



GROVE CITY, OHIO - CITY COUNCIL Agenda

July 7, 2025

5:30 PM

Regular Meeting

5:30 - Call to Order / Roll Call / Council Review of Charter

Recess

6:30 - Caucus

7:00 - Reconvene / Approval of Minutes / Welcome & Reading of Agenda

Presentation: Resolution for Karen Fahy

LANDS:

- | | |
|--------------------------|---|
| <u>Ordinance C-18-25</u> | Approve the Use for an Indoor Kids Play Facility for Kidz Dig It LLC located at 3454 Grant Ave. Second reading and public hearing. |
| <u>Ordinance C-23-25</u> | Accept the Plat of Pinnacle Quarry, Section 4. Second reading and public hearing. |
| <u>Ordinance C-24-25</u> | Approve a Special Use Permit for Outdoor Storage for 3400 Southwest LLC, located at 3400 Southwest Blvd. Second reading and public hearing. |
-

SERVICE:

- | | |
|----------------------------|---|
| <u>Resolution CR-25-25</u> | Authorize the City's Consulting Engineer to prepare plans, specifications and cost estimates for the construction and repair of sidewalks on Balsam Ave., Basswood Ave., Cypress Ave., Demorest Rd, Dogwood Ct., Holly St., Juniper St., Magnolia St., Sassafras Ct. and Sequoia Ave. |
|----------------------------|---|
-

FINANCE:

- | | |
|----------------------------|--|
| <u>Ordinance C-26-25</u> | Appropriate \$250,000.00 from the Workers Compensation Fund for the current expense of Workers Compensation Claims. First reading. |
| <u>Ordinance C-27-25</u> | Grant an Exceptional Circumstance for 3909 - 3911 Broadway to increase the maximum award under the Town Center Commercial Revitalization Grant Program. First reading. |
| <u>Resolution CR-26-25</u> | Approve the Budget Estimates for the Fiscal Year of 2026. |
-

PARKS:

Resolution CR-22-25 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: 06-16-25 Council, 06/23/25 BZA

Date: 05/13/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-18-25
1st Reading: 05/19/25
Public Notice: 05/20/25
2nd Reading: 07/07/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-18-25

AN ORDINANCE TO APPROVE THE USE FOR AN INDOOR KIDS PLAY FACILITY FOR KIDZ DIG IT LLC LOCATED AT 3454 GRANT AVENUE

WHEREAS, Kidz Dig It LLC, applicant, has submitted a request for the allowable Use of an indoor kids play facility, as provided for in Section 1135.09; and

WHEREAS, on May 06, 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 an Indoor Kids Play Facility for Kidz Dig It LLC, located at 3454 Grant Avenue, 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

Grove City Planning Commission

Method of Rezoning Application

TYPE OF REQUEST

☐ Standard Rezoning ☐ PUD Rezoning ☐ Zoning Upon Annexation ☒ Use Approval

PROJECT / PROPERTY INFORMATION

PROJECT NAME: KID2 DIG IT LLC
PROJECT LOCATION: 3454 GRANT AVE GROVE CITY OH 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)
PARCEL ID NUMBER: 04001540400 ACREAGE AFFECTED BY THIS APPLICATION: 1.22
EXISTING ZONING: IND 1 EXISTING LAND USE: IND 1
PROPOSED ZONING: _____ PROPOSED LAND USE: _____
FUTURE LAND USE DESIGNATION: _____

PROPERTY OWNER INFORMATION

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

Name MARK A. HAUGHN (TONY) Address 4622 LOMBARDO ST. City, State, Zip GROVE CITY OH 43123
Phone 614-743-0880 Fax _____ Email TONYHAUGHN1@GMAIL.COM

APPLICANT INFORMATION

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

SAME AS ABOVE

Name _____ Title _____ Company / Organization _____
Address _____ City _____ State, Zip _____
Phone _____ Fax _____ Email _____

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☒

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

Name _____ Title _____ Company / Organization _____
Address _____ City _____ State, Zip _____
Phone _____ Fax _____ Email _____

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

FOR OFFICE USE ONLY

DATE RECEIVED: 4/21/25	RECEIVED BY:	PAYMENT AMOUNT: \$100.00
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER: 202504210013	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: KIDZ DIG IT LLCDEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: _____ TOTAL FLOOR AREA: 3200 SQ FTNUMBER OF BUILDINGS: 1 BUILDING HEIGHT: 15 TO 25 PEAK

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

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

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

I MARK A. HAUGHTON (Tony), the current property owner hereby authorize the applicant KIDZ DIG IT LLC / SARAH KING to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: Mark A. Haughton Date: 4-21-25

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 21st day of April, 2025.

Kelly Geddes
Official Seal and Signature of Notary Public



KELLY GEDDES
Notary Public, State of Ohio
My Commission Expires
July 07, 2028

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

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

Signature of Applicant or Authorized Representative: Mark A. Haughton Date: 4-21-25

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 21st day of April, 2025.

