GROVE CITY, OHIO - CITY COUNCIL
Agenda

May 5, 2025 7:00 PM

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

Presentation — Building Safety Month; Public Works Week; Visit Grove City Report

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LANDS:

Ordinance C-13-25 — Accept the Plat of Farmstead, Phase 7. Second reading and public hearing.

Ordinance C-14-25 — Accept the Plat of Meadow Grove Estates, Section 10. Second reading and public hearing.

Resolution CR-18-25 — Set forth, as required by Section 709.023 of the Ohio Revised Code the Municipal Services that can be furnished to 0.848± acres located at 2255 Holton Road upon its annexation to the City.

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

Recess and Reconvene in Lower Level for Council Discussion on Form of Government

ON FILE — Minutes of: 04/21 Council; 04/28 BZA

Date: 04/15/25	No.: C-13-25
Introduced By: Ms. Burroughs	1st Reading: 04/21/25
Committee: Lands	Public Notice: 04/22/25
Originated By: Plan Comm	2nd Reading: 05/05/25
Approved:	Passed: ____ Rejected: ___
Emergency: ___ 30 Days: X	Codified: ___ Code No: ___
Current Expense:	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

Date: 04/15/25	No.: C-14-25
Introduced By: Ms. Burroughs	1st Reading: 04/21/25
Committee: Lands	Public Notice: 04/22/25
Originated By: Plan Comm	2nd Reading: 05/05/25
Approved:	Passed: ____ Rejected: ___
Emergency: ___ 30 Days: X	Codified: ___ Code No: ___
Current Expense:	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

Date: 04/29/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: City Clerk
Approved:
Emergency: ___ 30 Days: ____
Current Expense: _____

No.: CR-18-25
1st Reading: 05/05/2025
Public Notice:
2nd Reading:
Passed: ____ Rejected:
Codified: ___ Code No:
Passage Publication:

RESOLUTION NO. CR-18-25

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.023 OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN BE FURNISHED TO 0.848± ACRES LOCATED AT 2255 HOLTON ROAD IN JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 0.848± acres located at 2355 Holton Rd, in Jackson Township to the City of Grove City, Ohio, and signed by Sylvia A. Cotner and Kendra Leeann Stone, was filed with the Board of County Commissioners of Franklin County, Ohio; and

WHEREAS, a hearing on this petition is scheduled before the Board of County Commissioners of Franklin County; and

WHEREAS, Section 709.023(c) of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

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

SECTION 1. Upon its annexation to the City of Grove City, the 0.848± acres located at 2255 Holton Road, proposed for annexation by sylvia A. Cotner and Kendra Leeann Stone will receive the following municipal services from the City of Grove City:

Fire:	Jackson Township will continue to provide Fire protection.
Police:	The City of Grove City, Police department, will provide police protection.
Water:	The City of Grove City has a water service area contract with the City of Columbus, and the subject property is within the service area. Conditional on the ability of the City of Columbus to provide water, the City of Grove City will have the ability to service this area. It is understood that all water line extensions are the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such service shall become immediately available.
Sanitary Sewer:	The City has a written service area contract with the City of Columbus and the subject property is within the service area. Conditioned on the ability of the City of Columbus to provide sufficient sewage disposal capacity, the City of Grove City will have the ability to service the area. It is understood that all extensions of the sanitary sewer service is the responsibility of the property owner, and upon the receipt of all necessary permits and payments of all costs for connections thereto, such servicep shall become immediately available.
Solid Waste Collection:	Subject property is now serviced by and will continue to be serviced by a publicly bid contract for solid waste and recycling services.

Zoning: In accordance with Section 1139.05(a) the Codified Ordinances of Grove City, Ohio, all annexed territory zoned under County or Township zoning shall be classified at the most comparable district of the Grove City Zoning Code, unless otherwise requested by the petitioner and approved by the City Council at which time a buffer will be required if the requested zoning classification is clearly incompatible with uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory is to be annexed.

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

_____
Christine Houk, President of Council

_____
Richard L. Stage, Mayor

Passed:
Effective:

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

I Certify that this resolution is correct as to form.

_____
Stephen J. Smith, Director of Law

ANNEXATION PLAT

PROPOSED ANNEXATION OF 0.848± AC. IN VMS 6840 FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

LEGEND

- EXISTING CITY OF GROVE CITY CORPORATION LINE
- PROPOSED CITY OF GROVE CITY CORPORATION LINE
- AREA PROPOSED FOR ANNEXATION

ADDRESS OF SUBJECT PROPERTY:
2255 HOLTON ROAD, GROVE CITY, OHIO 43123

THIS ANNEXATION DOES NOT CREATE AN UNINCORORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 949.21'± OF WHICH 327.95'± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 35% PERIMETER CONTIGUITY.

0' 60'
SCALE: 1"=60'

RECEIVED
9:00 A.M
APR 29 2025
Franklin County Planning Department

HOLTON ROAD (WIDTH VARIES)

City of Grove City, Ohio
Instr. #202311010114465
0.105 Acres (Deed)

City of Grove City, Ohio
Instr. #202312270133833
0.069 Acres (Deed)

City of Grove City, Ohio
Instr. #202312270133832
0.069 Acres (Deed)

R/W 30.39' 30.40' ℄

100.00'± S 85°05'00" E

POINT OF BEGINNING

City of Grove City
Jackson Township

City of Grove City Corp. Line
Ord. No. C-46-03
Instr. #200307250230508

Donald David Daubenmire Jr.
Instr. #202008060114689
PPN: 160-000903-00
1.0± Acres (Deed)

N 04°22'00" W 246.66'±

Dennis J. Wolfe
Anna Emily Wolfe
O.R. 21215E08
PPN: 160-001884-00
0.917± Acres (Deed)

Lot 1 of Miesse Subdivision
P.B. 35 Pg.28

ANNEXATION PLAT & DESCRIPTION ACCEPTABLE
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER
BY: FDA DATE: 4/9/25

Sylvia A. Cotner
Kendra LeeAnn Stone
Instr. #202404010031050
PPN: 160-001845-00
0.848± Acres (Deed)

S 04°22'00" E 374.60'±

RECEIVED
APR 09 2025
FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

Board of Education
South-Western School District
Instr. #199909220239702
PPN: 040-010233-00
28.144± Acres (Deed)

Jackson Township
City of Grove City

N 04°22'00" W 127.95'±

City of Grove City Corp. Line
Ord. No. C-39-98
Instr. #199807090171548

N 85°05'20" W 100.00'±

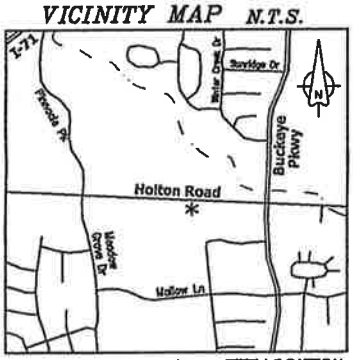
Jackson Township
City of Grove City

City of Grove City Corp. Line
Ord. No. C-76-03
Instr. #200309290310828

Jamie L. Hannon
Instr. #201807110092126
PPN: 040-015835-00
Lot 65 of Meadow Grove Estates North Sec. 2
P.B. 122 Pg.92

Lot 64

VICINITY MAP N.T.S.



* = SITE LOCATION

NOTE: THIS MAP WAS PREPARED USING THE BEST AVAILABLE FRANKLIN COUNTY RECORDS AND WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AS SHOWN ON THE RECORD PLAT.

STATE OF OHIO
MATTHEW L. CAMPBELL
8546
REGISTERED PROFESSIONAL SURVEYOR

MATTHEW L. CAMPBELL REG. NO. 8546
CAMPBELL & ASSOCIATES, INC.

4-9-25
DATE

Franklin County Parcel # 160-001845-00

Job: CO216363

CAMPBELL & ASSOCIATES, INC.
Land Surveyors
(800)233-4117
www.campbellsurvey.com