



GROVE CITY, OHIO - CITY COUNCIL Agenda

June 16, 2025

5:30 PM

Regular Meeting

5:30 p.m. - Council Review of Charter

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

LANDS:

- | | |
|--------------------------|---|
| <u>Ordinance C-23-25</u> | Accept the Plat of Pinnacle Quarry, Section 4. First reading. |
| <u>Ordinance C-24-25</u> | Approve a Special Use Permit for Outdoor Storage for 3400 Southwest LLC, located at 3400 Southwest Blvd. First reading. |
| <u>Ordinance C-25-25</u> | Approve a C-2 (retail commercial) Zoning Classification for 2139 Sonora Drive upon its annexation to the City of Grove City. First reading. |

SERVICE:

- | | |
|----------------------------|--|
| <u>Resolution CR-22-25</u> | Waive the provisions of Section 903.05b of the Codified Ordinances for the Annual Alumni Softball Tournament and July 25 - 27, 2025. |
| <u>Resolution CR-23-25</u> | Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Annual Homecoming Celebration on July 25, 2025 in the Town Center. |

FINANCE:

- | | |
|----------------------------|---|
| <u>Ordinance C-21-25</u> | Approve a Loan for 3995 Broadway, LLC under the Town Center Loan Program and Appropriate \$75,000.00 for same. Second reading and public hearing. |
| <u>Resolution CR-24-25</u> | Waive the Bidding Provisions of Section 153.12 of the Ohio Revised Code for building a Sensory Garden within The Gardens at Gantz Park. |

PARKS:

- | | |
|--------------------------|--|
| <u>Ordinance C-22-25</u> | Require no further investment of staff time or financial resources at the Brookpark Middle School location outside of required utility bills or contractual obligations without the approval of City Council and to require the City Administrator to engage in negotiations to terminate or renegotiate the Brookpark Lease Agreement with Southwestern City Schools to the mutual benefit of all parties. Second reading and public hearing. |
|--------------------------|--|

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE

Minutes of: 06/02 Council; 06/03 Planning Commission

Date: 06/11/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-23-25
1st Reading: 06-16-25
Public Notice: 06-17-25
2nd Reading: 07-07-25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-23-25

AN ORDINANCE TO ACCEPT THE PLAT OF PINNACLE QUARRY, SECTION 4

WHEREAS, Pinnacle Quarry, Section 4, a subdivision containing lots 19 – 41 and 51 - 63 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 Pinnacle Quarry, Section 4, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 468, containing 7.649 acres of land, more or less. Said 7.649 acres being part of a 14.144 and 12.758 acre tracts of land conveyed to M/I Homes of Central Ohio, 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

PINNACLE QUARRY
SECTION 4
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY NO. 469

SITUATED IN THE COUNTY OF FRANKLIN, CITY OF GROVE CITY, STATE OF OHIO, AND BEING PART OF VIRGINIA MILITARY NUMBER 469, CONTAINING 7.649 ACRES OF LAND, MORE OR LESS, AND BEING 5.107 ACRES OUT OF THAT 14.144 ACRE TRACT OF LAND, AS CONVEYED TO M/I HOMES OF CENTRAL OHIO, LLC, OF RECORD IN INSTRUMENT NUMBER 202105120084328, 2.214 ACRES OUT OF THAT 12.788 ACRE TRACT OF LAND, AS CONVEYED TO M/I HOMES OF CENTRAL OHIO, LLC, OF RECORD IN INSTRUMENT NUMBER 202105120084321, 0.261 ACRES OUT OF THAT 12.783 ACRE TRACT OF LAND, AS CONVEYED TO M/I HOMES OF CENTRAL OHIO, LLC, OF RECORD IN INSTRUMENT NUMBER 202105120084320, AND 0.067 ACRES OUT OF THAT 31.616 ACRE TRACT OF LAND, AS CONVEYED TO M/I HOMES OF CENTRAL OHIO, LLC, OF RECORD IN INSTRUMENT NUMBER 202105270094202 ALL REFERENCES REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY OHIO.

THE UNDERSIGNED, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "PINNACLE QUARRY SECTION 4", A SUBDIVISION CONTAINING LOTS NUMBERED 19-41 AND 51-63, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE ALL OF OR PART OF JEFFREY LANE, PINNACLE QUARRY DRIVE, AND WILD ROCK DRIVE SHOWN HEREON AND HERETOFORE DEDICATED.

EASEMENTS, WITHIN THOSE AREAS DESIGNATED AS "EASEMENT" (ESMT.) AND "DRAINAGE EASEMENT" ON THIS PLAT, ARE HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, THEIR SUCCESSORS AND ASSIGNS. EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND QUASI PUBLIC UTILITIES, ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, USING AND MAINTAINING STORM WATER DRAINAGE SWALES AND OR OTHER STORM WATER DRAINAGE FACILITIES. EXCEPT AS PROVIDED FOR IN THE DEVELOPER'S OVERALL SCHEME FOR THE DEVELOPMENT, NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT.

IN WITNESS WHEREOF, STEVE CHRISTMAN, LAND DEVELOPMENT MANAGER OF M/I HOMES OF CENTRAL OHIO, LLC HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS ____ DAY OF _____,

SIGNED AND ACKNOWLEDGED M/I HOMES OF CENTRAL OHIO, LLC
IN THE PRESENCE OF:

BY: _____
WITNESS STEVE CHRISTMAN
LAND DEVELOPMENT MANAGER

WITNESS

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVE CHRISTMAN, LAND DEVELOPMENT MANAGER OF M/I HOMES OF CENTRAL OHIO, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED OF SAID M/I HOMES OF CENTRAL OHIO, LLC, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

THIS ____ DAY OF _____, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES _____, _____

APPROVED THIS ____ DAY OF _____, 20__

MAYOR, GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____, 20__

CHAIRPERSON, PLANNING COMMISSION, GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____, 20__

CITY ENGINEER, GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____, 20__

DIRECTOR OF PUBLIC SERVICE, GROVE CITY, OHIO

APPROVED AND ACCEPTED BY ORDINANCE No. _____, PASSED THIS DAY OF _____, WHEREIN
JEFFREY LANE, PINNACLE QUARRY DRIVE, AND WILD ROCK DRIVE ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY.