Kelly Geddes
Official Seal and Signature of Notary Public



KELLY GEDDES
Notary Public, State of Ohio
My Commission Expires
July 07, 2028

REVIEW FEES

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

Application Processing Fee:	\$	100.00
Engineering Review Fee:	\$	_____
Planning Review Fee:	\$	_____
Total Submittal Fee:	\$	_____

GROVECITY2050 GUIDING PRINCIPLES

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

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



PETITION TO CHANGE THE ZONING MAP OF THE CITY OF GROVE CITY

We, the undersigned, hereby request the rezoning of the following described property and petition for changing the Grove City Zoning map:

LOCATION OF PROPERTY: 3454 GRANT AVE
GROVE CITY OH 43123

EXISTING ZONING: IND 1 PROPOSED ZONING: USE APPROVAL

PETITIONER NAME (PLEASE PRINT): MARK A. HAUGHN

PETITIONER'S SIGNATURE: Mark A. Haughn

OWNER NAME (PLEASE PRINT): MARK A. HAUGHN (TONY)

OWNER'S SIGNATURE: Mark A. Haughn

DATE: 4-21-25

THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: METHOD OF REZONING



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

ALL APPLICATIONS

- ☐ One signed and notarized application
- ☐ Appropriate fee (\$100). **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- ☐ A project narrative describing the proposed use as well as how the proposed development relates to existing and future land use in the surrounding area in terms of character, street design, trail connectivity, open space and other improvements
- ☐ A metes and bounds legal description of the area to be rezoned and survey of the property, stamped by a certified surveyor
- ☐ A map outlining the parcels to be rezoned
- ☐ A listing of names and tax mailing addresses of all persons, corporations and entities contiguous to and across the street from the proposed zoning change
- ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
- ☐ The signature of Property Owner of Record
- ☐ If the project is located in the proximity of existing residential development, it is strongly recommended that the applicant reach out with notifications to neighboring residents.

PUD REZONING

- ☐ The City Council resolution from the Clerk of Council indicating City Council's approval or disapproval of the Preliminary Development Plan

ZONING UPON ANNEXATION

- ☐ The City Council resolution indicating that municipal services can be provided to the site upon its annexation to the City of Grove City

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

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

**Grove City Planning Commission
Meeting and Deadline Schedule
2025**

Planning Commission		City Council	
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*	
November 27, 2024	January 7, 2025	1st Reading	January 21, 2025
		2nd Reading	February 3, 2025
December 31, 2024	February 4, 2025	1st Reading	February 18, 2025
		2nd Reading	March 3, 2025
January 29, 2025	March 4, 2025	1st Reading	March 17, 2025
		2nd Reading	April 7, 2025
March 5, 2025	April 8, 2025	1st Reading	April 21, 2025
		2nd Reading	May 5, 2025
April 2, 2025	May 6, 2025	1st Reading	May 19, 2025
		2nd Reading	June 2, 2025
April 30, 2025	June 3, 2025	1st Reading	June 16, 2025
		2nd Reading	July 7, 2025
June 4, 2025	July 8, 2025	1st Reading	July 21, 2025
		2nd Reading	August 4, 2025
July 2, 2025	August 5, 2025	1st Reading	August 18, 2025
		2nd Reading	September 2, 2025
July 30, 2025	September 2, 2025	1st Reading	September 15, 2025
		2nd Reading	October 6, 2025
September 3, 2025	October 7, 2025	1st Reading	October 20, 2025
		2nd Reading	November 3, 2025
October 1, 2025	November 4, 2025	1st Reading	November 17, 2025
		2nd Reading	December 1, 2025
October 29, 2025	December 2, 2025	1st Reading	December 15, 2025
		2nd Reading	January 5, 2026

* Time frames for approval vary based on application type. See approval timelines below for more detail.

- Lot Split applications are approved by Planning Commission and do not require City Council approval.
- Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
- Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
- Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

Additional Notes:

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 p.m. on the first Tuesday following the first Monday of each month unless otherwise noted.
2. The complete application packet should be submitted no later than 4:00 p.m. on the filing date. INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.
3. Applications shall be submitted to the Grove City Development Department located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio.

Please contact the Development Department for further information at 614-277-3004 or visit our website at www.grovecityohio.gov/development.

Revised 3/25/2025

ITEM 1: 202504210013 – Kidz Dig It LLC- Use Approval

Site Location

3454 Grant Avenue (PID 040-0015404).

Proposal

A use approval for an indoor kids play facility

Current Zoning

IND-1 (Light Industry)

Future Land Use

Town Center Core

Property Owner

Mark A. Haughn

Property Incentives

CRA #3, TCCR Grant Program

Applicant/Representative

Mark A. Haughn

Applicable Plans, Policies, and Code Section(s)

- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval as submitted.

Contents

Page

1. Context Map	2
2. Analysis.....	3
3. GC2050 Analysis.....	3
4. Recommendation	4
5. Detailed History	4

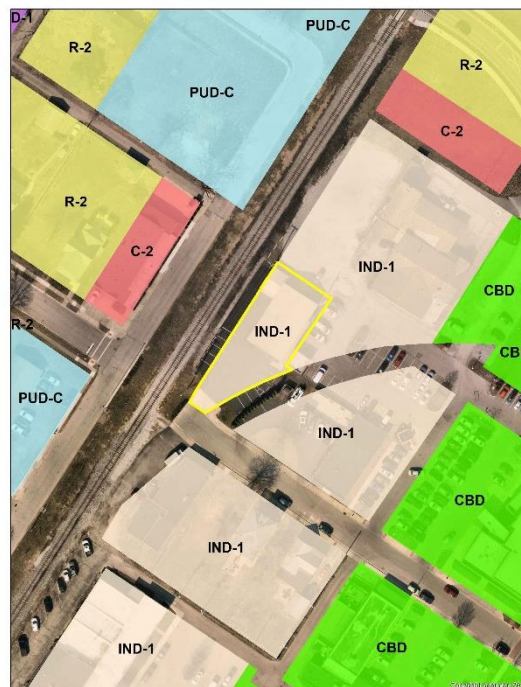
Case Manager

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

Summary

The applicant is requesting a use approval to allow for the operation of an indoor kids play facility at 3454 Grant Avenue.

Zoning Map



Next Steps

Upon receiving a recommendation from Planning Commission, the application can move forward to City Council for final action.

1. Context Map

This property is located at 3454 Grant Avenue (PID 040-0015404).



202504210014
Kidz Dig It LLC
Use Approval
PID 040-0015404

0 25 50 100 150 200
Feet



2. Analysis

The applicant is requesting approval of a Use Approval to allow for the operation of an indoor kids play facility at 3454 Grant Avenue. The proposed use does not fall within a Standard Industrial Classification (SIC) Code permitted in any district under Chapter 1135 of the Grove City Planning and Zoning Code and therefore, per section 1135.09, the use must be considered by Planning Commission and a recommendation made to City Council for final action in order for the proposed business to operate at this location.

The project narrative states that the proposed business is an indoor children's play facility centered around large, clean, climate-controlled sandboxes and interactive play areas designed to promote imaginative play, sensory exploration, and gross motor development. The facility will cater primarily to children ages 1 to 8 and their families, aiming to provide a unique and engaging recreational option that is both educational and entertaining. In addition to open play sessions, the facility will host structured events such as sensory-friendly play sessions, birthday parties, and parent-child workshops. The proposed hours of operation for the business are seven days a week from 9:00 a.m. to 8:00 p.m.

The site of the proposed use is bordered by a variety of zoning districts and uses, with other IND-1 properties to the north, south, and east, and C-2 to the west across the railroad tracks and Front Street. The site has ten existing parking spaces and is adjacent to the public parking lot located behind the Grove City Library. Other public parking lots are located within walking distance of the site. Staff believe that the proposed use will be in character with the area, given its close proximity to the library which offers many family-oriented programs, and that the use should cause no adverse impacts on the surrounding area due to the facility operating indoors and the availability of public parking in the area.

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: The proposed application will activate a currently vacant building and allow for the operation of a family-friendly business with new employment opportunities within the Town Center, while providing an additional recreational amenity to the community.

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

Finding Not Applicable: No changes are proposed to the exterior of the building as part of this application.

(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 Not Applicable: No changes are proposed to the street network or public transportation infrastructure as part of this application.

(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.

Finding Not Applicable: The proposed use will not have an impact on the City's natural and build character, as no changes are proposed to the exterior of the site as part of this application.

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

Finding is Met: The proposed use will not place an undue burden on City services or infrastructure and will result in the creation of additional employment opportunities within the Town Center.

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.

5. Detailed History

1940

The existing building on site was constructed.

2015

A lot split was approved, which split the 0.22-acre parcel from a 0.34-acre parcel.

2016

The existing building was remodeled.

The proposed development is an indoor children's play facility centered around large, clean, climate-controlled sandboxes and interactive play areas designed to promote imaginative play, sensory exploration, and gross motor development. The facility will cater primarily to children ages 1 to 8 and their families, providing a unique and engaging recreational option that is both educational and entertaining.

Open seven days a week from 9:00 a.m. to 8:00 p.m., the facility will offer flexible access for families with varying schedules. In addition to open play sessions, the facility will host structured events such as sensory-friendly play sessions, birthday parties, and parent-child workshops. The space is designed to be inclusive and accessible, welcoming all children regardless of ability, and will emphasize safety, cleanliness, and creative exploration.

The primary goal is to create a year-round destination for families in Grove City and surrounding communities to enjoy high-quality, screen-free indoor play, especially during Ohio's colder months and rainy seasons when outdoor play options are limited.

The proposed indoor play facility is well aligned with the character and development goals of downtown Grove City. Located in close proximity to the public library, the summer farmers market, and a variety of family-friendly restaurants and shops, this facility will add to the community-focused atmosphere of the area. Its presence will support the city's vision of creating a walkable, vibrant downtown district with diverse destinations for residents and visitors alike.

The design of the facility will be welcoming and cohesive with the surrounding area. Attention will be given to maintaining the pedestrian-friendly aesthetic of downtown, with clear signage and a safe and accessible entrance. The facility encourages foot traffic, promoting local commerce and enhancing the liveliness of downtown.

The indoor play place will be positioned near Grove City's expanding downtown, offering an accessible destination for families arriving on foot or by bike – thus reducing car dependency and encouraging multi-modal transportation.

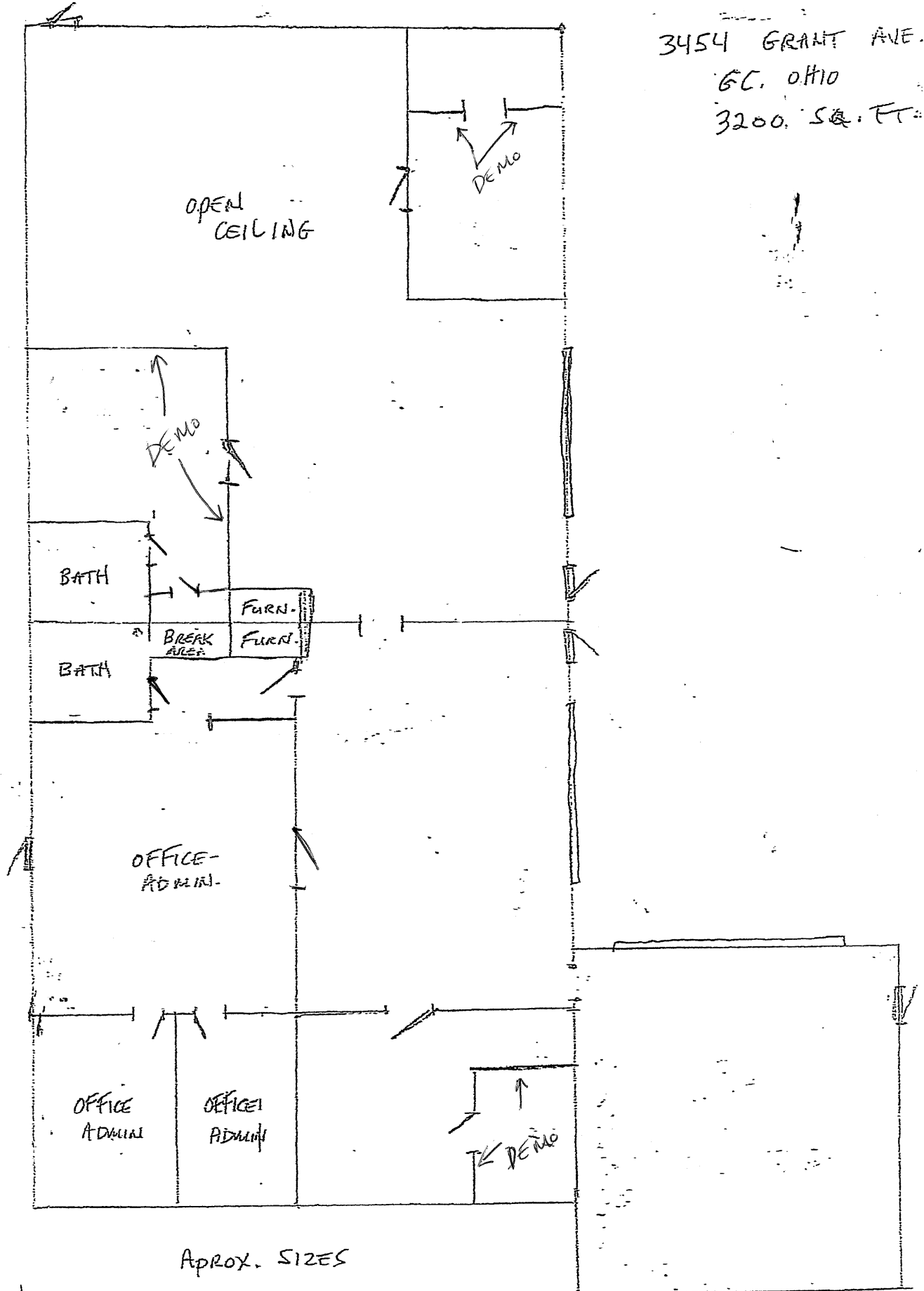
While the facility itself is an indoor space, it complements the surrounding open spaces by offering an all-weather alternative for recreation. In warmer months, the play space can collaborate with outdoor events like the farmers market or city festivals, providing pop-up play activities or hosting family workshops. It also contributes to a broader mix of amenities that keep families downtown longer, increasing overall use of public areas.

By occupying this space, this project supports reinvestment in downtown Grove City. It brings additional foot traffic to neighboring businesses, encourages longer dwell times in the area, and fills a gap in available amenities for families with young children. The facility may also partner with local organizations such as the library, parks department, and schools to host collaborative events and programming.

SOUTH ↑

GRANT AVE (STREET)
PARKING LOT

3454 GRANT AVE.
GC, OHIO
3200 SQ. FT.



APPROX. SIZES

NORTH ↓

0.215 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military Survey No. 1388, being part of Reserve "A" of that subdivision entitled "Geo. H. Gantz Etal. Add. To Grove City" in Plat Book 5, Page 116, being part of Mill Street vacated by Ordinance Number C-77-89, being part of that tract conveyed to Robert T. Griesenbrock AKA Robert Griesenbrock and Kathryn R. Griesenbrock, Co – Trustees by deed of record in Instrument Number 200505260101469, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at an axle found at the intersection of the westerly right-of-way line of an Alley (15 feet wide) of record in said subdivision "Geo. H. Gantz Etal. Add. To Grove City" and the northerly right-of-way line of Grant Avenue (40 feet wide);

Thence North 55° 46' 41" West, with said northerly right-of-way line, a distance of 204.35 feet to an iron pin set in the westerly line of that tract conveyed to Baltimore and Ohio Railroad by Deed Book 592, Page 1, now known as CSX Transportation Inc, successor by merger, whose merger documents have been summarized and recorded as Official Record 13276A16 and Official Record 13276B15, subsequently re-recorded as Official Record 13283G13 as originally conveyed to the Columbus and Cincinnati Midland Railroad Co. by deed of record in Deed Book 184, Page 540, the TRUE POINT OF BEGINNING;

Thence North 55° 46' 41" West, with said northerly right-of-way line, a distance of 20.67 feet to an iron pin set in the southwesterly corner of said Reserve "A", in the easterly line of that tract conveyed to CSX Transportation, Inc. by Certificate of Merger in Official Record 13276B15 (originally B & O Railroad Co. by deeds of record in Deed Book 592, Page 1 and Deed Book 593, Page 3);

Thence North 32° 38' 48" East, with the line common to said Reserve "A" and CSX (Official Record 13276B15) tracts, a distance of 170.48 feet to an iron pin set in the westerly line of said vacated Mill Street;

Thence South 55° 51' 52" East, across and parallel to the centerline of said vacated Mill Street, a distance of 66.49 feet to an iron pin set;

Thence South 34° 08' 08" West, continuing across said vacated Mill Street and Reserve "A", a distance of 83.44 feet to an iron pin set;

Thence South 55° 51' 52" East, continuing across said Reserve "A", a distance of 8.56 feet to an iron pin set in the northerly line of said CSX (Deed Book 592, Page 1) tract;

with the line common to said Reserve "A" and CSX (Deed Book 592, Page 1) tracts, with the arc of a curve to the left, having a central angle of 11° 30' 20", a radius of 500.51 feet, an arc length of 100.51 feet, and a chord bearing and distance of South 63° 59' 33" West, 100.34 feet to the TRUE POINT OF BEGINNING, containing 0.215 acre, more or less.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the southerly right-of-way line of Mill Street, having a bearing of South 55° 51' 52" East, is designated the "basis of bearing" for this survey.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



m-88
split
0.215 acre
out of
(040) 100

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

2-13-2015

Date





Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

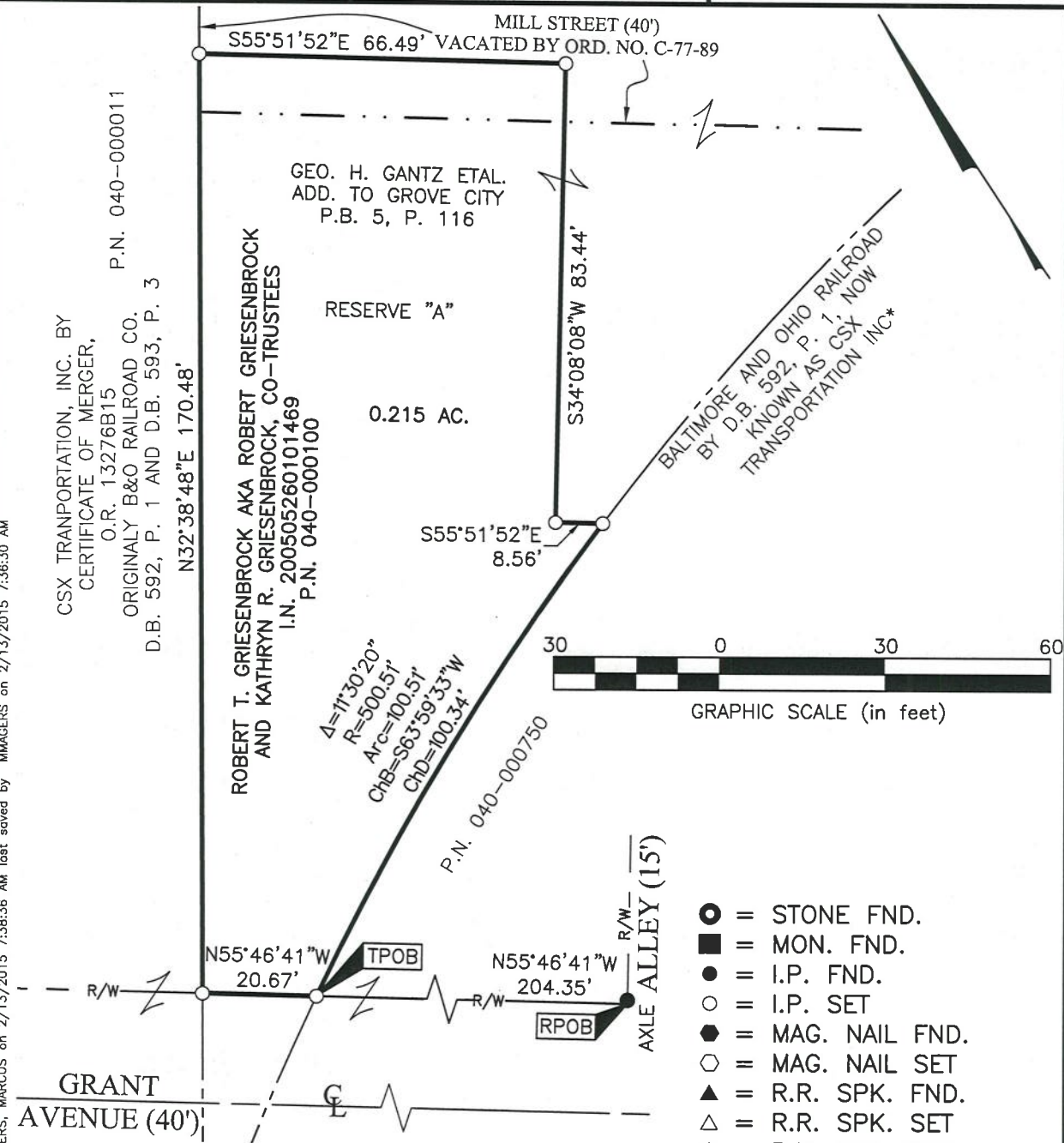
SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 1388
CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 13, 2015

Job No. 2014-1510

Scale: 1" = 30'



*SUCCESSOR BY MERGER, WHOSE MERGER DOCUMENTS HAVE BEEN SUMMARIZED AND RECORDED AS OFFICIAL RECORD 13276A16 AND OFFICIAL RECORD 13276B15, SUBSEQUENTLY RE-RECORDED AS OFFICIAL RECORD 13283G13. ORIGINALLY CONVEYED TO THE COLUMBUS AND CINCINNATI MIDLAND RAILROAD CO. D.B. 184, P. 540

BASIS OF BEARING:

The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the southerly right-of-way line of Mill Street, having a bearing of South 55° 51' 52" East, is designated the "basis of bearing" for this survey.

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC

SURVEY NOTE:

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in May 2002, June 2010, October 2013, and September 2014.



By Joshua M. Meyer
Professional Surveyor No. 8485

Date

2-13-2015

\\20141510\DWG\04SHEETS\BOUNDARY\20141510-VS-BNDY-15.DWG plotted by MAGERS, MARCUS on 2/13/2015 7:38:36 AM lost saved by MMAGERS on 2/13/2015 7:36:30 AM

Adjacent Property Owners



Number	Owner	Address
1	City of Grove City Ohio	4035 Broadway Grove City OH, 43123
2	City of Grove City Ohio	4036 Broadway Grove City OH, 43123
3	CSX TRANSPORTATION INC BALTIMORE & OHIO RY	500 Water Street #J910 Jacksonville FL, 32202-4445

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:

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

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 12.798 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
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 _____

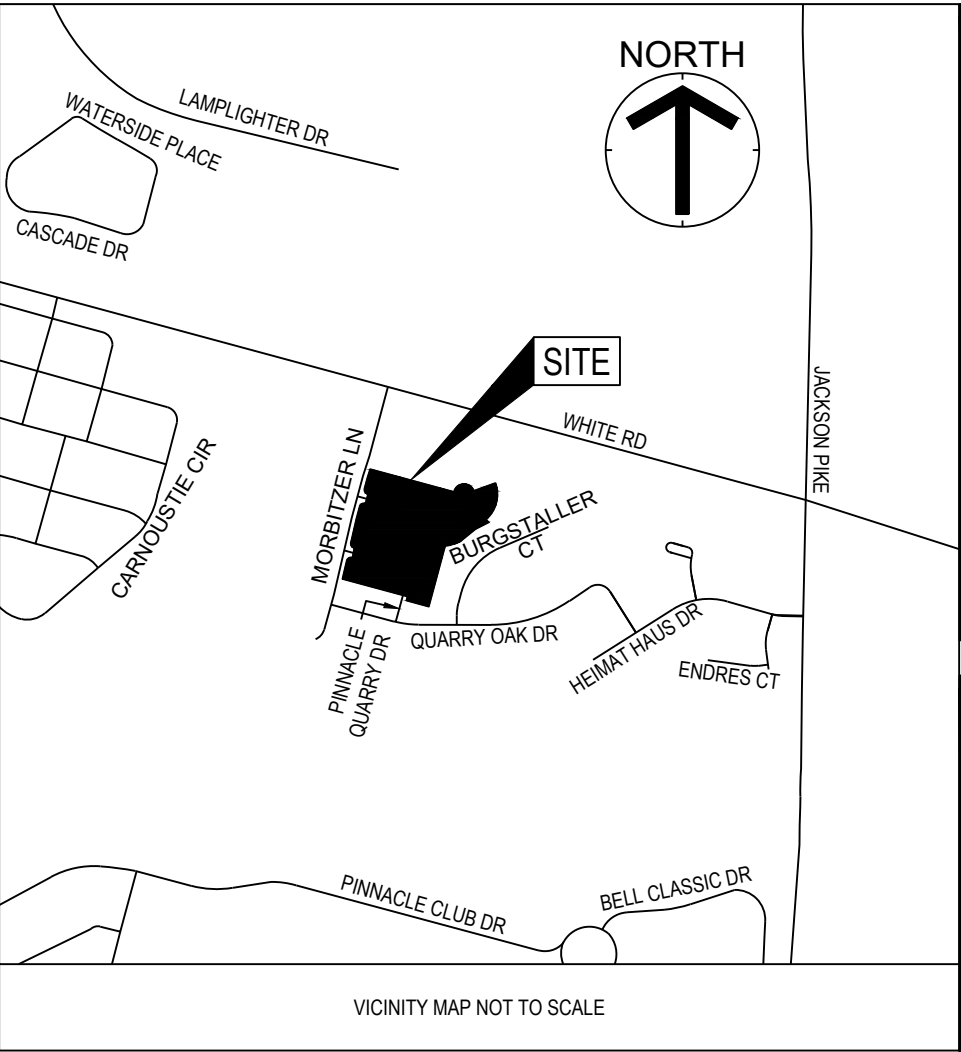
RECORDER, FRANKLIN COUNTY OHIO

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: 614.794.7090 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
----	-------------	------

© 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
----	-------------	------

© 2025 CESO, INC.

Project Number: 758413

Scale: 1" = 50'

Drawn By: VLM

Checked By: ALB/JKH/MJA

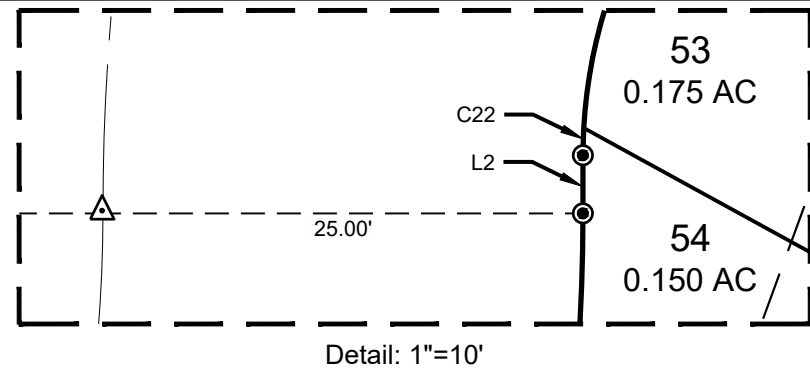
Date: 5/27/2025

Issue: N/A

Drawing Title:

PLAT

2



Detail: 1"=10'

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:

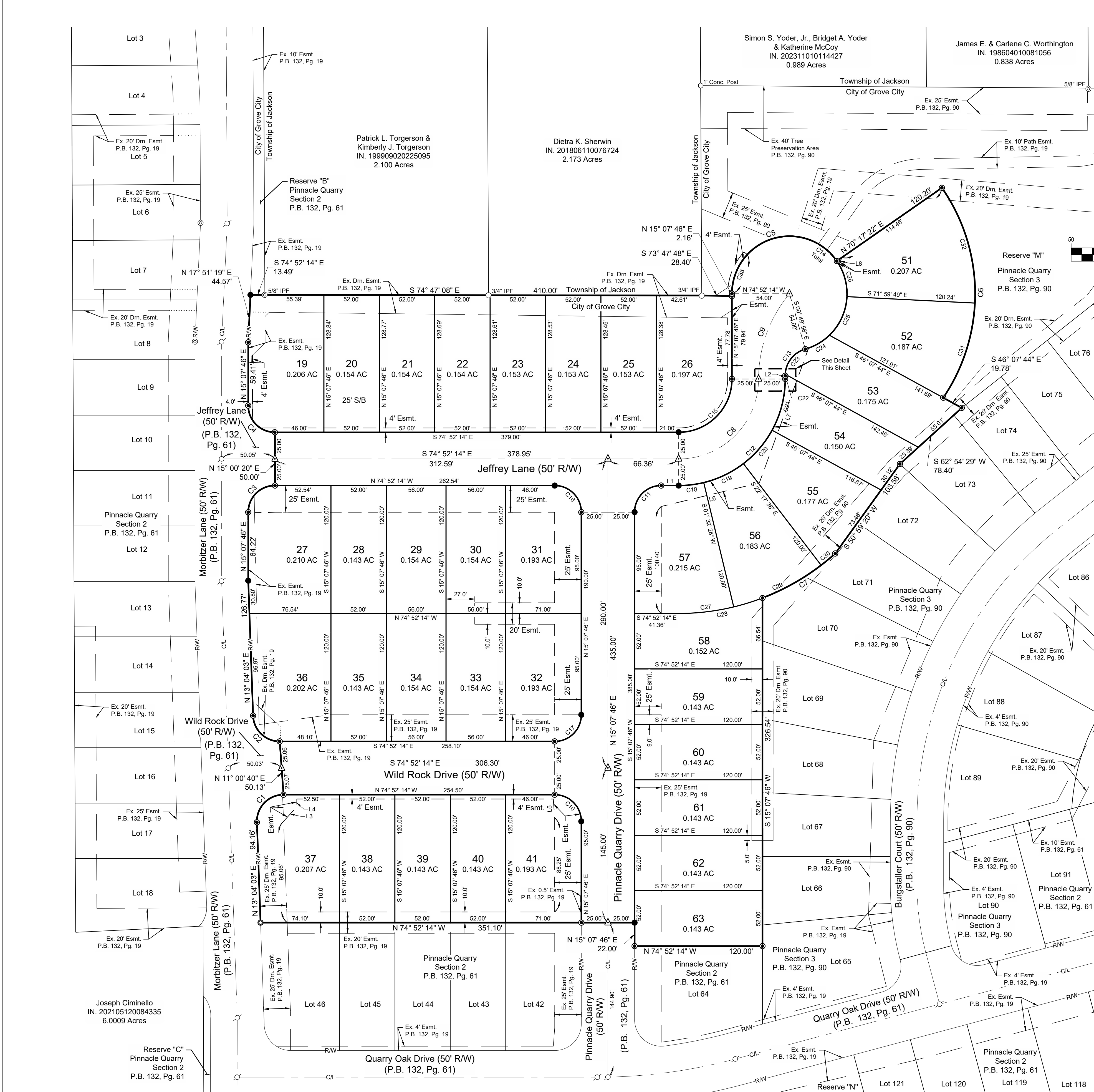
ACREAGE IN R/W	1.635 ACRES
ACREAGE IN REMAINING LOTS	6.014 ACRES
TOTAL ACREAGE	7.649 ACRES

"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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- (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 shown 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 #

A

SITE PLAN

SCALE 1"=40'-0"

40 20 0

SOUTHWEST BOULEVARD

LEWIS CENTRE WAY

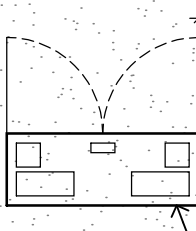
EXISTING
3400
SOUTHWEST
BOULEVARD

EXISTING 3458 LEWIS CENTRE WAY

EXISTING SHOP 1

EXISTING SHOP 2

OUTDOOR STORAGE AREA OF WATER
TANKS, PUMPS, FILTRATION UNITS,
SPILL CONTAINMENT SYSTEMS, PIPES,
HOSES, AND EQUIPMENT - NO
EQUIPMENT IS TO BE STACKED



Date: 06/30/25
Introduced By: Mr. Dew
Committee: Service
Originated By: Mr. Hamons
Approved: Mr. Boso
Emergency: 30 Days:
Current Expense:

No.: CR-25-24
1st Reading: 07/07/25
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-25-24

A RESOLUTION TO AUTHORIZE THE CITY'S CONSULTING ENGINEER TO PREPARE PLANS, SPECIFICATIONS AND COST ESTIMATES FOR THE CONSTRUCTION AND REPAIR OF SIDEWALKS ON BALSAM AVENUE, BASSWOOD AVENUE, CYPRESS AVENUE, DEMOREST ROAD, DOGWOOD COURT, HOLLY STREET, JUNIPER STREET, MAGNOLIA STREET, SASSAFRAS COURT AND SEQUOIA AVENUE

WHEREAS, it is necessary for the general welfare of the City of Grove City to provide proper sidewalks in the City; and

WHEREAS, the City conducted a survey of areas missing sidewalks and/or having sidewalks in need of repair and through this survey identified the streets listed in the title of this Resolution; and

WHEREAS, while sidewalks are generally the responsibility of the homeowner, the City is implementing a grant program that will assist homeowners by paying up to fifty percent (50%) of costs for the installation and/or improvement; and

WHEREAS, the remaining portion of the costs not covered by the grant program can be financed, interest free, over a twenty (20) year term; and

WHEREAS, in order to begin the process, the Ohio Revised Code requires that Council authorize the preparation of plans, specifications and cost estimates for the construction and repair of sidewalks in the affected area.

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

SECTION 1. The City's Consulting Engineer is hereby authorized to prepare plans, specifications and cost estimates for the construction and repair of sidewalks on Balsam Ave., Basswood Ave, Cypress Ave., Demorest Rd, Dogwood Ct., Holly St., Juniper St., Magnolia St., Sassafras Ct. and Sequoia Ave., as identified in Exhibit A attached hereto.

SECTION 2. The resolution shall take effect at the earliest opportunity afforded by law.

Christine Houk, President of Council

Passed:

Richard L. