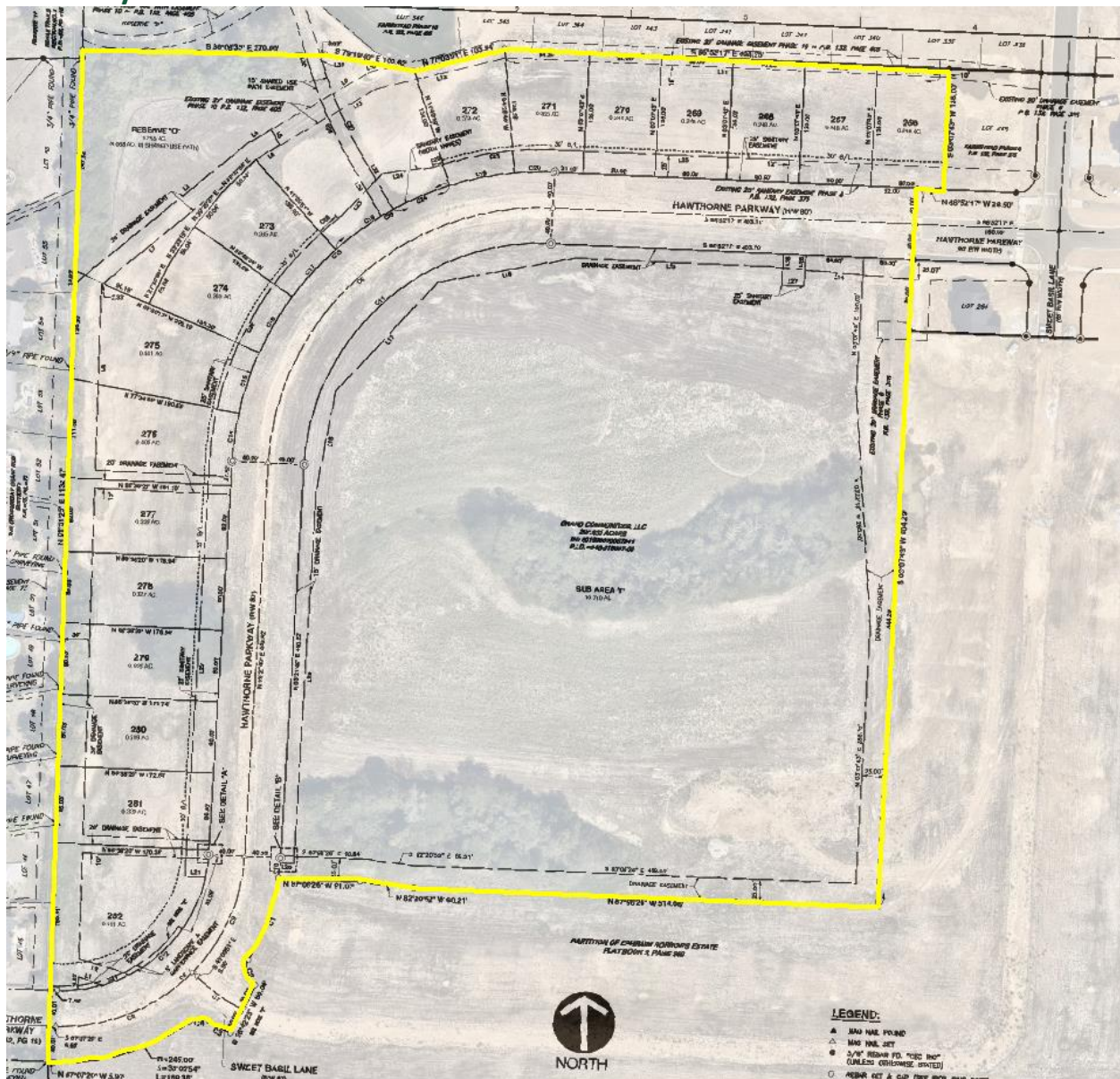


2. Analysis

The applicant is requesting approval of a plat for Farmstead Phase 7, in the western section of the Farmstead Subdivision. City Council approved the Development Plan for Farmstead in March 2019 with Resolution CR-01-19, and this plat will formalize the right-of-way and parcels shown on the Site improvement Plan.

The plat includes 17 lots, 1 reserve, and right-of-way dedication for the Hawthorne Parkway road extension, on 20.821 acres. All proposed lots meet the lot size requirement established in the zoning text approved with Ordinance C-68-18. One reserve will be created with the proposed plat containing a 15-foot shared use path that connects to the Indian Trails Park and trails in Farmstead Phase 10. Additionally, a 10.71-acre parcel will remain south of the Hawthorne Parkway extension, matching the development plan approved with Resolution CR-01-19.

3. Survey



4. Recommendation

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

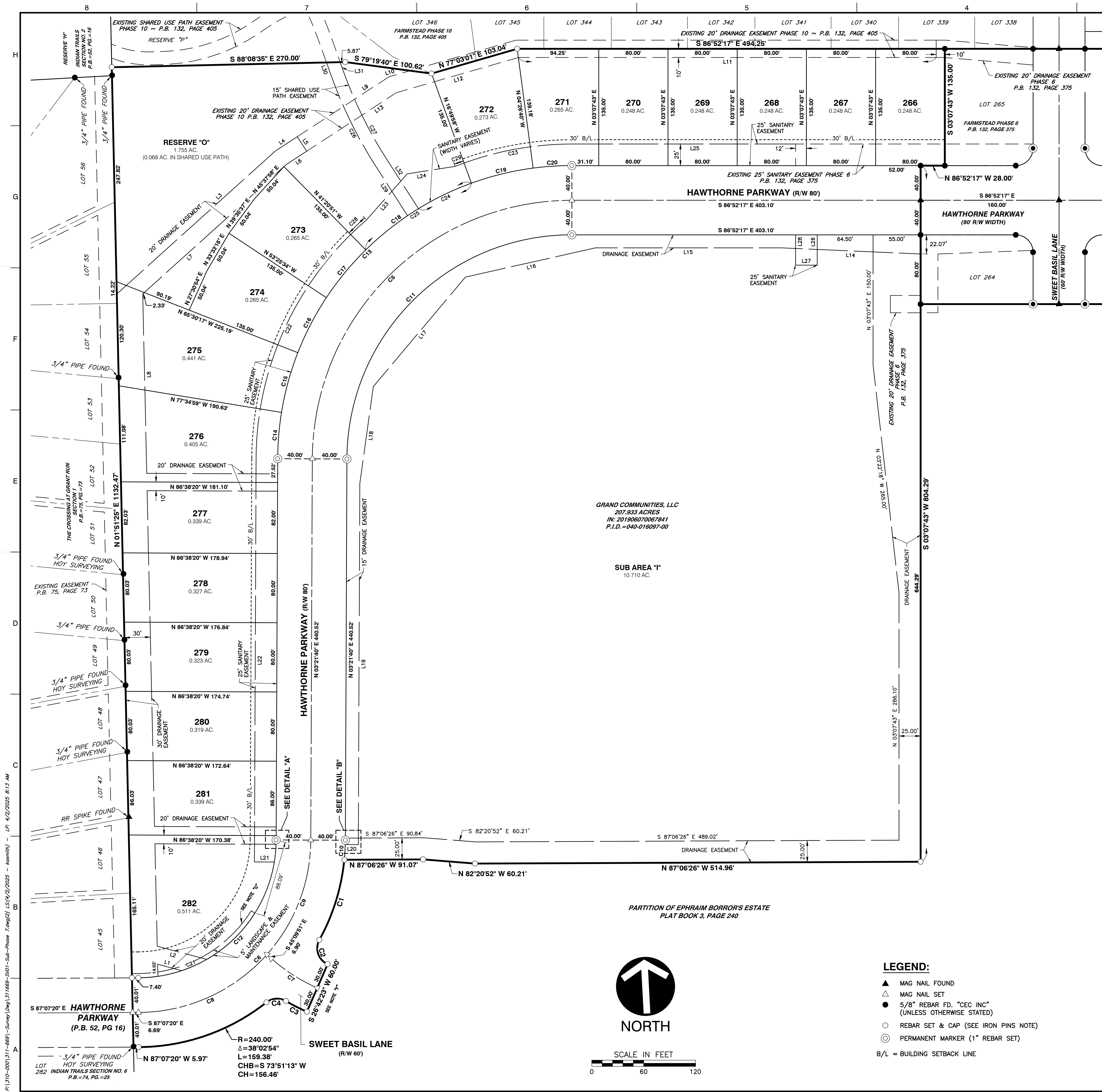
5. Detailed History

2019

City Council approved the Rezoning upon annexation to PUD-R and zoning text for Farmstead at the March 4th meeting with Ordinance C-68-18.

2019

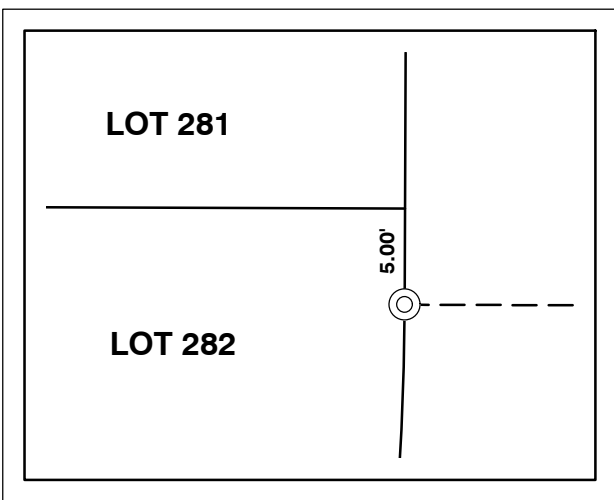
City Council approved the Development Plan for Farmstead at the March 4th meeting with Resolution CR-01-19.



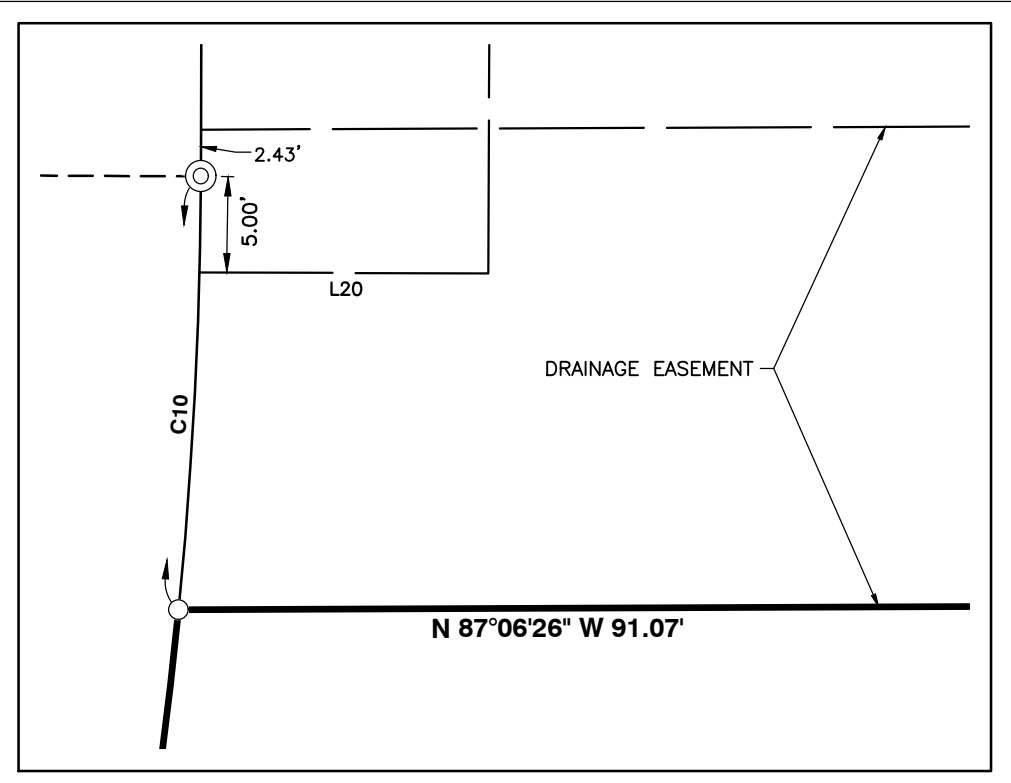
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 71°59'34" E	28.89
L2	N 71°59'34" W	59.28
L3	N 51°06'07" E	246.71'
L4	N 59°57'53" E	30.30
L5	S 30°02'07" E	20.00
L6	S 59°57'53" W	28.75
L7	S 51°06'07" W	222.80
L8	S 01°51'25" W	207.40
L9	N 59°57'53" E	126.50
L10	N 77°03'01" E	25.60
L11	N 86°52'17" N	482.83
L12	S 77°03'01" W	147.09
L13	S 59°57'53" W	123.50
L14	N 84°21'36" W	161.37
L15	N 86°52'17" W	214.67
L16	S 80°28'00" W	153.93

LINE TABLE		
LINE #	DIRECTION	LENGTH
L17	S 43°12'32" W	166.40
L18	S 11°04'47" W	112.99
L19	S 03°21'40" W	417.33
L20	N 86°38'20" W	15.05
L21	N 86°38'20" W	22.95
L22	N 03°21'40" E	466.02
L23	N 44°37'08" E	71.34
L24	N 84°19'29" E	55.95
L25	S 86°52'17" E	258.60
L26	S 03°07'43" W	35.00
L27	N 86°52'17" W	25.00
L28	N 03°07'43" E	35.00
L29	N 29°33'17" W	69.09
L30	N 16°39'29" W	17.80
L31	S 16°39'29" E	12.77
L32	S 29°33'17" E	69.09

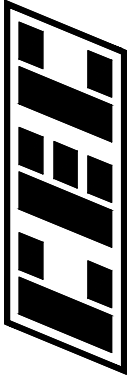
CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	240.00'	23°18'41"	97.65'	96.97'	S 20°24'55" W
C2	20.00'	95°21'53"	33.29'	29.58'	S 15°36'41" E
C3	230.00'	6°47'24"	27.26'	27.24'	N 59°53'55" W
C4	20.00'	66°40'01"	23.97'	22.56'	S 89°09'46" W
C5	300.00'	89°46'03"	470.02'	423.40'	N 48°14'41" E
C6	200.00'	89°30'59"	312.47'	281.65'	N 48°07'10" E
C7	200.00'	18°07'46"	63.28'	63.02'	S 54°13'44" E
C8	200.00'	48°02'31"	167.70'	162.83'	N 68°51'24" E
C9	200.00'	41°28'28"	144.77'	141.63'	N 24°05'54" E
C10	240.00'	5°23'54"	22.61'	22.60'	N 06°03'37" E
C11	260.00'	89°46'03"	407.35'	366.95'	N 48°14'41" E
C12	160.00'	89°30'59"	249.88'	225.32'	N 48°07'10" E
C13	340.00'	89°46'03"	532.69'	479.86'	N 48°14'41" E
C14	340.00'	9°03'20"	53.74'	53.68'	N 07°53'20" W
C15	340.00'	12°04'43"	71.68'	71.54'	S 18°27'22" W
C16	340.00'	12°04'43"	71.68'	71.54'	S 30°32'05" W
C17	340.00'	12°04'43"	71.68'	71.54'	S 42°36'48" W
C18	340.00'	24°30'53"	145.47'	144.37'	S 60°54'36" W
C19	340.00'	12°23'18"	73.51'	73.37'	N 79°21'34" E
C20	340.00'	7°34'23"	44.94'	44.91'	S 89°20'31" W
C21	160.00'	11°22'24"	31.76'	31.71'	N 68°54'07" E
C22	365.00'	49°09'48"	313.19'	303.67'	N 27°56'34" E
C23	365.00'	21°42'29"	138.29'	137.46'	N 82°16'28" E
C24	340.00'	11°27'29"	67.99'	67.88'	S 67°26'18" W
C25	340.00'	2°31'41"	15.00'	15.00'	S 60°26'43" W
C26	507.50'	12°53'48"	114.23'	113.99'	N 23°06'23" W
C27	492.50'	9°53'48"	110.86'	110.62'	S 23°06'23" W
C28	365.00'	2°52'19"	24.67'	24.66'	N 50°35'18" E
C29	365.00'	1°44'48"	11.13'	11.13'	N 72°17'38" E



DETAIL "A"
SCALE: 1" = 10'



DETAIL "B"
SCALE: 1" = 10'

[illegible]

Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808

**CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO**

DRAWING NO.:		DATE:		APRIL 2025	DRAWN BY:	BTB
PLAT SHEET 2 OF 2		DWG SCALE:		1"=60'		JLV
		PROJECT NO:		CHECKED BY:		311-669
		APPROVED BY:		DRAFT		

Date: 04/15/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-14-25
1st Reading: 04/21/25
Public Notice: 04/22/25
2nd Reading: 05/05/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-14-25

AN ORDINANCE TO ACCEPT THE PLAT OF MEADOW GROVE ESTATES, SECTION 10

WHEREAS, Meadow Grove Estates, Section 10, a subdivision containing lots 150 – 153, 244 – 272, and Reserve “E, F and G inclusive, has been submitted to Council for their consideration.

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

SECTION 1. The Plat of Meadow Grove Estates, Section 10, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6840, containing 22.915 acres of land, more or less. Said 22.915 acres being part of an 84.480 acre tract of land conveyed to Rockford Homes, Inc, 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

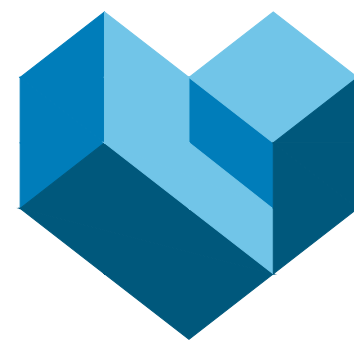
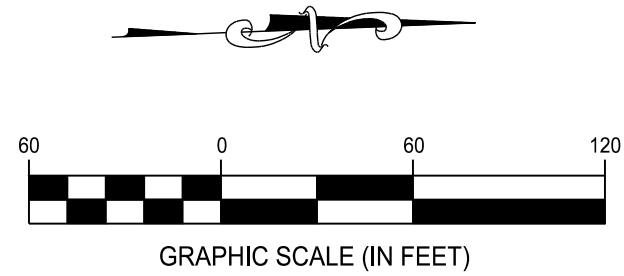
Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

MEADOW GROVE ESTATES NORTH
SECTION 10
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY 6840



CESO
WWW.CESOINC.COM

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

NOTE "A": THE 22.915 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AND FLOODWAY WITHIN ZONE AE (AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (DATED JUNE 17, 2008) THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL No. 39049C0406K.

NOTE "B" ACREAGE BREAKDOWN:

TOTAL ACREAGE 22.915 ACRES
ACREAGE IN R/W 3.229 ACRES
ACREAGE IN RESERVE "E" 6.302 ACRES
ACREAGE IN RESERVE "F" 1.823 ACRES
ACREAGE IN RESERVE "G" 0.614 ACRES
ACREAGE IN REMAINING LOTS 10.947 ACRES
ACREAGE IN PID 040-012015 0.614 ACRES
ACREAGE IN PID 040-005226 22.301 ACRES

"MEADOW GROVE ESTATES NORTH SECTION 10" BEING OUT OF FRANKLIN COUNTY PARCEL NUMBERS: 040-005226 AND 040-012015

NOTE "C": AT THE TIME OF PLATTING ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "MEADOW GROVE ESTATES NORTH SECTION 10" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

NOTE "D": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS PUBLIC STREET IS EXTENDED BY PLAT OR DEED.

NOTE "E": RESERVE "E", RESERVE "F" AND RESERVE "G", AS DESIGNATED AND DELINEATED HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION COMPRISED OF THE FEE SIMPLE LOTS AS DELINEATED IN "MEADOW GROVE ESTATES NORTH" FOR THE PURPOSE OF OPEN SPACE AND STORM WATER CONTROL AND MAINTENANCE.

NOTE "F": NO VEHICULAR ACCESS PERMITTED TO HOLTON ROAD FROM RESERVE "E".

NOTE "G" - CONSERVATION EASEMENT: WITHIN THAT AREA SHOWN HEREON AS "CONSERVATION EASEMENT" AN EASEMENT IS HEREBY RESERVED. THERE WILL NOT BE ANY BUILDING OR STORAGE PERMITTED WITHIN SAID CONSERVATION EASEMENT. NO REMOVAL OF TREES, AND OR THE CLEARING OF PLANT MATERIAL SHALL BE PERMITTED. ALTERATION OF GRADE IS PROHIBITED EXCEPT AS APPROVED BY THE DEVELOPMENT DEPARTMENT AND IN KEEPING WITH THE POSITIVE DRAINAGE PRACTICES AND SUBDIVISION GRADING REQUIREMENTS.

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

ADDITIONAL RESTRICTIONS INCLUDE:

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

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

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

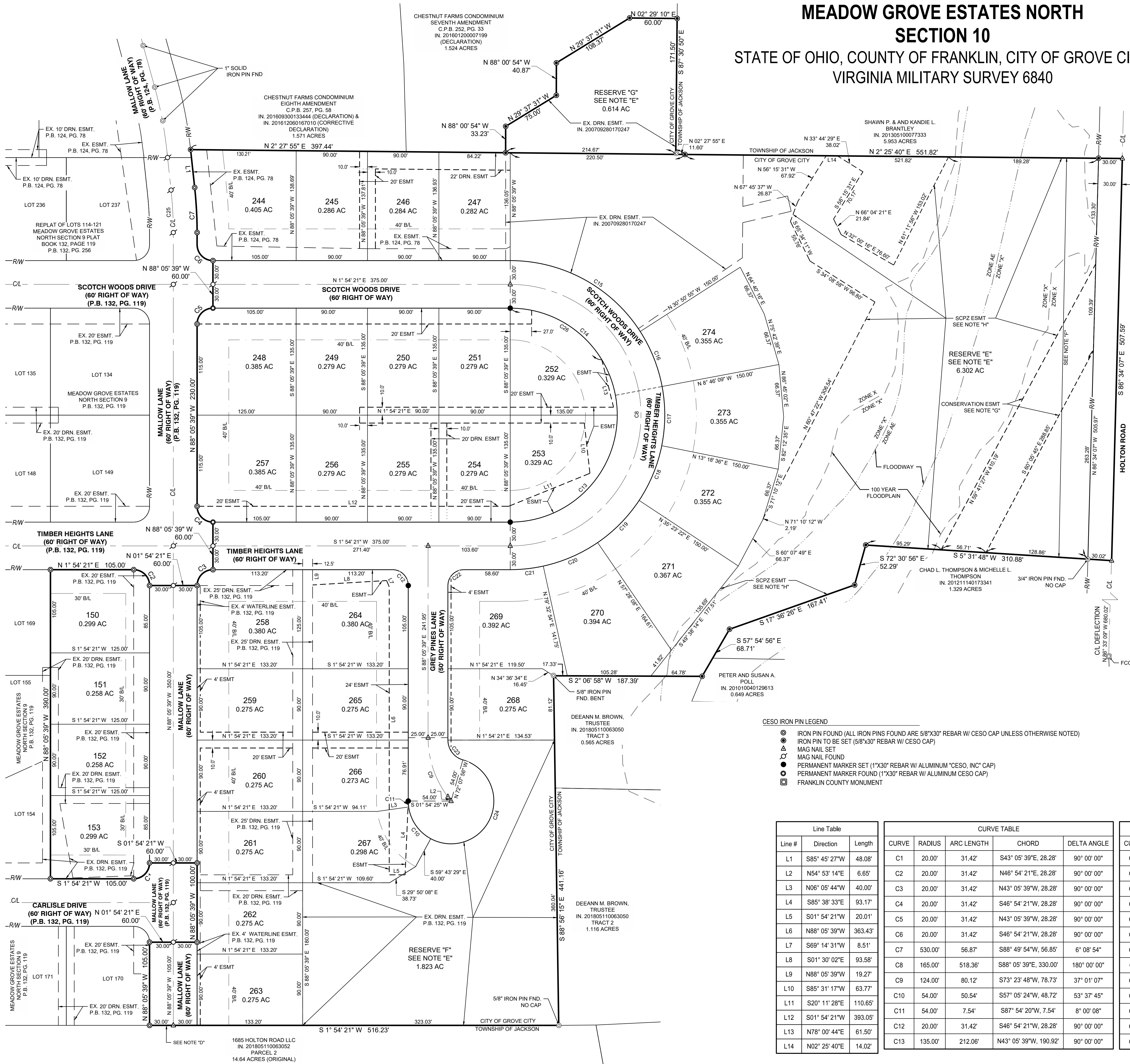
CESO IRON PIN LEGEND

- IRON PIN FOUND (ALL IRON PINS FOUND ARE 5/8"x30" REBAR W/ CESO CAP UNLESS OTHERWISE NOTED)
- ▲ IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- △ MAG NAIL SET
- MAG NAIL FOUND
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM "CESO, INC" CAP)
- PERMANENT MARKER FOUND (1"x30" REBAR W/ ALUMINUM CESO CAP)
- FRANKLIN COUNTY MONUMENT

Line Table		
Line #	Direction	Length
L1	S85° 45' 27"W	48.08'
L2	N54° 53' 14"E	6.85'
L3	N06° 05' 44"W	40.00'
L4	S85° 38' 33"E	93.17'
L5	S01° 54' 21"W	20.01'
L6	N88° 05' 39"W	363.43'
L7	S69° 14' 31"W	8.51'
L8	S01° 30' 02"E	93.58'
L9	N88° 05' 39"W	19.27'
L10	S85° 31' 17"W	63.77'
L11	S20° 11' 28"E	110.65'
L12	S01° 54' 21"W	393.05'
L13	N78° 00' 44"E	61.50'
L14	N02° 25' 40"E	14.02'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	20.00'	31.42'	S43° 05' 39"E, 28.28'	90° 00' 00"
C2	20.00'	31.42'	N46° 54' 21"E, 28.28'	90° 00' 00"
C3	20.00'	31.42'	N43° 05' 39"W, 28.28'	90° 00' 00"
C4	20.00'	31.42'	S46° 54' 21"W, 28.28'	90° 00' 00"
C5	20.00'	31.42'	N43° 05' 39"W, 28.28'	90° 00' 00"
C6	20.00'	31.42'	S46° 54' 21"W, 28.28'	90° 00' 00"
C7	530.00'	56.87'	S88° 49' 54"W, 56.85'	6° 08' 54"
C8	165.00'	518.36'	S88° 05' 39"E, 330.00'	180° 00' 00"
C9	124.00'	80.12'	S73° 23' 48"W, 78.73'	37° 01' 07"
C10	54.00'	50.54'	S57° 05' 24"W, 48.72'	53° 37' 45"
C11	54.00'	7.54'	S87° 54' 20"W, 7.54'	8° 00' 08"
C12	20.00'	31.42'	S46° 54' 21"W, 28.28'	90° 00' 00"
C13	135.00'	212.06'	N43° 05' 39"W, 190.92'	90° 00' 00"

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C14	135.00'	212.06'	S46° 54' 21"W, 190.92'	90° 00' 00"
C15	195.00'	194.83'	S30° 31' 43"W, 186.83'	57° 14' 44"
C16	195.00'	75.14'	S70° 11' 28"W, 74.68'	22° 04' 46"
C17	195.00'	75.14'	S87° 43' 47"E, 74.68'	22° 04' 46"
C18	195.00'	75.14'	S85° 39' 01"E, 74.68'	22° 04' 46"
C19	195.00'	75.14'	S43° 34' 15"E, 74.68'	22° 04' 46"
C20	195.00'	75.14'	S21° 29' 29"E, 74.68'	22° 04' 46"
C21	195.00'	42.06'	S4° 16' 22"E, 41.98'	12° 21' 27"
C22	20.00'	31.42'	S43° 05' 39"E, 28.28'	90° 00' 00"
C23	26.00'	33.60'	S54° 53' 13"W, 31.31'	74° 02' 17"
C24	54.00'	181.34'	S65° 55' 42"E, 107.37'	192° 24' 27"
C25	500.00'	53.65'	S88° 49' 54"W, 53.63'	6° 08' 54"
C26	135.00'	138.82'	N31° 21' 48"E, 132.78'	58° 54' 54"



1685 HOLTON ROAD LLC
IN. 201805110063052
PARCEL 2
14.64 ACRES (ORIGINAL)

Meadow Grove Estates North Section 10
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
VIRGINIA MILITARY SURVEY 6840

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Project Number: 757157
Scale: 1"=60'
Drawn By: ADB
Checked By: ALB
Date: 3/18/2025
Issue: N/A

Drawing Title:
PLAT

Date: 04/15/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-15-25
1st Reading: 04/21/25
Public Notice: 04/22/25
2nd Reading: 06/02/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-15-25

AN ORDINANCE TO APPROVE THE USE OF A TATTOO SHOP FOR INK THERAPY LOCATED AT 3999 BROADWAY, SUITE A

WHEREAS, Ink Therapy, applicant, has submitted a request for the allowable Use of a Tattoo Shop, as provided for in Section 1135.09; and

WHEREAS, on April 08, 2025, the Planning Commission of the City of Grove City recommended the approval of this Use at this location, as submitted.

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

SECTION 1. The Use of a Tattoo Shop, located at 3999 Broadway, Suite A is hereby approved, as submitted.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

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

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

ITEM 2: 202503050008 – Ink Therapy - Use Approval

Site Location

3999 Broadway, Suite A (PID 040-000565).

Proposal

A Use Approval for tattoo services at 3999 Broadway.

Current Zoning

Central Business District (CBD)

Future Land Use

Town Center Core

Property Owner

3999 Broadway LLC

Property Incentives

Town Center Commercial Revitalization
Community Reinvestment Area

Applicant/Representative

Brittany Hallowell, Ink Therapy

Applicable Plans, Policies, and Code Section(s)

- GroveCity2050 Community Plan Future Land Use and Character Map

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 Use Approval for Ink Therapy is to allow a tattoo shop in association with a permanent makeup studio at 3999 Broadway.

Zoning Map



Next Steps

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

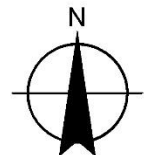
1. Context Map

The property is located at 3999 Broadway (PID 040-000565).



202503050008
Ink Therapy
Use Approval
PID# 040-000565

0 25 50 100
Feet



2. Analysis

The applicant is requesting a Use Approval to operate a tattoo shop in association with a permanent makeup studio, Ink Therapy, at 3999 Broadway. Ink Therapy provides permanent makeup and fine line tattoo services, and permanent makeup is a permitted use in the zoning code. The use approval is for the tattoo portion of the business, as tattoo shops are not permitted anywhere within Grove City by right. The applicant stated in the project narrative that the business will offer fine line tattoos and permanent makeup. The project narrative states that fine line tattoos are tattoos done with a smaller needle than standard tattoos for a daintier look. The proposed tenant space has two rooms, and the applicant will work from one while the other area will be occupied by an esthetician, nail technician, or permanent makeup artist.

The hours of operation will be Monday to Thursday 8:30 a.m. to 3:00 p.m., Friday 9:00 a.m. to 5:00 p.m., and every other Saturday from 10:00 a.m. to 2:00 p.m. All services will be scheduled by appointment only. Ink Therapy is in Suite A of the building, accessed off the walkway to Broadway. Materials state that the expected number of clients is 1 to 6 a day, and the public parking lot behind Broadway will be utilized for parking. The narrative states that appointments are currently booked out 6-7 months.

No exterior work will take place at the site and all work taking place will be interior to update flooring, bathrooms, and fixtures.

3. GroveCity2050 Analysis

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

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

Finding is Met: Staff believe that the proposed use will not change the city's small-town character, and will be in character with the surrounding area, which includes a number of other salons offering services to residents. Additionally, due to the proposed hours of operations and limited service provided by the business, Staff does not believe the business will have a detrimental impact upon the town center.

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

Not Applicable: No improvements to the site are proposed as part of the use approval. All improvements associated with the proposed use will be inside the tenant space to get the space ready for clients.

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

Finding is Met: No changes are proposed to the street network. The site is accessed from the sidewalks along Broadway, and a public parking lot behind the studio which will be used by clients.

(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 use approval.

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

Finding is Met: The proposed use will not add an undue burden on city infrastructure or services. **Additionally, the proposed business will add two** jobs to the City's employment base.

4. Recommendation

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

Project Narrative for Ink Therapy

Control #202503050008

I am requesting a special use approval for **3999 Broadway, Suite A** in Grove City. The building and current suites are already established. No external modification or additions will be made to the existing building, street design, or building character. I am updating the interior to include wood flooring, updating bathroom fixtures and fixing the electric.

The building will be used partially as a Body Art Boutique where I will do fine line tattoos and permanent makeup. **Fine line tattoos are typically more feminine in nature than standard tattoos as they utilize much smaller needles for a daintier look. I'm primarily known for my fine line floral tattoos.**

There are two rooms in the suite. I will be using one room. The other room I will employ an esthetician, nail technician or permanent makeup artist. They will also be by appointment only.

I would like to stress that this is NOT a typical tattoo shop which has walk-in appointments and multiple revolving artists. This is an upscale boutique shop, by appointment only, and I'm currently booking 6-7 months out.

I am open 4-5 days a week. My hours are:

Mon-Thurs: 8:30-3p

Fri: 9a-5p

Every other Saturday: 10-2p

I typically see 1-6 clients per day, so there will be minimal impact to traffic or parking.

Please let me know if you need any other information from me. My phone number is 740-505-3082. Thank you.



The City of Grove City, Ohio

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

3/17/25

Brittany Hallowell
4464 Rishel St.
Grove City, OH 43123

Via email: brittanyhallowell@gmail.com

Dear Ms. Hallowell,

Staff have reviewed your Use Approval for Ink Therapy, in Grove City, Ohio. The control number for this application is #202503050008 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 information or corrections.

1. Please update the narrative with additional information listed below.
 - a. Hours of operation.
 - b. How many days a week will the business be open.
 - c. Provide additional information on the fine line tattoos referenced in the narrative.

Please revise your materials accordingly and resubmit with a response letter indicating how each issue noted was addressed by 12:00pm on March 21st, 2025. This will allow us time to review the revisions prior to finalizing the agenda for the April 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 May 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, April 8th, 2025 at 1:30 p.m. in the Lower Level of 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 size set of all plan sheets by April 2nd** to remain on the April 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,

Terry Barr, AICP
Development Planner

Summary

Parcel ID: 040-000565-00
3999 BROADWAY LLC

Map Routing: 040-3995

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

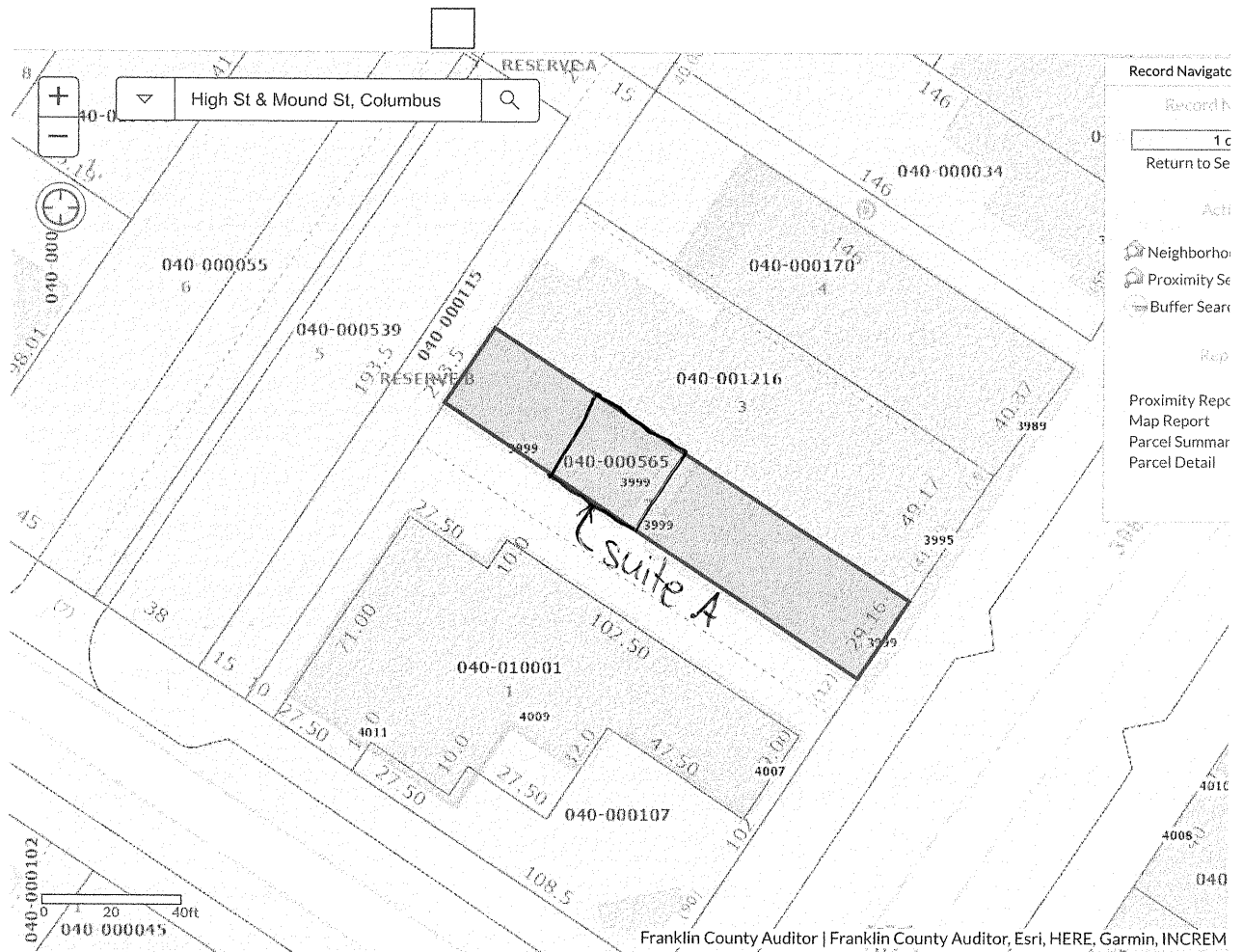
Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links



Date: 04/15/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Approved:
Emergency: 30 Days:
Current Expense:

No.: C-16-25
1st Reading: 04/21/25
Public Notice: 4/22/25
2nd Reading: 06/02/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-16-26

AN ORDINANCE TO AMEND THE ZONING TEXT FOR MEADOW GROVE ESTATES NORTH, SECTION 10, AS ADOPTED BY ORD. C-119-05

WHEREAS, on January 27, 2005, Council approved a Rezonong of 77.036 acres located south of Holton Road from PUD-R and SF-1 to PUD-R with Zoning Text; and

WHEREAS, through Ordinances C-71-16 and C-22-19, amendments were made to the original Zoning Text; and

WHEREAS, on April 08, 2025, the Planning Commission recommended approval of amendments to said Zoning Text as follows:

V. Development Standards

SF-3

- Minimum building line setback ~~40'~~ 30'

- Decks, patios, pergolas, etc. shall be permitted to encroach into the rear yard setback by 10', but shall maintain a minimum of 20' from the rear property line.

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

SECTION 1. The Zoning Text for Meadow Grove Estates, Section 10, as adopted by Ordinance C-119-05, is hereby amended as shown in Exhibit "A", attached hereto and made a part hereof.

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, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Meadow Grove Estates North

Development Plan - Limitation Text

Rockford Homes, Inc.

Meadow Grove Estates North

(Approx. 161.5 Acres North of Borror Road)

Revised 9/23/05

10/27/05

11/09/05

12/19/05

1/03/06

1/12/06

1/17/07

Revision for Section 10 Setbacks 2/12/25

I. Introduction

Meadow Grove Estates North is a 161.5 ± acre site adjoining sections 3 and 4 of Meadow Grove Estates. The 161.5 ± acre site shall have four (4) sub areas with Sub Area I consisting of R-1 lots dedicated to single family homes. Sub Area II consisting of SF-3 lots dedicated to an estate home type community on fee simple lots. Sub Area 3 is a luxury condominium area consisting of two family buildings and Sub Area 4 consists of four family condominium buildings. A master homeowners association is to be formed covering the entire 161.5 ± acre site for the single-family lots.

This Limitation Text applies to the existing PUD-R zoning for the 84.480 gross acre tract purchased from the Farm Grove Development Company and the 77.036 acre tract purchase from David Meisse and annexed into Grove City on April 11, 2003 which is currently zoned SF-1 and is proposed to be rezoned to PUD R. Proposed Deed Restrictions and Exhibits for mailboxes, street light posts, and fencing are included.

The applicant / owner of the property will commit to the development of the property in accordance with the Development Plan and Text. The development plan will become a part of the ordinance and will be subject to variation in accordance with final engineering.

II. Off-Site Improvements

- A. Extending Sewer- The applicant will be extending the sanitary sewer to the Property from it's current location on the South side of Borror Road in the Grant Run Estates Subdivision. The sewer will be sized and installed at a maximum depth appropriately.
- B. Landscaping and Entrance Feature- Mounding, landscaping, entry sign and stonework are shown on the landscape sheets of the Development Plan.
- C. Bike Path- The bike path will be extended from Meadow Grove Estates Section 1 to Holton Road on the west side of Buckeye Parkway. A bike path (8 ft wide) in the east-west direction on the south side of Mallow Lane from the west property line to the east property line will be installed.

III. On- Site Improvements

- A. Buckeye Parkway - Buckeye Parkway will be constructed in one phase prior to any other development.

- B. Description of Improvements - There will be land set aside for open space per park ordinance. The City will not own and maintain any open space or reserves. The developer is also proposing a 35 ft. landscape easement along both sides of Buckeye Parkway with an 80 ft. right of way to enhance the visual quality of the roadway. An 8 ft. wide asphalt bike path will be constructed on the west side of Buckeye Parkway. On the west side of Buckeye Parkway there will be a four (4) rail rough sawn fence matching the Creekside Subdivision. The fence will be installed 2 ft. behind the bike path which will parallel Buckeye Parkway within the landscape easement. A sidewalk along the east side of Buckeye Parkway will be provided. The bike path, fence and sidewalk are all to be maintained by the City.
- C. Lighting - Decorative street lighting will be installed with the completion of each section (12' black aluminum HAPCO poles with HADCO heads). Interior street lighting will be on alternating side of the street. All lighting shall be cut-off, down or up-cast as required by Grove City ordinances, and no unshielded wall-pack lighting will be used.
- D. Bike Trails - The boulevard roadway will include a bike path on the west side of the road. A portion of the bike path will be located within the public right of way with the remainder being located within a bike path easement. For details, refer to the Typical Boulevard Section shown on the Development Plan.
- E. Fencing - The following fencing restrictions shall apply to all lots (as stated in the deed of restrictions) : No fence or wall shall be constructed, placed or altered on any of said lots nearer to any street than the rear wall of the residence to be constructed on the lot. No fences or other forms of structures are allowed in no build zones. Fences on a corner lot shall not extend beyond the building setback line as shown on the recorded plat. Fences must be per exhibit showing three rails with wire mesh and privacy fences for decks and hot tubs.
Decorative wrought iron (or aluminum fences with the appearance of wrought iron) fencing will be permitted around in-ground pools.
- F. Retention Ponds - The reserves contain retention for all upstream development. The ponds in the reserves will have fountains.
- G. Landscaping Features: The applicant commits to paying with the issuance of certificate of occupancy required by City Code for the installation of street trees. The landscaping code, pursuant to 1136.09 will be complied with regarding the retention of existing trees. The street tree plan will comply with the Grove City ordinance. Screening of utility boxes for homes backing up to Buckeye Parkway will be provided.
Tree preservation: A tree survey will be included with final development plan and the Urban Forester shall monitor all tree removal.
- H. Deeding of Reserves: All reserves to be deeded at the time of plating each section. The Reserve and Open Space areas shown on the Development Plan shall be owned and maintained by the homeowner's association.
- The Landscape area at the entry and gateway entry feature on both sides of Buckeye Parkway shall be maintained by the homeowner's association.
 - All other Landscape Areas, including but not limited to those along Buckeye Parkway, shall be maintained by the lot owner(s) on which the landscaping is located. These are no build zones. No structure, shed, swing, fence,

basketball poles, or deck are allowed in these areas.

- I. Homeowner Association responsibilities: A homeowner's association will be formed and turned over upon 80% of lot closings. The Association's responsibilities will include the maintenance of common areas owned by the City at Holton Road including, but not limited to, entrance features, landscaping and the maintenance and care of all Homeowners Association reserves as set forth on the Development Plan.

IV. Phasing

Sequencing of Project: The project will be divided into eight to ten sections. Each section will include the extension of all utilities including, but not limited to, water, sewer, electricity, and surface drainage, pursuant to acceptable engineering standards for the City of Grove City and in accordance with utility plans.

V. Development Standards

Conventional single-family homes the same as previous Meadow Grove Estates on 80 foot lots with same square footage as required in R-1 zoning are proposed.

R-1

- Minimum ranch 1,600 ft., min 2 story 1,800 ft.
- Maximum building height 35'
- Minimum lot size 10,000 square feet
- Minimum lot width at building line setback 80'
- Minimum lot width at building line setback, corner lots, 105'
- Minimum building line setback 30'
- Side yard 6' & 12' combined
- Rear yard 25 feet

SF-3 complaint with side load garages, natural materials, and 90 ft. frontage at the curb are also proposed for the "estates" section.

SF- 3

- Minimum ranch 2,000 ft., minimum 2 story 2,200 ft.
- Maximum building height 35'
- Minimum lot size 12,000 Square Feet
- Minimum lot width at building line 90'
- Minimum lot width at building line, corner lots, 125'
- Minimum building line setback ~~40'~~30'
- Side yard 8' to 16' combined
- Rear yard setback 30 feet

Decks, patios, pergolas, etc. shall be permitted to encroach into the rear yard setback by 10', but shall maintain a minimum of 20' from the rear property line.

VI. Building Design.

- A. Chimneys. All Chimneys except for direct vent chimneys, must extend vertically from the ground, past the eave line of the house. Direct vent chimneys will be permitted provided they are in the rear of the home. Conventional (masonry) chimneys are required on the sides. Chimneys shall be finished in masonry or stucco. The Chimney material must match the masonry material used on the front elevation of the home, Cantilevered and shed-type 'through the wall' chimneys are permitted on the **rear only**.
- B. Roofs. The main architectural roof on any house must have a minimum 6:12 pitch, Roof accents shall have roof pitches ranging from 4:12 to 12:12. Roofs shall have a minimum 25-year asphalt dimensional shingles, minimum 240 pound per square and maximum of 5-5/8 inch exposure, Other approved roofing materials shall include slate tile, standing seam metal (for accent roofing detail only,) and wood shingles or shakes.
- C. Basements. Soil conditions permitting, all homes shall have full or partial basements.
- D. Architecture. All homes shall be required to have three design elements on the front (and street facing facades) and two design elements on the side and rear facades. The following design elements meets this requirements:
- i. A door of at least 17 square feet.
 - ii. A window of at least 6 square feet in area, A set of adjacent windows, such as: a double bay window, count as one design element; however, horizontal bans of immediately adjacent window units count as one design element for every 9 feet of run.
 - iii. A chimney
 - iv. A decorative gable vent of at least 2.5 square feet in area. Octagonal or round vents would qualify.
 - v. A porch or deck, of not less than 32 square feet in size;
 - vi. Façade offsets in excess of 1'4". A façade offset may constitute no more than one of the required façade design elements for each façade. A garage shall not be considered a façade offset.
- E. Building Materials.
- i. Wood board, brick, stone, fibrous cement siding (with wood board appearance), stucco and vinyl siding are the permitted finish building materials;
 - ii. All homes shall have brick or stone on its front façade ranging from 15% to 100% of the front building elevation (windows and doors including garage doors shall be excluded from the calculation) and as approved during the development plan process;

- iii. All finish building materials shall be low-gloss and the use of high chroma colors is prohibited;
- iv. Vinyl shall be a minimum of .044 thickness, applied over a minimum ½” sheathing. All vinyl elevations shall have at a minimum 6” wide frieze or fascia boards;
- v. Stucco includes materials such as E.I.F.S, when resulting in a true stucco appearance.
- vi. All projections either on Condominiums or Single-family houses that have natural materials on the front elevation of the projection shall wrap the sides a minimum of 2 feet, unless the roof is a gable type, then no wrap is required.

F. Garages. All homes shall have a two-car garage. No single garage door opening shall exceed two car widths (18’) or exceed 9’ height. The garage door shall not constitute more than 35% of the linear width of the front elevation and shall not project more than 12 feet from the forward most vertical wall plane of the front façade of the house. The Cypress model, which has a 20-foot projection from the front façade will be permitted an exemption from this requirement per Resolution No. CR-86-05. Garage doors shall be made of durable materials that do not sag, warp, deteriorate or delaminate under normal use and weather conditions. Materials such as particle board or Masonite are prohibited. Garage door color(s) shall be low contrast that is the same or similar in hue and tonal value as the primary color of the house or house trim. The garage door trim shall match the primary trim color of the house.

G. Window Trim

- i. Shutters are required around 80% of all windows on the front elevations of homes and where architecturally appropriate on side and rear elevation windows;
- ii. Shutters shall be standard width (not less than 12” in width)
- iii. Special brick detailing, such as soldier course or rowlock shall be used on the top and bottoms of windows within a brick elevation and windows within a stone elevation shall use lintels and sills to create a trim on the top and bottom of those windows.

H. Mailboxes

- iv. Shall be Cedar craft CMO-5 (mailbox) and CPO-2 (post)

I. Diversity

- v. Homes adjacent to, and the lot directly across the street, shall not have the same elevation or colors.

Date: 04/15/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-14-25
1st Reading: 04/21/25
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-14-25

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR MURRAY DISPLAY FIXTURES LTD LOCATED AT 2300 SOUTHWEST BOULEVARD

WHEREAS, on April 08, 2025, the Planning Commission recommended approval of the Development Plan for an addition to the existing building for Murray Display Fixtures, Ltd., as submitted.

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

SECTION 1. This Council hereby approves the Development Plan for an addition to the existing building for Murray Display Fixtures, Ltd, located at 2300 Southwest Blvd., as submitted.

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

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

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

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

ITEM 5: 202503280009 – Murray Display Fixtures - Final Development Plan

Site Location

2300 Southwest Boulevard (PID 040-008159).

Proposal

A development plan for a building addition at 2300 Southwest Boulevard.

Current Zoning

Light Industry (IND-1)

Future Land Use

Town Center Core

Property Owner

TEM56 LLC

Property Incentives

Community Reinvestment Area

Applicant/Representative

Brian Sweeney, JH Architects, Inc.

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Chapter 1135 & 1136
- GroveCity2050 Future Land Use and Character Map

Staff Recommendation

Approval as Submitted

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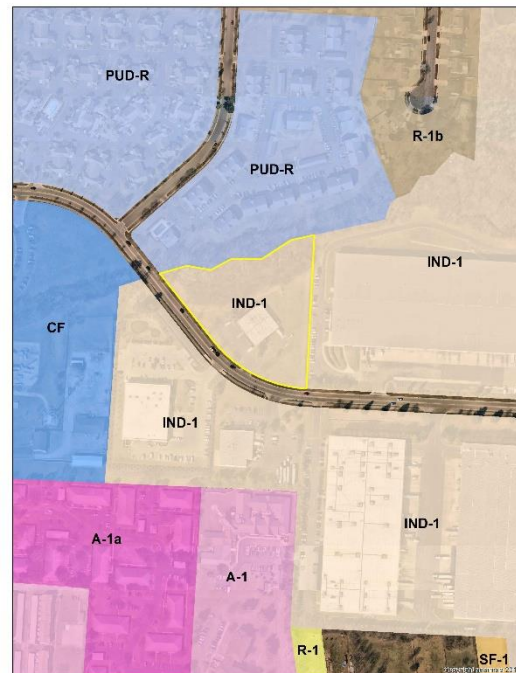
Case Manager

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

Summary

This proposed Development Plan is to construct a 5,067-square-foot addition on the rear of the existing building at 2300 Southwest Boulevard.

Zoning Map

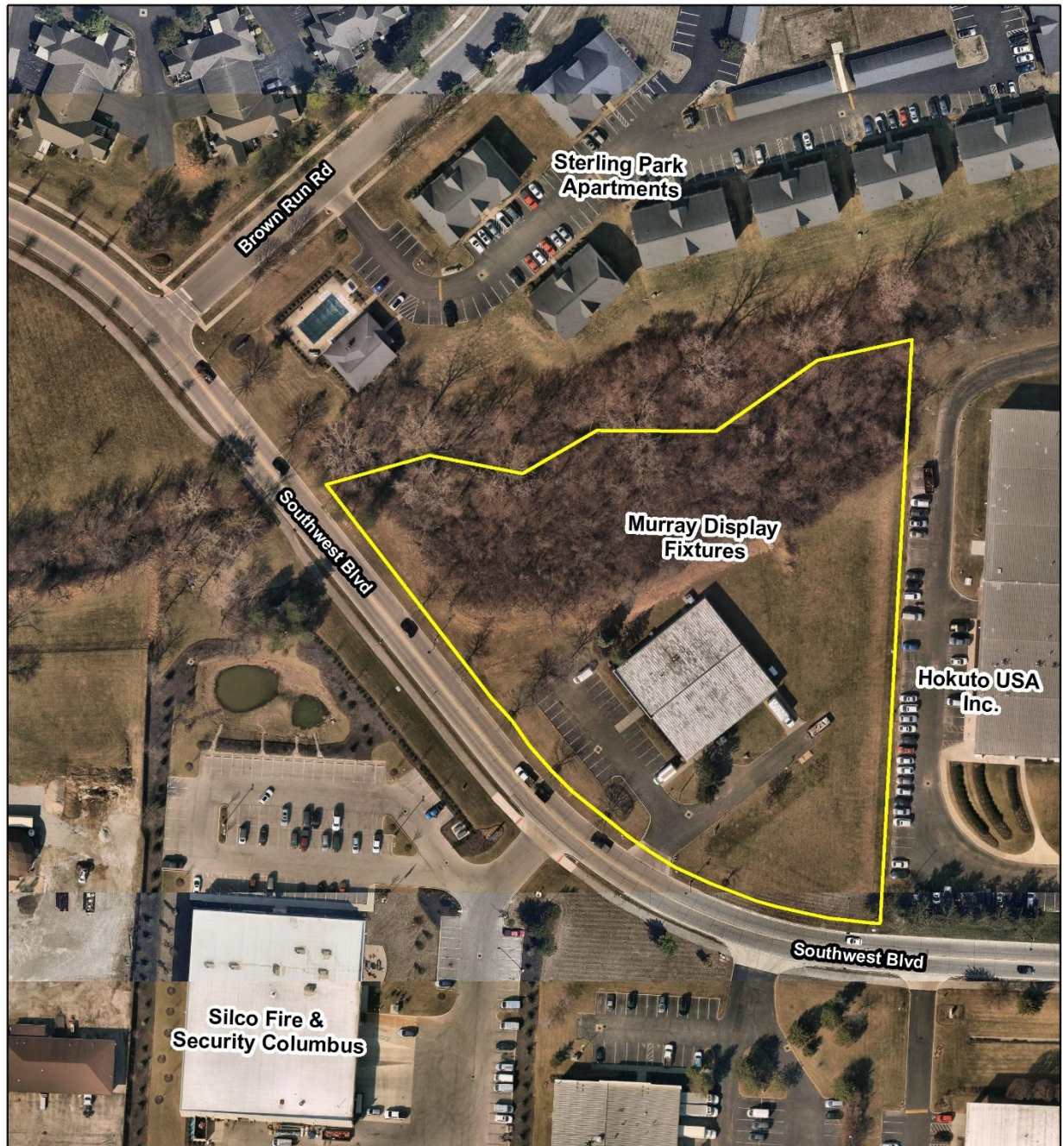


Next Steps

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

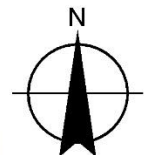
1. Context Map

The property is located at 2300 Southwest Boulevard (PID 040-008159).



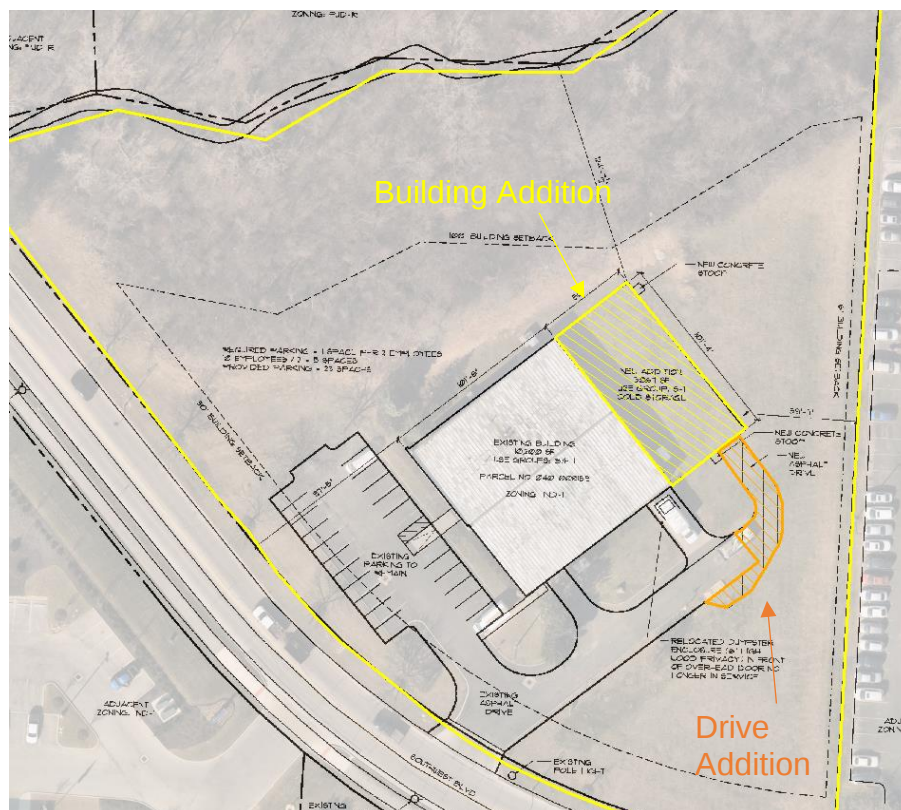
202503280009
Murray Display Fixtures
Final Development Plan
PID# 040-008159

0 50 100 200 Feet

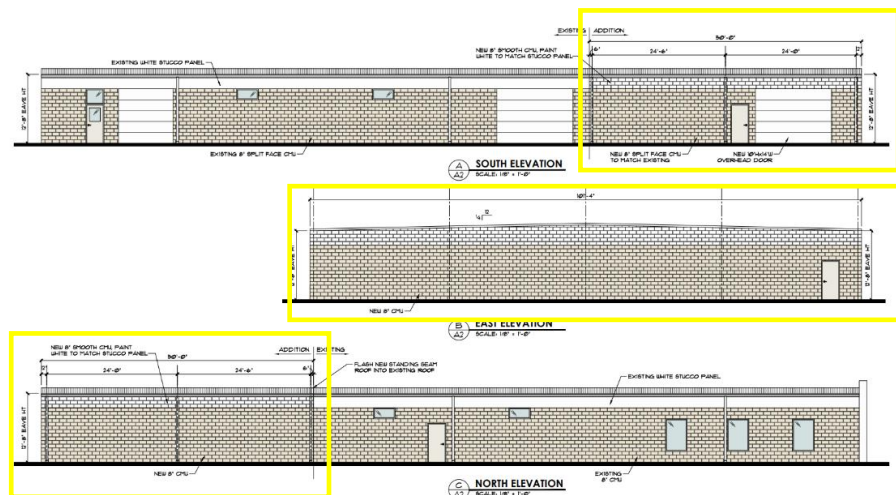


The applicant is requesting a final development plan for a 5,067 square foot addition to Murray Display Fixtures at 2300 Southwest Boulevard. The GroveCity2050 Community Plan and Future Land Use Map designate this site as a Flex Employment Center, and the existing use as a manufacturer of custom fixtures, displays, and cabinetry meets the recommended primary use of industrial.

The 3.47-acre site has an existing 10,200 square foot building utilized by the business along with a 23-space parking lot along Southwest Boulevard. The site's access will remain unchanged from the single access point off Southwest Boulevard. The site has an asphalt drive along the southern portion of the site that provides access to the side of the building. The drive will be extended to provide access to the building addition. To make room for the new drive the existing dumpster will be located onto an old section of the drive that is no longer in use near an overhead door that will not be in service once the addition is complete.

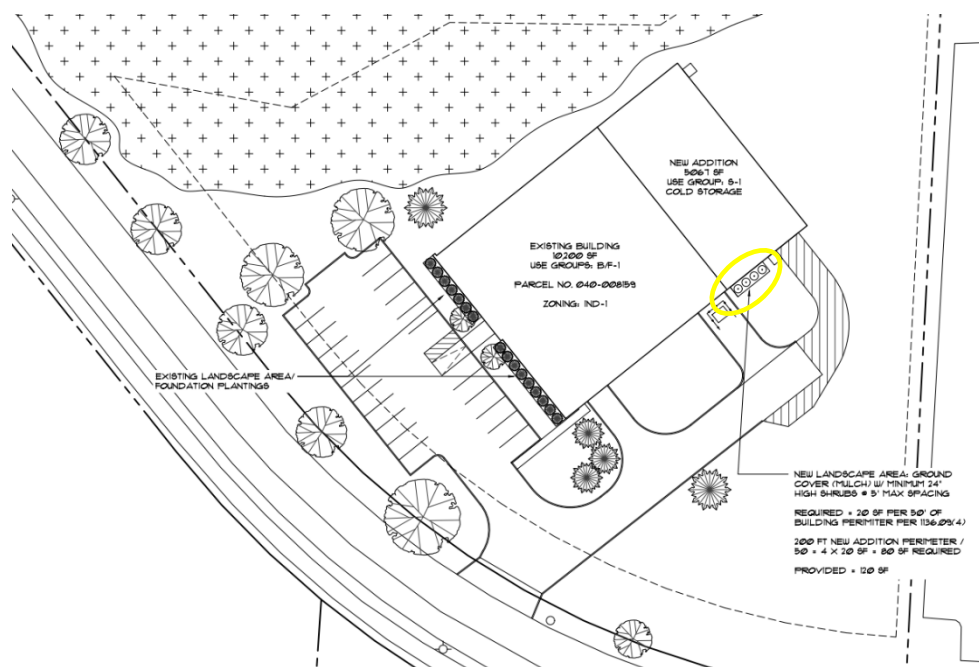


The proposed building addition (shown in yellow) will be 5,067 square feet and measure 12 feet 8 inches at the highest point. The building addition will be finished primarily with concrete masonry units (CMUs) painted white and tan to match the existing building. The proposed addition meets all development standards for the Light Industrial zoning district per Chapter 1135.



A landscape plan was submitted showing proposed landscaping along the southern side of the building addition consisting of a landscaped area and shrubs that meet code requirements (shown in yellow). The

new addition is required to plant 1 tree planted for every 60 feet of building perimeter. Based on the total building perimeter including the new addition (502 feet), the site currently has the required number of trees to meet this standard, and no additional trees are required. Additionally, the site has a large vegetation area around Brown Run.



3. GroveCity2050 Analysis

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

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

Finding is Met: Staff believe that the proposed addition is in character with the surrounding area as it matches the existing building in terms of scale and finish materials and is located within an industrial area.

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

Finding is Met: The proposed addition is constructed of concrete masonry units (CMUs) and will be finished in white and tan to match the existing building and give the site a cohesive appearance.

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

Finding is Met: The site has sidewalks along the south side of Southwest Boulevard that provide access to the site. However, no changes are proposed to the street or sidewalk network as part of this addition.

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

Not Applicable: The site is industrial in nature and located in an industrial area and is not applicable to this standard.

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

Finding is Met: The addition will allow for the expansion of an existing Grove City business and increased employment opportunities.

4. Recommendation

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

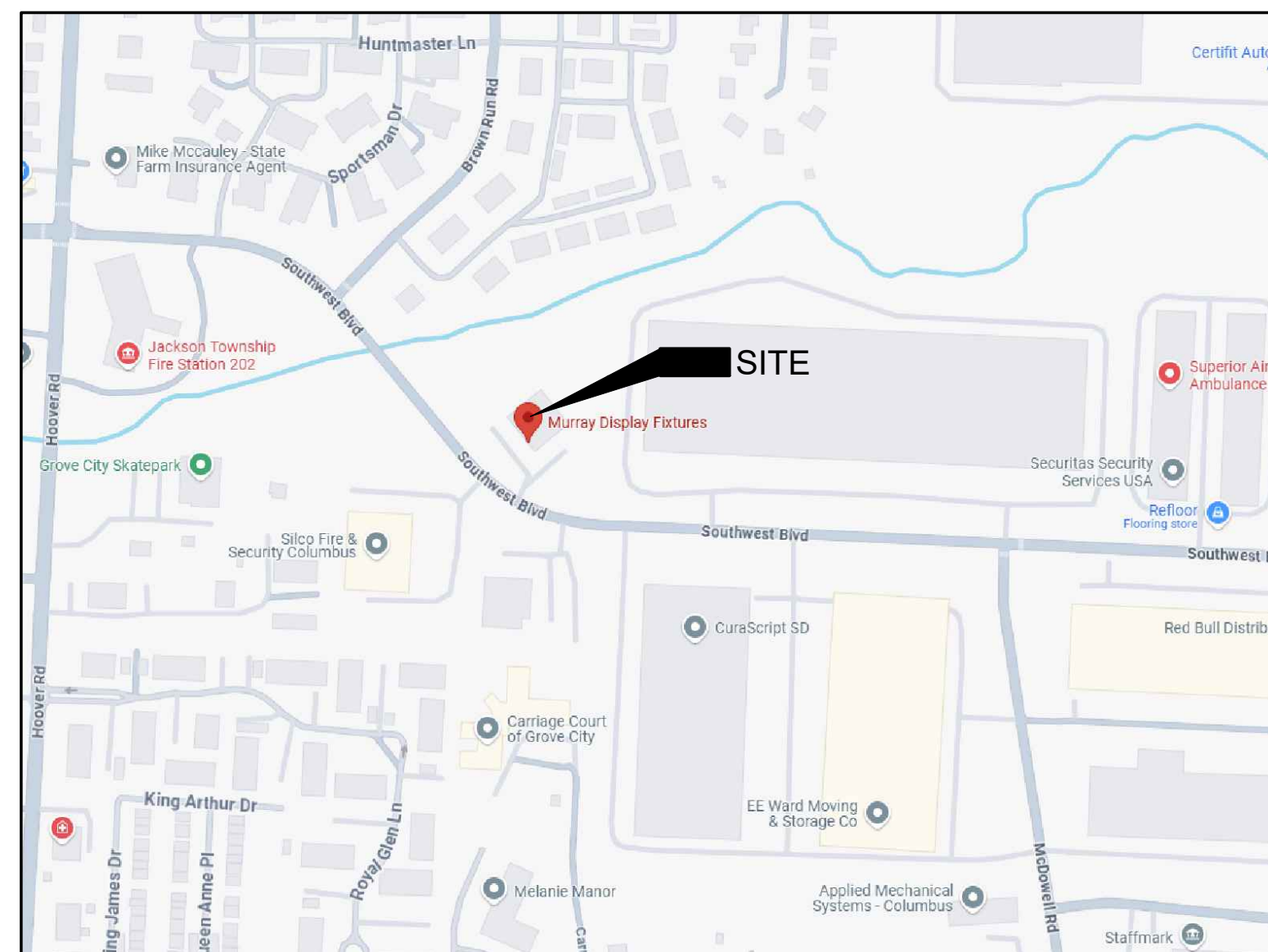
5. History

1995

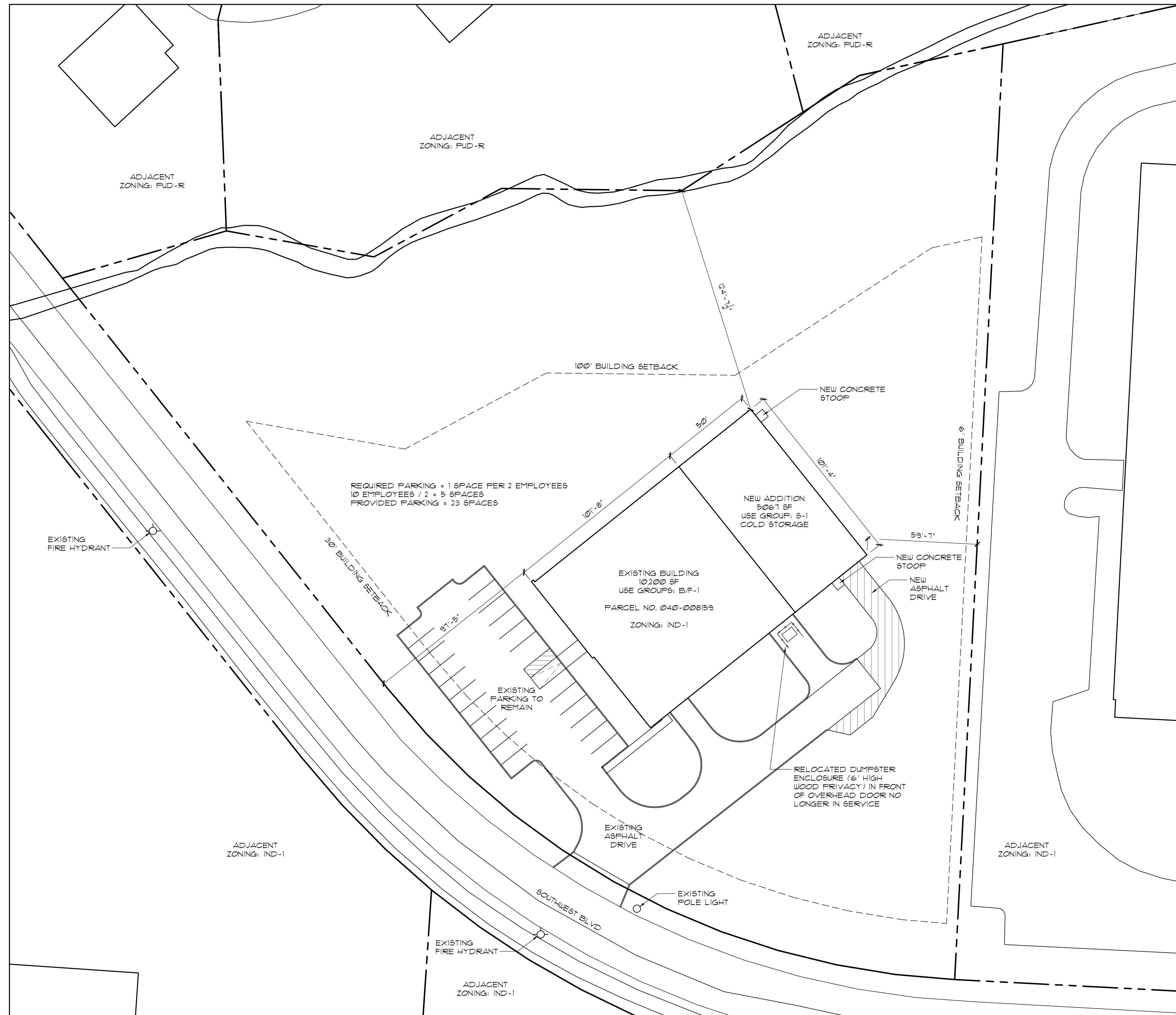
The existing 10,200 square-foot building on site was constructed.

PROJECT DESCRIPTION

NEW 101'-4" X 50' PRE-ENGINEERED METAL BUILDING (PEMB) ADDITION TO EXISTING PEMB FOR MURRAY DISPLAY FIXTURES. ADDITION TO BE USED AS COLD STORAGE ONLY, NO HVAC OR PLUMBING WORK. EXTERIOR WALLS TO BE 8" CMU TO MATCH EXISTING EXTERIOR FINISH. ADDITION WILL BE BUILT OFF OF EXISTING 3-HR FIRE BARRIER. PENETRATIONS THROUGH FIRE WALL TO HAVE 3-HR FIRE SHUTTERS.

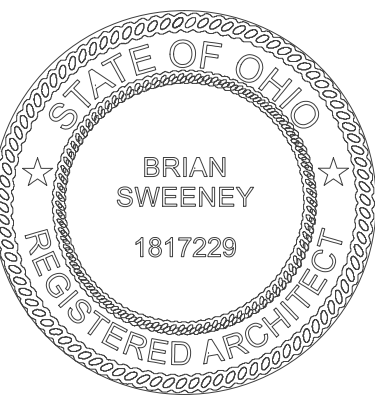


SITE LOCATION
SCALE: N.T.S.



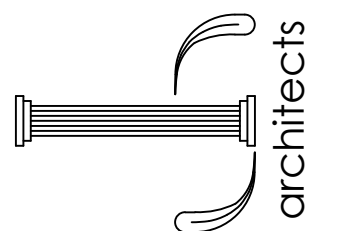
SITE PLAN
SCALE: 1" = 30'-0"

MURRAY DISPLAY FIXTURES LTD
2300 SOUTHWEST BLVD
GROVE CITY, OHIO 43123



JH Architects, Inc.

5120 B Nike Drive
Hilliard, Ohio 43026
614-527-7590 Fax 614-527-7592



24055
03-27-25

SP1



B
SP2 **SITE LOCATION**
SCALE: N.T.S.

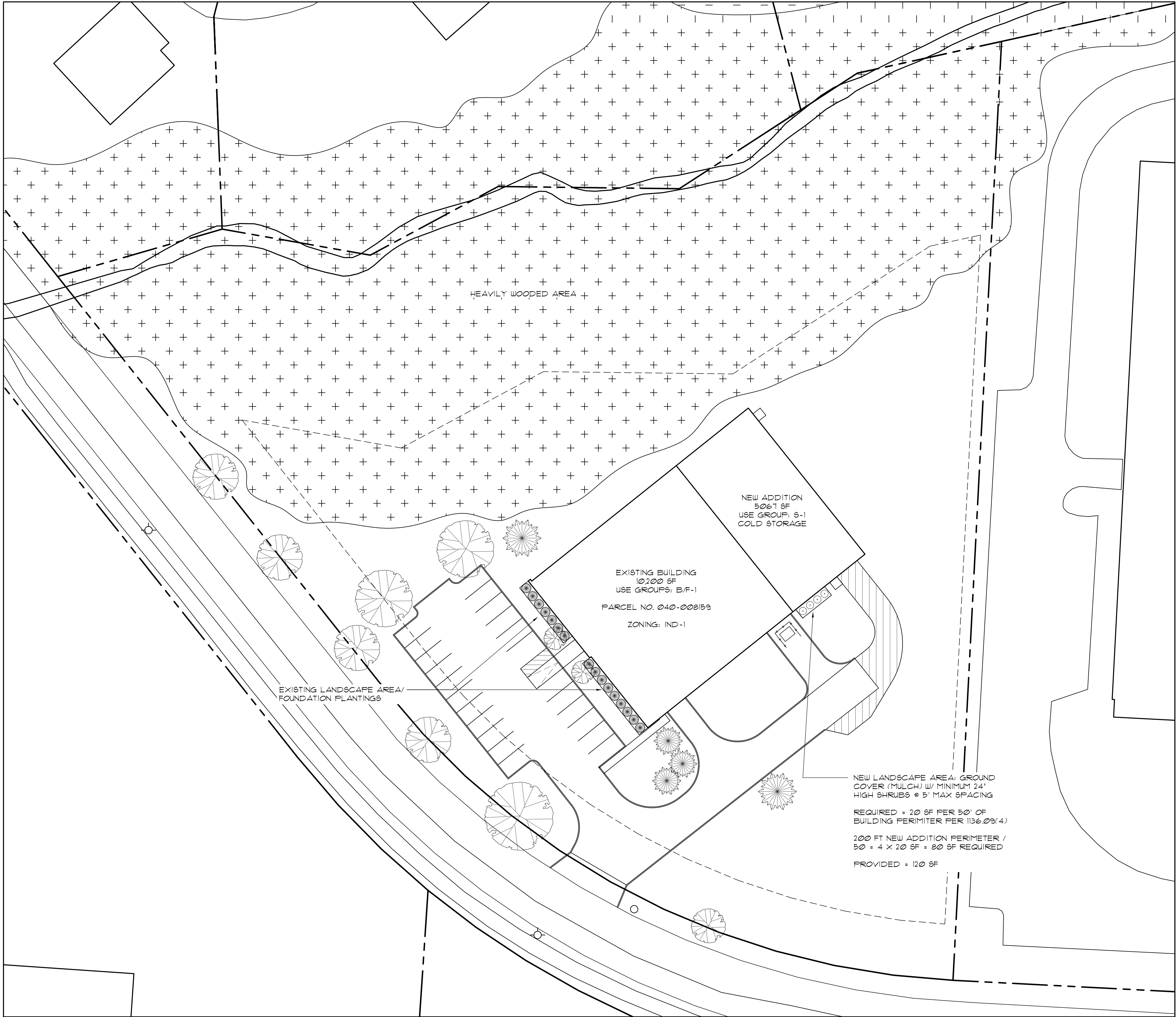
LANDSCAPE LEGEND

EXISTING DECIDUOUS TREE

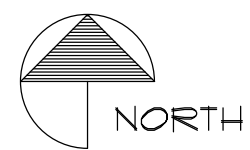
EXISTING EVERGREEN TREE

EXISTING SHRUB/ FOUNDATION PLANTING

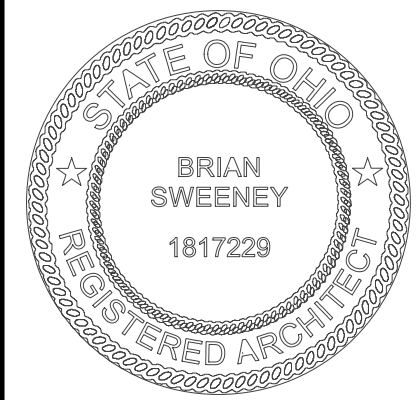
NEW SHRUB - MINIMUM 24" HIGH AT TIME OF PLANTING



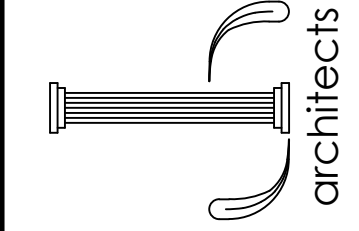
A
SP2 **LANDSCAPE PLAN**
SCALE: 1" = 30'-0"



MURRAY DISPLAY FIXTURES LTD
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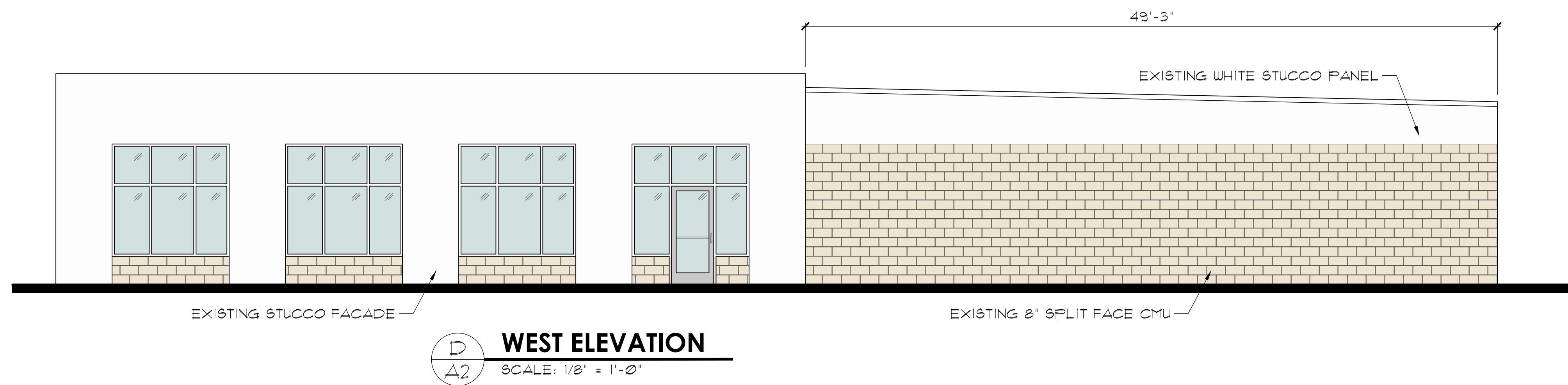
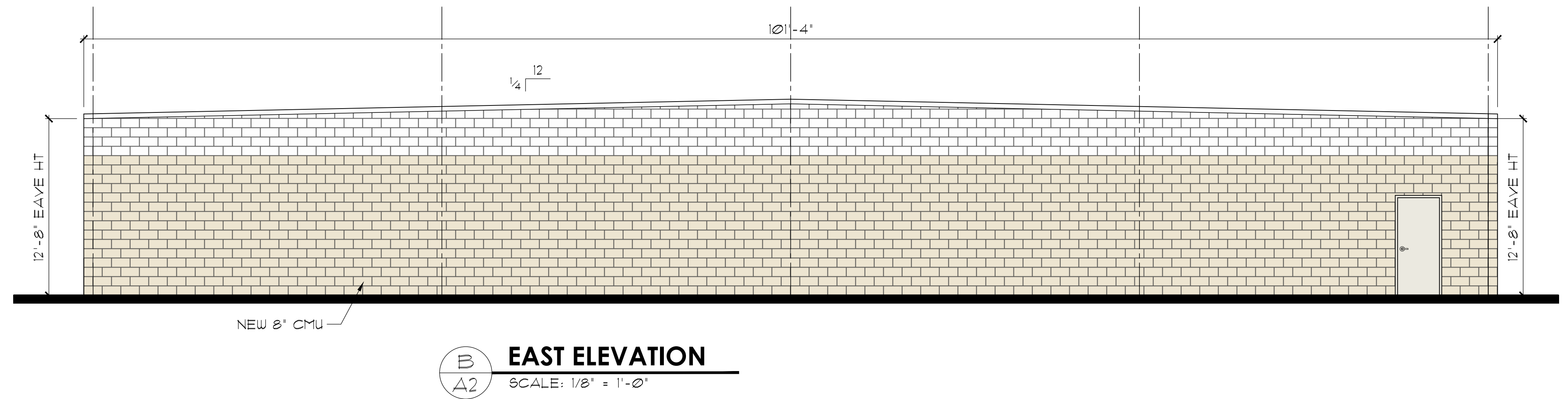
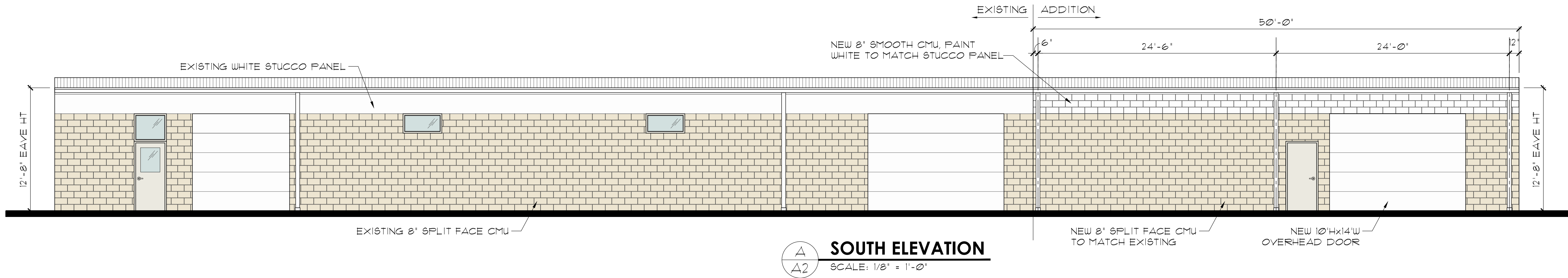


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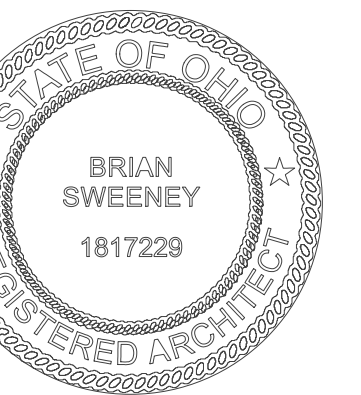


24055
03-27-25

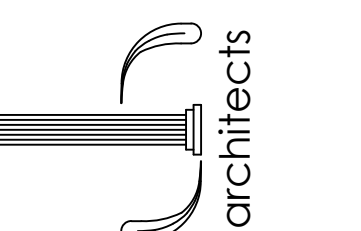
SP2



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GROVE CITY, OHIO 43123



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5120 B Nike Drive
Hilliard, Ohio 43026
614-527-7590 Fax 614-527-7592



24055
03-27-25

A2

Date: 04-15-25
Introduced By: Mr. Dew
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: xx 30 Days:
Current Expense:

No.: C-17-25
1st Reading: 04/21/25
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-17-25

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH A LICENSED COMPETITIVE RETAIL ELECTRIC SERVICE PROVIDER FOR THE CITY'S ELECTRIC GOVERNMENTAL AGGREGATION PROGRAM AND DECLARING AN EMERGENCY

WHEREAS, on November 3, 2020, the electors of the City of Grove City approved a ballot issue authorizing the City to establish an opt-out electric governmental aggregation program; and

WHEREAS, on April 13, 2023, Council approved Ordinance C-16-23 that enacted a twenty-four month electric aggregation program with AEP Energy; and

WHEREAS, as part of this program, the City was able to lock in an electric rate, utilizing green energy credits, that was cheaper than the standard brown energy rate and resulted in average savings of over three hundred dollars (\$300) per household; and

WHEREAS, the current program expires with the July 2025 meter reads (which typically occur beginning in June); and

WHEREAS, the City has solicited pricing proposals from four certified electric retail providers to continue the City's aggregation program; and

WHEREAS, the City received two proposals from the certified electric retail providers for pricing for an additional term of twelve months, twenty-four months and thirty-six months with rates varying between 9.62 cents and 9.94 cents; and

WHEREAS, while these proposals are above the current rate of 7.021 cents, they are still less than the standard expected rate in July 2025 of 10.12 cents to 10.9 cents; and

WHEREAS, due to the uncertainty in the capacity markets auctions, none of the current proposals provide a long-term benefit because the premiums are increasing the prices for the longer twenty-four- and thirty-six-month periods; and

WHEREAS, the City now desires to authorize the City Administrator to enter into an agreement with a licensed competitive retail electric service provider for a twelve-month period as it expected that this will provide savings while at the same time utilizing green energy; and

WHEREAS, an emergency exists for the health, safety and general welfare of the community in that City received and opened bids for the program in which the pricing is only valid for one day and it is necessary to enter into an agreement to have the aggregation program for July 2025.

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

SECTION 1. Council hereby finds that _____, a licensed competitive retail electric service provider, is the lowest and best responsive bidder for an agreement for the City's electric governmental aggregation program.

SECTION 2. Pursuant to the Plan of Operation and Governance, the City Administrator is hereby authorized to enter into an agreement for the City's electric governmental aggregation program with _____ for a term of twelve months for a contract amount not to exceed 9.9 cents a kWh.

SECTION 3. All formal actions of this Council concerning and related to the adoption of this Ordinance were taken in an open meeting of said Council, and that all deliberations of this Council that resulted in such formal action were made in meetings open to the public in full compliance with the provisions of the Charter of the City of Grove City and Section 121.22 of the Ohio Revised Code.

SECTION 4. For the reasons stated in the preamble, this ordinance is hereby declared an emergency measure and shall go into immediate effect.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 04-15-25
Introduced By: Mr. Dew
Committee: Service
Originated By: Mayor Stage
Approved:
Emergency: 30 Days:
Current Expense:

No.: C-15-25
1st Reading: 04/21/25
Public Notice: 0 /
2nd Reading: 0 /
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-15-25

A RESOLUTION TO APPOINT COMMITTEE MEMBERS TO THE “GROVE CITY CARES” HEALTHCARE GRANT PILOT PROGRAM

WHEREAS, on March 17, 2025, Council approved Ordinance C-09-25 to create the “Grove City CARES” Healthcare Grant Pilot Program; and

WHEREAS, Section 2 of the ordinance stated that the Mayor shall appoint two (2) members, non-city employees, with health care policy/management experience and confirmed by Council; and

WHEREAS, Mayor Stage has chosen Ms. Maureen Cahill and Mr. Jason Moore as his appointments.

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

SECTION 1. This Council hereby confirms Ms. Maureen Cahill and Mr. Jason Moore as committee members to the “Grove City CARES” Healthcare Grant Pilot Program.

SECTION 3. The resolution shall take effect at the earliest opportunity afforded by law.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law

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

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 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: 04/15/25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Ms. Pfiffer
Approved: Mr. Boso
Emergency: 30 Days
Current Expense:

No.: CR-16-25
1st Reading: 04/21/25
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-16-25

A RESOLUTION TO AUTHORIZE PARTICIPATION IN THE OHIO DEPARTMENT OF TRANSPORTATION CONTRACT FOR ROAD SALT

WHEREAS, the City of Grove City, Ohio, County of Franklin, (hereinafter referred to as the “Political Subdivision”) hereby submits this written agreement to participate in the Ohio Department of Transportation’s annual winter road salt bid in accordance with Ohio Revised Code 5513.01(B) and hereby agrees to all of the following terms and conditions in its participation of the ODOT road salt contract:

- a. The Political Subdivision hereby agrees to be bound by all terms and conditions established by ODOT in the road salt contract and acknowledges that upon award of the contract by the Director of ODOT it shall be bound by all such terms and conditions included in the contract; and
- b. The Political Subdivision hereby acknowledges that upon the Director of ODOT’s signing of the road salt contract, it shall effectively form a contract between the awarded salt supplier and the Political Subdivision; and
- c. The Political Subdivision agrees to be solely responsible for resolving all claims or disputes arising out of its participation in the ODOT road salt contract and agrees to hold the Department of Transportation harmless for any claims, actions, expenses, or other damages arising out of the Political Subdivision’s participation in the road salt contract; and
- d. The Political Subdivision’s electronic order for Sodium Chloride (Road Salt) will be the amount the Political Subdivision agrees to purchase from its awarded salt supplier at the delivered bid price per ton awarded by the Director of ODOT; and
- e. The Political Subdivision hereby agrees to purchase a minimum of 90% of its electronically submitted salt quantities from its awarded salt supplier during the contract’s effective period; and
- f. The Political Subdivision hereby agrees to place orders with and directly pay the awarded salt supplier on a net 30 basis for all road salt it receives pursuant to ODOT salt contract; and
- g. The Political Subdivision acknowledges that should it wish to rescind this participation agreement it will do so by written, emailed request by no later than Friday, April 29, by 5:00 p.m. The written, emailed request to rescind this participation agreement must be received by the ODOT Office of Contract Sales, Purchasing Section email: Contracts.Purchasing@dot.ohio.gov by the deadline. The Department, upon receipt, will respond that it has received the request and that it has effectively removed the Political Subdivision’s participation request. Furthermore, it is the sole responsibility of the Political Subdivision to ensure ODOT has received this participation agreement as well as the receipt

of any request to rescind this participation agreement. The Department shall not be held responsible or liable for failure to receive a Political Subdivision's participation agreement and/or a Political Subdivision's request to rescind its participation agreement.

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

SECTION 1. This participation agreement for the ODOT road salt contract is hereby approved, funding has been authorized, and the Political Subdivision agrees to the above terms and conditions regarding participation on the ODOT salt contract.

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

Passed:
Effective:

Attest:

I Certify that this
resolution is correct as to form.

Christine Houk, President of Council

Richard L. Stage, Mayor

Tami K. Kelly, Clerk of Council

Stephen J. Smith, Director of Law

Date: 04/15/25
Introduced By: Mr. Holt
Committee: Finance
Originated By: City Clerk
Approved:
Emergency: 30 Days:
Current Expense:

No.: CR-17-25
1st Reading: 04/21/25
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-17-25

A RESOLUTION TO APPOINT MEMBERS TO THE LOAN REVIEW COMMITTEE FOR THE TOWN CENTER LOAN PROGRAM

WHEREAS, Resolution CR-19-10 adopted the Town Center Loan Program; and

WHEREAS, within that program, Council is charged with appointing a five member Loan Review Committee (LRC) whose role is to serve as their advisors. The LRC members should have expertise in business, business financial analysis, law, real estate, as well as an understanding of the community needs and goals; and

WHEREAS, original members appointed to this Committee have retired, passed on, etc, and it is necessary to appoint new members.

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

SECTION 1. Mr. Tim Bowers, Ms. Melissa Forte, Mr. Greg Solt, Mr. Brent Miller, and Ms. Dawn Lawther are hereby appointed to the Loan Review Committee for the Town Center Loan Program, as required by Resolution CR-19-10.

SECTION 2. This resolution 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 resolution is correct as to form.

Stephen J. Smith, Director of Law