CLERK OF COUNCIL, GROVE CITY, OHIO

TRANSFERRED THIS ____ DAY OF _____, ____

AUDITOR, FRANKLIN COUNTY OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY OHIO

FILED FOR RECORD THIS ____ DAY OF _____, _____
AT _____, FEE _____

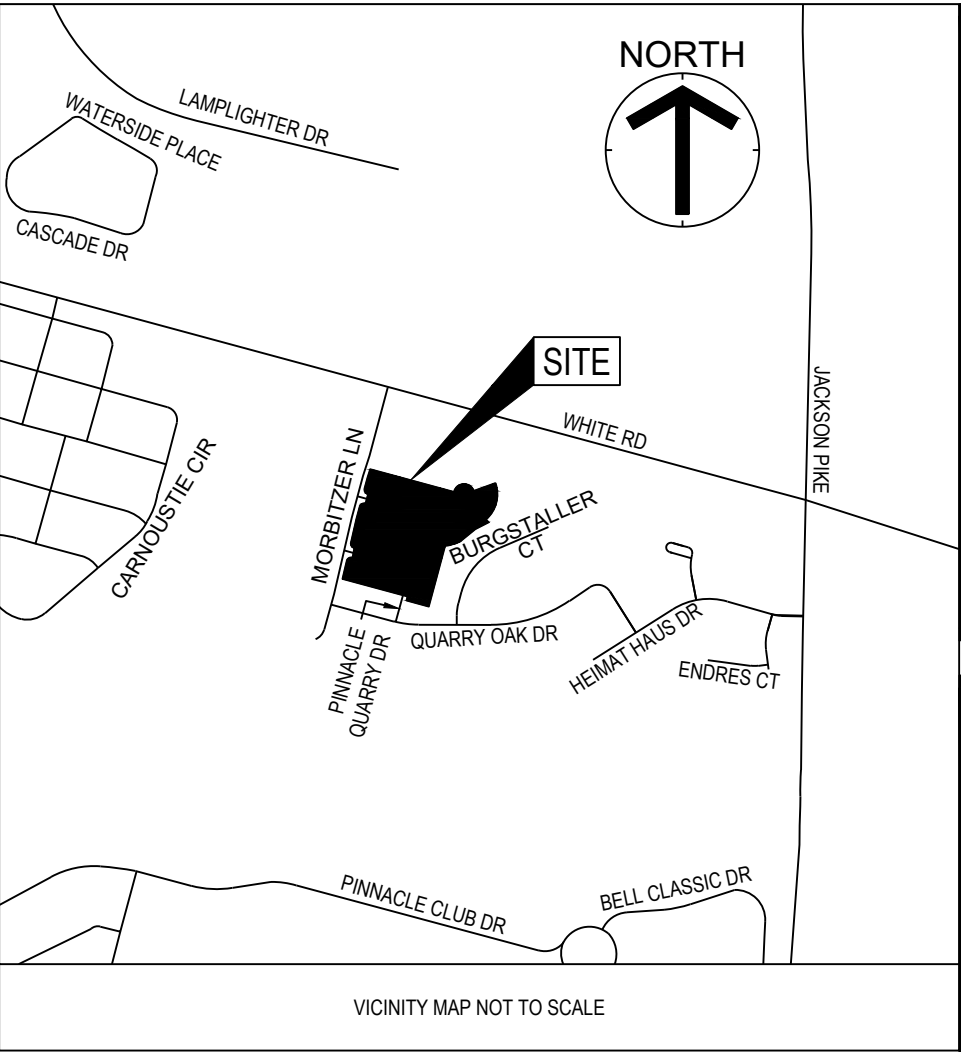
RECORDER, FRANKLIN COUNTY OHIO

AT _____, FEE _____

DEPUTY RECORDER, FRANKLIN COUNTY OHIO

FILE No. _____

PLAT BOOK _____, PAGE _____



Received By:
Grove City Development
5/27/25

PLAT NOTES: PLAT NOTES WITH REGARD TO PINNACLE QUARRY SECTION 4 ARE LOCATED ON PAGE 2 OF 2.

BASIS OF BEARING

OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) AS DETERMINED BY A SERIES OF GPS OBSERVATIONS USING THE OHIO REAL TIME NETWORK (RTN), PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION, WITH A BEARING OF SOUTH 74° 47' 30" EAST FOR A PORTION OF THE CENTERLINE OF WHITE ROAD.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

CESO IRON PIN LEGEND

- IRON PIPE FOUND
- ⊗ IRON PIN FOUND (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 CAP)
- PERMANENT MARKER FOUND
- (1"x30" REBAR W/ ALUMINUM CESO CAP)

CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

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

DATE: _____



2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 614.794.4826

PINNACLE QUARRY
SECTION 4
STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
VIRGINIA MILITARY SURVEY NO. 469

Revisions / Submissions

ID	Description	Date
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© 2025 CESO, INC.

Project Number:	758413
Scale:	N/A
Drawn By:	VLM
Checked By:	ALB/JKH/MJA
Date:	5/27/2025
Issue:	N/A

Drawing Title:

PLAT



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 688.208.4826

PINNACLE QUARRY SECTION 4

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY
VIRGINIA MILITARY SURVEY NO. 469

Revisions / Submissions

ID	Description	Date
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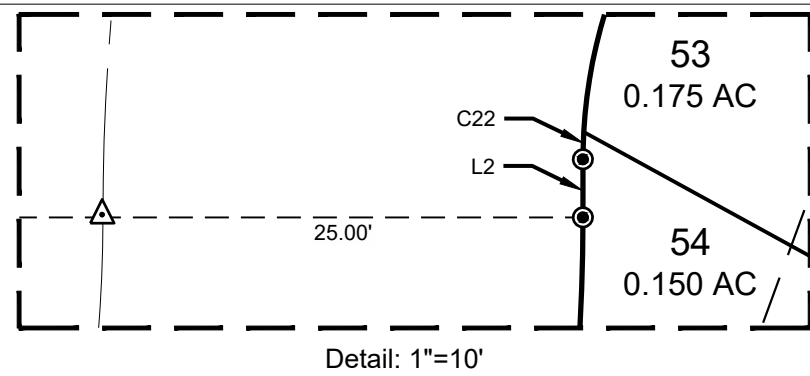
© 2025 CESO, INC.

Project Number: 758413
Scale: 1" = 50'
Drawn By: VLM
Checked By: ALB/JKH/MJA
Date: 5/27/2025
Issue: N/A

Drawing Title:

PLAT

2



CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	92° 03' 42"	25.00'	40.17'	N59° 05' 55"E, 35.99'
C2	87° 56' 18"	25.00'	38.37'	N30° 54' 05"W, 34.71'
C3	90° 14' 49"	25.00'	39.38'	N60° 15' 10"E, 35.43'
C4	90° 00' 00"	25.00'	39.27'	N29° 52' 14"W, 35.36'
C5	145° 18' 22"	54.00'	136.95'	N87° 46' 56"E, 103.09'
C6	68° 55' 46"	174.00'	209.33'	S14° 45' 15"W, 196.93'
C7	20° 57' 46"	220.00'	80.49'	S73° 42' 10"W, 80.04'
C8	90° 00' 00"	75.00'	117.81'	N60° 07' 46"E, 106.07'
C9	39° 52' 43"	124.68'	86.78'	N35° 04' 07"E, 85.04'
C10	90° 00' 00"	25.00'	39.27'	N29° 52' 14"W, 35.36'
C11	90° 00' 00"	25.00'	39.27'	S60° 07' 46"W, 35.36'
C12	90° 00' 00"	100.00'	157.08'	S60° 07' 46"W, 141.42'
C13	74° 02' 17"	26.00'	33.60'	S52° 08' 54"W, 31.31'
C14	254° 02' 17"	54.00'	239.43'	S37° 51' 06"E, 86.23'
C15	90° 00' 00"	50.00'	78.54'	N60° 07' 46"E, 70.71'
C16	90° 00' 00"	25.00'	39.27'	N29° 52' 14"W, 35.36'
C17	90° 00' 00"	25.00'	39.27'	N60° 07' 46"E, 35.36'
C18	13° 35' 17"	100.00'	23.72'	N81° 39' 53"W, 23.66'
C19	23° 50' 06"	100.00'	41.60'	S79° 37' 25"W, 41.30'
C20	23° 50' 06"	100.00'	41.60'	S55° 47' 19"W, 41.30'
C21	28° 44' 30"	100.00'	50.16'	S29° 30' 01"W, 49.64'
C22	3° 07' 33"	26.00'	1.42'	S16° 41' 32"W, 1.42'
C23	70° 54' 44"	26.00'	32.18'	S53° 42' 41"W, 30.16'
C24	27° 56' 55"	54.00'	26.34'	S75° 11' 35"W, 26.08'
C25	43° 13' 42"	54.00'	40.74'	S39° 36' 16"W, 39.78'
C26	37° 33' 18"	54.00'	35.39'	S0° 47' 14"E, 34.76'
C27	13° 35' 17"	220.00'	52.17'	S81° 39' 53"E, 52.05'
C28	20° 56' 43"	220.00'	80.42'	S85° 20' 36"E, 79.98'
C29	23° 50' 06"	220.00'	91.52'	N79° 37' 25"E, 90.86'
C30	4° 29' 05"	220.00'	17.22'	N65° 27' 50"E, 17.22'
C31	31° 12' 57"	174.00'	94.80'	N33° 36' 39"E, 93.63'
C32	37° 42' 49"	174.00'	114.53'	N0° 51' 14"W, 112.48'
C33	42° 54' 00"	54.00'	40.43'	N36° 34' 46"E, 39.49'

LINE TABLE		
Line #	Direction	Length
L1	N74° 52' 14"W	16.36'
L2	S15° 07' 46"W	3.02'
L3	S57° 30' 38"W	18.49'
L4	S15° 07' 46"W	7.34'
L5	N10° 46' 50"E	17.81'
L6	S88° 21' 45"E	94.65'
L7	N35° 14' 15"E	134.77'
L8	N35° 14' 15"E	7.21'

NOTE "A": THE 7.649 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL NO. 39049C0406K, EFFECTIVE 6/17/2008.

NOTE "B" ACREAGE BREAKDOWN:

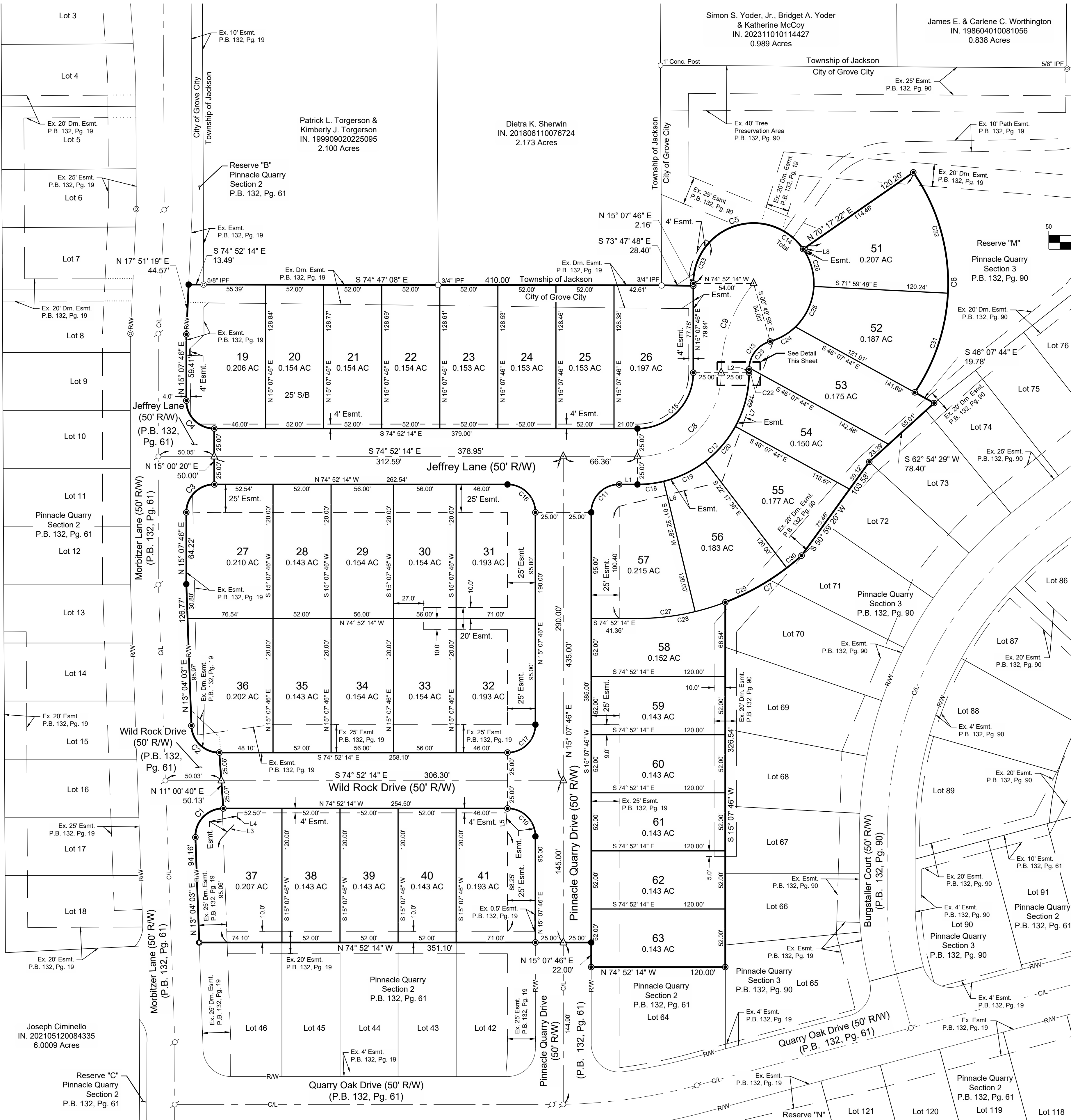
ACREAGE IN R/W	1.635 ACRES
ACREAGE IN REMAINING LOTS	6.014 ACRES
TOTAL ACREAGE	7.649 ACRES

"PINNACLE QUARRY SECTION 4" BEING ALL OUT OF FRANKLIN COUNTY PARCEL NUMBER: 040-016490

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 "PINNACLE QUARRY SECTION 4" 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.

CESO IRON PIN LEGEND

- IRON PIPE FOUND
- 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)
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- PERMANENT MARKER SET
- (1"x30" REBAR W/ ALUMINUM CESO CAP)
- PERMANENT MARKER FOUND
- (1"x30" REBAR W/ ALUMINUM CESO CAP)



Date: 06/11/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-24-25
1st Reading: 06/16/25
Public Notice: 6/17/25
2nd Reading: 07/07/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-24-25

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR STORAGE FOR 3400 SOUTHWEST LLC LOCATED AT 3400 SOUTHWEST BOULEVARD

WHEREAS, 3400 Southwest LLC, applicant, has submitted a request for a Special Use Permit for outdoor storage located at 3400 Southwest Blvd.; and

WHEREAS, on June 03, 2025, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulation:

1. Landscaping and mounding along Lewis Centre Way, as approved with C-49-23, shall remain until a development plan is approved and the future building show on site plans is constructed.

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)A1r is hereby issued to 3400 Southwest LLC for outdoor storage, located at 3400 Southwest Blvd., contingent upon the stipulation set by Planning Commission.

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

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

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

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

Received By:
Grove City Development
5/27/25

ZONING NOTES

1135.09 (b) (11) IND-2 HEAVY INDUSTRY

17XX CONSTRUCTION - SPECIAL TRADE CONTRACTORS IS PERMITTED IN AN IND-1 USE DISTRICT AND THEREFORE IS PERMITTED IN IND-2

1135.09 (b) (12) (A) (1) (i) SPECIAL USE PERMITS

OUTDOOR STORAGE IS ALLOWED IN AN IND-2 USE DISTRICT WITH A SPECIAL USE PERMIT

1136.06 (a) (2) STANDARDS FOR OFF-STREET PARKING

FRONTAGE ALONG PUBLIC STREETS FOR PARKING LOTS EXCEEDING 7,000 SQUARE FEET OR 25 CARS REQUIRES A 15' MINIMUM PARKING AND/OR DRIVE AISLE SETBACK WITH A CONTINUOUS 3' HEIGHT EVERGREEN HEDGE AND (1) 2" MINIMUM CALIPER LARGE OR MEDIUM CLASS TREE TO BE PLANTED FOR EACH 35' OF FRONTAGE

225' OF FRONTAGE / 35' = 7 TREES REQUIRED

1136.06 (b) STANDARDS FOR OFF-STREET PARKING

REAR AND SIDE YARDS ADJACENT TO COMPATIBLE USE DISTRICTS SHALL HAVE 10' MINIMUM SETBACK FOR CAR PARKING AND/OR DRIVE AISLES AND (1) 2" MINIMUM CALIPER LARGE OR MEDIUM CLASS TREE AND TWO 18" HEIGHT DECIDUOUS SHRUBS ARE TO BE PLANTED FOR EACH 40' OF PROPERTY LINE FOR ALL VEHICULAR USE AREAS

144' OF NORTHERN DRIVE AISLE / 40' = 4 PLANT GROUPS

TRUCK VEHICULAR USE AREAS ARE TO HAVE (1) 6' HEIGHT MINIMUM EVERGREEN TREE PLANTED FOR EVERY 20' OF PROPERTY LINE AND (2) 18" HEIGHT DECIDUOUS SHRUBS FOR EACH 40' OF PROPERTY LINE

PLANT GROUPINGS AND MOUND WERE PREVIOUSLY INSTALLED AT THE SOUTHEAST CORNER OF THE PROPERTY TO SCREEN THE STORAGE YARD FROM SOUTHWEST BOULEVARD

1136.09 (a) (4) OTHER PLANTING REQUIREMENTS

IN LIGHT AND HEAVY INDUSTRY DISTRICTS, THERE SHALL BE A TREE PLANTED FOR EVERY 60' OF BUILDING PERIMETER OR FRACTION THEREOF

600' BUILDING PERIMETER / 60' = 10 TREES REQUIRED

20 SQUARE FEET OF LANDSCAPED AREA SHALL BE REQUIRED FOR EACH 50' OF BUILDING PERIMETER

600' BUILDING PERIMETER / 50' = 12 * 20 = 240 SQUARE FEET OF LANDSCAPED AREA REQUIRED

1136.11 GRASS AND GROUNDCOVER

SOD AND/OR SEED SHALL BE PLACED UPON THE GROUND IN ALL BARREN AREAS TO COVER THE FRONT YARD, SIDE YARDS, AND REAR YARD FOR ALL NEW DEVELOPMENTS

CODED NOTES

- (7) MEDIUM CLASS TREES AND CONTINUOUS EVERGREEN HEDGE PER 1136.06 (a) (2)
- (4) PLANT GROUPS PER 1136.06 (b)
- (10) TREES PER 1136.09 (a) (4)
- LANDSCAPED AREA CONTAINING SHRUBS, GROUND COVER, AND ORNAMENTAL PLANTINGS PER 1136.09 (4)
- PERMANENT SEEDING PER 1136.11
- GRAVEL STORAGE YARD PER 1135.09 (b) (12) (A) (1) (i) - REFER TO GRANTED VARIANCES (d)
- NEW CONCRETE DRIVE ENTRANCE
- ASPHALT DRIVE AISLES AND PARKING AREA
- CONCRETE APRON
- EXISTING 6' TALL CHAIN LINK FENCE TO REMAIN - REFER TO GRANTED VARIANCES (c)
- NEW 30' SLIDING CHAIN LINK GATE WITH KNOX BOX FOR EMERGENCY VEHICLE ACCESS - ALL ACCESS TO OUTDOOR STORAGE YARD IS TO ENTER AND EXIT VIA THE NEW DRIVE ENTRANCE ON LEWIS CENTRE WAY
- EXISTING PLANT GROUPINGS AND 6' MOUND TO SCREEN TRUCK VEHICULAR USE AREA PER 1136.06 (b) - REFER TO GRANTED VARIANCES (a)
- EXISTING FUEL ISLAND TO REMAIN
- NORTH SETBACK - REFER TO GRANTED VARIANCES (a)
- EAST SETBACK - REFER TO GRANTED VARIANCES (a)
- EXISTING SLIDING GATE TO BE REMOVED

GRANTED VARIANCES

- A VARIANCE TO SECTION 1136.06 (b) - REAR AND SIDE YARDS ADJACENT TO COMPATIBLE USE DISTRICTS: TO REDUCE THE REQUIRED 20' PARKING SETBACK FROM 20' TO 0' TO THE NORTH AND 20' TO 5' TO THE EAST; PROVIDE NO PARKING LOT PERIMETER PLANTINGS TO THE NORTH AND TO RELOCATE THE REQUIRED PARKING LOT PERIMETER PLANTINGS FOR THE EAST TO THE SOUTHEAST PORTION OF THE SITE, TO SCREEN THE STORAGE AREA FROM SOUTHWEST BOULEVARD.
- A VARIANCE TO SECTION 1136.06 (d): TO WAIVE THE REQUIREMENTS TO INSTALL INTERIOR VEHICULAR PENINSULAS, ISLANDS, AISLE END ISLANDS, AND PLANTING AREAS FOR LANDSCAPING.
- A VARIANCE TO SECTION 1137.05 (c): TO ALLOW A 6' HIGH CHAIN LINK FENCE.
- A VARIANCE TO SECTION 1137.11 (a): TO ALLOW THE GRAVE PARKING AREA TO REMAIN.

NOT FOR CONSTRUCTION

PRELIMINARY
MAY 23, 2025

SITE PLAN

A001

STAMP

SET + DATE

SHEET TITLE

SHEET #

Date: 06/11/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-25-25
1st Reading: 06/16/25
Public Notice: 06/17/25
2nd Reading: 07/21/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-25-25

AN ORDINANCE TO APPROVE A C-2 ZONING CLASSIFICATION FOR 0.87± ACRES LOCATED AT 2139 SONORA DRIVE UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the zoning classification of certain premises, upon its annexation to the City, hereinafter described; and

WHEREAS, the Planning Commission approved the C-2 Zoning Classification request on June 03, 2025; and

WHEREAS, a copy of the annexation, together with a map and zoning classification request and the recommendation of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

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

SECTION 1. The following described premises shall be given a zoning classification of C-2 –Retail Commercial, upon its annexation to the City of Grove City, Ohio:

Situated in the State of Ohio, County of Franklin, Virginia Military Survey No. 8231, and being Lot 12 of Allen E. McDowell's Little Farms Amended Plat, of record, Plat Book 17, Page 284, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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

2139 Sonora Drive

Received By:
Grove City Development
5/27/25

Zoning Upon Annexation Project Narrative

Ana Rose Properties LLC has purchased the ±0.87 parcel at 2139 Sonora Drive (PID 160-00044) and has filed for the annexation of this property into the City of Grove City. This application seeks to have this parcel zoned C-2 (Retail Commercial) upon its annexation into the City of Grove City.

Ana Rose Properties LLC owns the parcel to the east of this site (2121 Sonora Drive, PID 040-009173) and had this property rezoned to C-2 (Retail Commercial) in 2024, with the future intent to construct a swim school. The two parcels will be combined to create a site large enough to allow for the construction of the proposed swim school, which will be submitted for review under a future development plan application.

**DESCRIPTION OF A 0.831 ACRE TRACT
FOR ANNEXATION PURPOSES
From: Jackson Township, To: Grove City**

Situate in Virginia Military Survey No. 8231, Jackson Township, Franklin County, State of Ohio, and being Lot 12 of "ALLEN E. McDOWELL'S LITTLE FARMS AMENDED PLAT", of record in Plat Book 17, Page 284, being owned by Ana Rose Properties LLC, of record in Instrument No. 202411250124129. All references to records being on file in the Office of the Recorder, Franklin County, Ohio, said Lot 12 being further described as follows:

The **Point of Reference** being a half inch diameter solid iron bar found at the intersection of the westerly right of way of McDowell Road (50' wide), with the northerly right of way of Edwards Road (50' wide), and being the southeasterly corner of Lot 30 of said "ALLEN E. McDOWELL'S LITTLE FARMS AMENDED PLAT"; Thence North 08°22'54" West, along the westerly right of way of a portion of McDowell Road, being the easterly line of said Lot 30, a distance of 340.70 feet to a half inch diameter solid iron bar found at the northeasterly corner of said Lot 30, being the southeasterly corner of Lot 11 of said "ALLEN E. McDOWELL'S LITTLE FARMS AMENDED PLAT"; Thence North 83°10'35" West, along the northerly line of said Lot 30, the southerly line of said Lot 11, a distance of 134.10 feet to a half inch diameter solid iron bar found marking the common corner at the southeast corner of said Lot 11, the northwesterly corner of said Lot 30, the southeasterly corner of said Lot 12, and the northeasterly corner of Lot 29 and being **The True Place of Beginning** of the herein described Lot 12, being 0.831 acres described for Annexation purposes, and being on a line between the City of Grove City and Jackson Township, marking a southwesterly corner of lands Annexed to the City of Grove City by Ordinance No. C-4195, of record in Official Record Volume 30060 E-10, marking a northwesterly corner of lands Annexed to the City of Grove City by Ordinance No. C-6-98, of record in Inst. 199803120057946;

Thence North 83°10'35" West, along the northerly line of said Lot 29, being the southerly line of said Lot 12, a distance of 103.06 feet to an iron pipe set, at the southwesterly corner of said Lot 12, being the southeasterly corner of Lot 13, the northwesterly corner of Lot 29, being the northeasterly corner of Lot 28;

Thence North 08°05'22" West, along the westerly line of said Lot 12, being the easterly line of said Lot 13, a distance of 364.78 feet to an iron pipe set at the northwesterly corner of said Lot 12, being the northeasterly corner of said Lot 13, and being in the southerly right of way line of Sonora Drive (50' wide), and being on a line between the City of Grove City and Jackson Township, being a southerly line of lands Annexed to the City of Grove City by Ordinance No. C-4195, of record in Official Record Volume 30060 E-10;

Thence South 82°03'28" East, along the southerly right of way line of Sonora Drive (50' wide), being the northerly line of said Lot 12, and being on a line between the City of Grove City and Jackson Township, being a southerly line of lands Annexed to the City of Grove City by Ordinance No. C-4195, of record in Official Record Volume 30060 E-10, a distance of 103.46 to an iron pipe set at the northeasterly corner of Lot 12, being the northwesterly corner of said Lot 11;

Thence South 08°06'45" East, along the easterly line of said Lot 12, being the westerly line of said Lot 11, and being on a line between the City of Grove City and Jackson Township, being a westerly line of lands Annexed to the City of Grove City by Ordinance No. C-4195, of record in Official Record Volume 30060

E-10, a distance of 362.73 feet to the **True Place of Beginning**, containing 0.831 acre and being all out of Franklin County Auditor Parcel 060-000440-00.

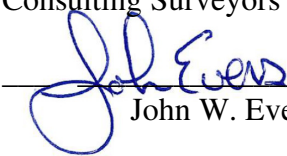
The total length of annexation perimeter is 934.03 feet, of which 466.19 feet is contiguous with the City of Grove City corporation lines, resulting in 50% perimeter contiguity.

The above description was prepared by John W. Evers, P.S. 7869, of Precision Surveying Services, LLC, from an actual boundary survey performed in December of 2024. All iron pipes set are 3/4" inside diameter and 30" in length, with plastic cap stamped "PSS 7869".

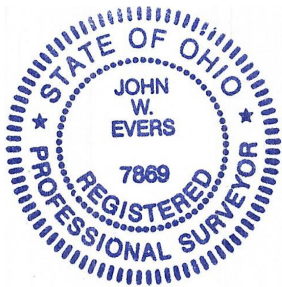
Property Address: 2139 Sonora Drive, Grove City, Ohio 43123

For the purpose of this description, a bearing of North 08°22'54" West, was used on the westerly right of way of a portion of McDowell Road, depicted on the record plat of ALLEN E. McDOWELL'S LITTLE FARMS AMENDED PLAT, as recorded in Plat Book 17, Page 284, on file in the Office of the Recorder, Franklin County, Ohio, and is based upon the Ohio South Zone - State Plane Coordinate System, NAD83(2011), epoch Jan 01, 2010.

PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors



John W. Evers 01-07-2025
P.S. 7869





Number	Owner	Owner Mailing Address	Tax Mailing Address
1	COLUMBUS GROVE CITY LODGE NO 37 BENEVOLENT AND PROTECTIVE ORDER OF ELKS OF THE USA	2140 SONORA DR GROVE CITY OH 43123	2140 SONORA DR GROVE CITY OH 43123
2	ANA ROSE PROPERTIES LLC	2121 SONORA DR GROVE CITY OH 43123	1458 EBER-LEA VISTA GROVE CITY OH 43123
3	MELNIK ANDREY MELNIK ANNA E	2172 EDWARDS RD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
4	GOMEZ CONSTRUCTION LLC	6797 N HIGH ST STE 304 WORTHINGTON OH 43085	2187 HOMEWOOD AVE COLUMBUS OH, 43223-1726
5	VELASCO OSWALDO MORAN REBOLLAR KAYLA	1966 WESTBRANCE RD GROVE CITY OH 43123	2128 EDWARDS RD GROVE CITY OH, 43123-2905
6	PAUCAR DEISY SANCHEZ SAMUEL	2141 SONORA DR GROVE CITY OH 43123	2141 SONORA DR GROVE CITY OH 43123

RESOLUTION CR-10-25

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.023
OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN
BE FURNISHED TO 0.831+ ACRES LOCATED AT 2139 SONORA DRIVE IN
JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 0.831+ acres located at 2139 Sonora Drive, in Jackson Township to the City of Grove City, Ohio, and signed by Scott Hamman, Ana Rose Properties LLC, 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

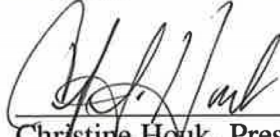
WHEREAS, Section 709.023(c) of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

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 0.831+ acres located at 2139 Sonora Drive, proposed for annexation by Scott Hamman, Ana Rose Properties LLC, 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 service 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.

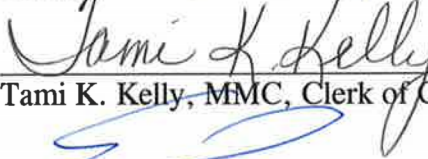


Christine Houk, President of Council



Richard L. Stage, Mayor

Passed: 03-17-2025
Effective: 03-17-2025 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: 06/12/25
Introduced By: Mr. Dew
Committee: Service
Originated By: Ms. Kelly
Sponsor: Ms. Houk
Emergency: 30 Days
Current Expense: _____

No.: CR-22-25
1st Reading: 06/16/25
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION NO. CR-22-25

A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 903.05b OF THE CODIFIED ORDINANCES FOR THE ANNUAL ALUMNI SOFTBALL TOURNAMENT ON JULY 25 - 27, 2025 AT FRYER PARK

WHEREAS, the Annual Alumni Softball Tournament will be held at Fryer Park, with tournament play from July 25 - 27, 2025 and in the event of postponement due to rain, this tournament will be held on August 01 & 03; and

WHEREAS, Grove City Rotary Club wish to sell beer during this Alumni Tournament; and

WHEREAS, Section 903.05(a & b) of the Codified Ordinances of the City states: No drugs or alcoholic beverages shall be permitted on park property.

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

SECTION 1. The provisions of Section 903.5b of the Codified Ordinances that no alcoholic beverages be permitted on park property is hereby waived for the sale and consumption of alcoholic beverages provided by Grove City Rotary Club for this one occasion for the Alumni Softball Tournament at Fryer Park on July 25 and 27, 2025 and in the event of postponement due to rain, this provision shall be waived on August 01 & 03, 2025.

SECTION 2. The provisions shall only be waived between the hours of 11:00 a.m. to the end of the last game, not to extend beyond 10:30 p.m., within the areas designated in Exhibit "A". A Certificate of Liability Insurance shall be provided stating the City as a Certificate Holder and an additional insured with respect to \$1 million per occurrence; \$2 million aggregate liability limits and liquor liability coverage.

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

Christine Houk, President of Council

Passed:
Effective:

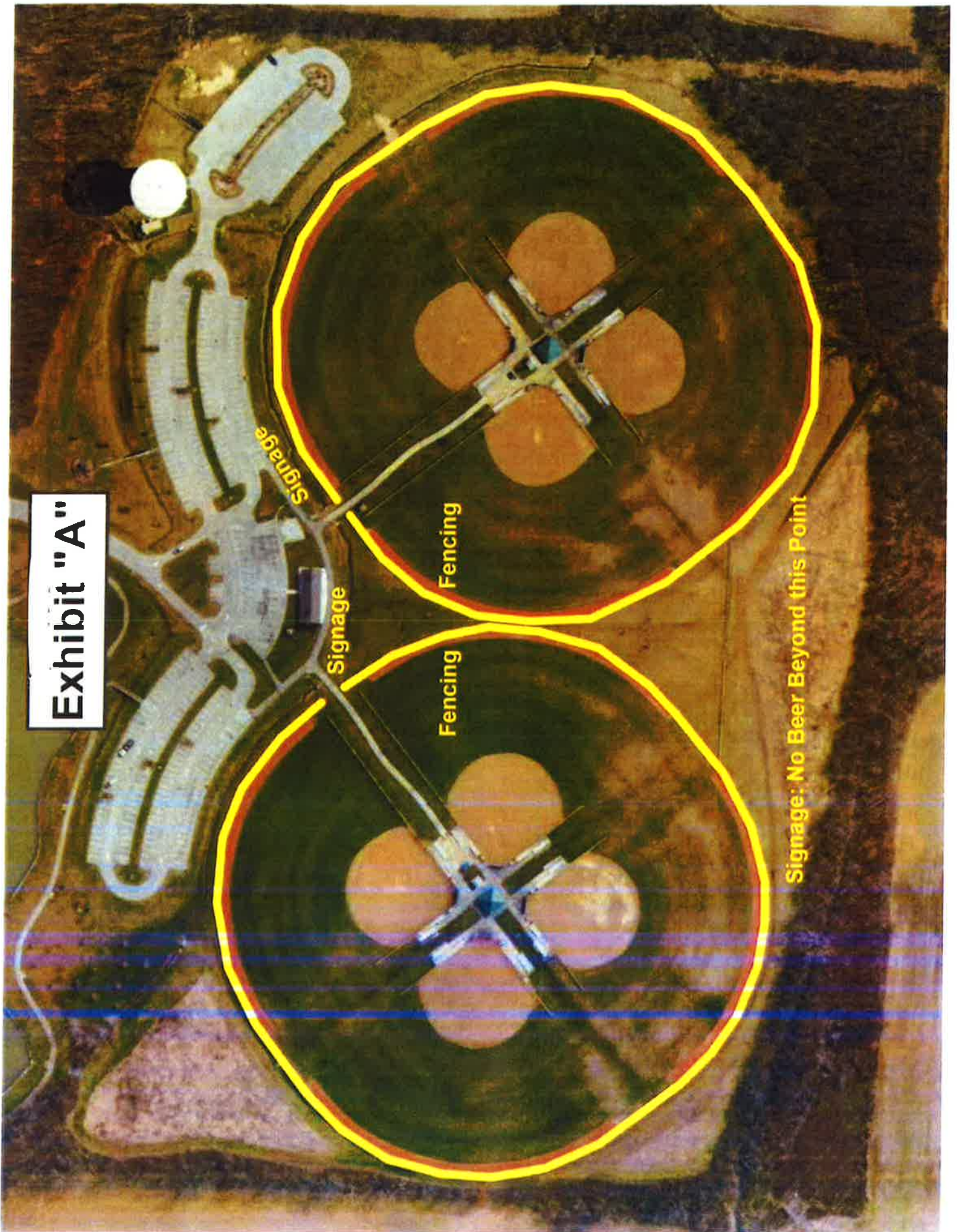
Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.

Exhibit "A"



Date: 06/12/25
Introduced By: Mr. Dew
Committee: Service
Originated By: Ms. Kelly
Sponsor: Ms. Houk
Emergency: 30 Days
Current Expense:

No.: CR-23-25
1st Reading: 06/16/25
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-23-25

A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 529.07(b)3 OF THE CODIFIED ORDINANCES FOR THE ANNUAL HOMECOMING CELEBRATION ON JULY 25, 2025 IN THE TOWN CENTER

WHEREAS, the Annual Homecoming Celebration will be held in the Town Center on July 25, 2025; and

WHEREAS, The Grove City Kids Association wish to sell beer during this Homecoming Celebration; and

WHEREAS, Section 529.07(b)3 of the Codified Ordinances of the City states: No person shall have in his possession an open container of beer or intoxicating liquor in a public place.

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

SECTION 1. The provisions of Section 529.07(b)3 of the Codified Ordinances that no person shall have in his possession an open container of beer or intoxicating liquor in a public place is hereby waived for this one occasion for the Annual Homecoming Celebration in the Town Center on July 25, 2025.

SECTION 2. The provisions shall only be waived between the hours of 6:00 p.m. to 11:30 p.m. within the areas designated in Exhibit "A" attached hereto and made a part hereof. The pouring of beer shall be from 6:30 – 10:00 p.m. GCKA patron can purchase and move about the DORA, but cannot enter a DORA establishment. DORA establishments can move about the DORA, but cannot enter the GCKA Permit Area.

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:

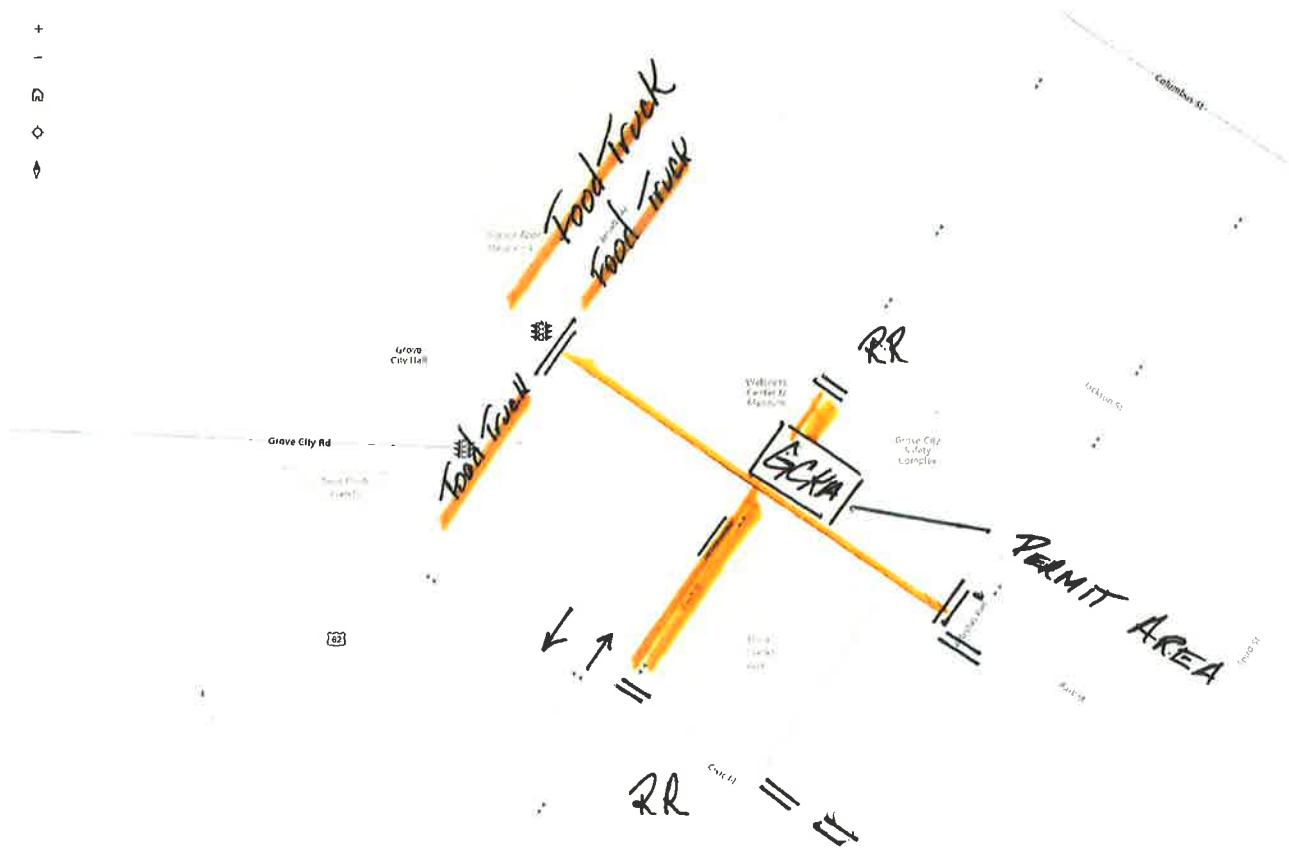
Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form

Stephen J. Smith, Director of Law

CP-29-24

HOMEcoming CELEBRATION 07/26/2024



|| ROAD CLOSED - GCKA BEER TRAILER - RR RESTROOMS - FT FOOD TRUCKS

Date: 05/27/25
Introduced By: Mr. Holt
Committee: Finance
Originated By: TCLRC
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-21-25
1st Reading: 06/02/25
Public Notice: 06/03/25
2nd Reading: 06/16/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-21-25

AN ORDINANCE TO APPROVE A LOAN FOR 3995 BROADWAY, LLC UNDER THE TOWN CENTER LOAN PROGRAM AND APPROPRIATE \$75,000.00 FOR SAME

WHEREAS, on April 19, 2010, Council adopted Resolution CR-19-10, which adopted the Town Center Loan Program, and adopted Ordinance C-17-10 to enter into an Agreement with Community Capital Development Corporation; and

WHEREAS, an application from 3995 Broadway, LLC has been received and reviewed under the provisions of the Program; and

WHEREAS, on May, 14, 2025, the Town Center Loan Review Committee recommended the approval of this application for a \$75,000.00, 5% interest, 15 year amortization loan with the following stipulations:

1. Personal guarantees of the owners, Matthew B and Kristin D. Yerkes, Paul A. and Susan R. Shaltry;
2. Corporate guarantees of MKOB Properties LLC and Roundabout LLC;
3. Second Mortgage on the property at 3995 Broadway subject to current Grove City loan in the amount of \$55,892.00.

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

SECTION 1. This Council hereby approves the loan application of 3995 Broadway, LLC, for a \$75,000.00 loan amount, with a term of 15 years, at an interest rate of 5%, contingent upon the stipulations set by the Town Center Loan Review Committee.

SECTION 2. There is hereby appropriated \$75,000.00 from the unappropriated monies of the General Fund to Account #100120.595000 for the Current Expense of the MKOB Properties, LLC Loan.

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

I certify that there is money in the treasury,
or is in the process of collection, to pay the
within ordinance. _____
Michael A. Turner, Director of Finance

Date: 06-12-25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days:
Current Expense:

No.: CR-24-25
1st Reading: 06/16/25
Public Notice: 0 / /25
2nd Reading: 0 / /25
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-24-25

A RESOLUTION TO WAIVE THE BIDDING PROVISIONS OF OHIO REVISED CODE SECTION 153.12 FOR BUILDING A SENSORY GARDEN WITHIN GARDENS AT GANTZ PARK

WHEREAS, the City bid the Sensory Garden project within the existing Gardens at Gantz Park; and

WHEREAS, the project includes 1,000 square feet of segmental wall, over 3,200 square feet of concrete walk, various site furnishings (signage, fountain, bonded rubber mulch, pavers), and lighting.

WHEREAS, while the City received two bids for the project - one was from a contractor with no public experience, and one was over the engineers estimate for the project by more than 20%; and

WHEREAS, it is in the best interest of the City to waive bidding for this project as the City is able to obtain competitive pricing by working with contractors that are experienced with these types of projects.

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

SECTION 1. The provisions of Section 153.12 of the Ohio Revised Code are hereby waived for the building of a Sensory Garden within the existing Gardens at Gantz Park.

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

Stephen J. Smith, Director of Law

Date: 05/27/25
Introduced By: Mr. Berry
Committee: Parks
Originated By: Ms. Houk
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-22-25
1st Reading: 06-02-25
Public Notice: 06-03-25
2nd Reading: 06-16-25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-22-25

AN ORDINANCE TO REQUIRE NO FURTHER INVESTMENT OF STAFF TIME OR FINANCIAL RESOURCES AT THE BROOKPARK MIDDLE SCHOOL LOCATION OUTSIDE OF REQUIRED UTILITY BILLS OR CONTRACTURAL OBLIGATIONS WITHOUT THE APPROVAL OF CITY COUNCIL AND TO REQUIRE THE CITY ADMINISTRATOR TO ENGAGE IN NEGOTIATIONS TO TERMINATE OR RENEGOTIATE THE BROOKPARK LEASE AGREEMENT WITH SOUTHWESTERN CITY SCHOOLS TO THE MUTUAL BENEFIT OF ALL PARTIES

WHEREAS, on October 7, 2019 through ordinance C-53-19 the City Administrator was authorized to enter into a lease agreement with South-Western City School District for use of the Brookpark Middle School site; and

WHEREAS, through a collaboration with City Council, Grove City Parks and Recreation staff, and the Park Board, a Grove City Community Parks and Recreation Stakeholder Long Term Planning Committee began meeting on August 17, 2022 to review, study, and develop the priorities and timeline for future parks projects; and

WHEREAS, City Council met on February 24, 2024 for a governance retreat, and a community center and increased park/public space amenities emerged as a consensus priority for 2024; and

WHEREAS, PROS Consulting and the Grove City YMCA attended a City Council Work Session on June 10, 2024 to provide presentations regarding community center concepts for Grove City based on studies conducted by each entity, and it was determined that Grove City's new Parks and Recreation Director would report back to City Council in September (later scheduled for 5:30 p.m. on November 4, 2024); and

WHEREAS, Council's Finance Committee met on August 12, 2024 to discuss 2024 status updates and early plans for 2025 capital improvement projects and workforce, where Council highlighted the need for further communication and consensus building regarding the significant financial investment proposed for the Brookpark site; and

WHEREAS, City Council had the opportunity to tour Brookpark on September 9, 2024; and

WHEREAS, the considerable cost of updates to the Brookpark site for any of the purposes outlined to date by Administration as well as the future uncertainty described in the lease agreement are a cause for concern; and

WHEREAS, City Council held a Special Parks Committee Meeting on October 28, 2024 to discuss the current lease agreement with South-Western City School District, and Council members expressed their desire to renegotiate the lease agreement and to have a comprehensive plan before the City makes further financial investment at the Brookpark site; and

WHEREAS, City Council formally asked via Resolution CR-08-25 passed on March 3, 2025 for Administration and the Director of Parks and Recreation, in alignment with the recommendation of the Park Board, to move forward with the exploration and feasibility of a large multi-generational city-operated central hub community center and asked that no staff or financial resources be expended toward other options without the approval of City Council; and

WHEREAS, City Council is committed to a collaborative work process and the long-term plan for parks and recreation amenities provide a unique opportunity for developing a shared vision between the Grove City community, City Administration, the Grove City Parks and Recreation team, City Council's Parks Committee, and Park Board; and

WHEREAS, City Council recognizes that facts and circumstances have changed for both the City of Grove City and South-Western City Schools since the original date of the Brookpark lease agreement.

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

SECTION 1. The City Council hereby requires no further investment of staff time or financial resources at the Brookpark Middle School location outside of required utility bills or other contractual obligations without the approval of City Council.

SECTION 2. Any contractual obligations that exceed Ten Thousand Dollars (\$10,000.00) shall be brought before City Council for consideration.

SECTION 3. The City Administrator shall engage in negotiations to terminate or renegotiate the Brookpark lease agreement with South-Western City Schools to the mutual benefit of both parties and the City Administrator shall keep City Council apprised of the status of such negotiations.

SECTION 4. This Ordinance 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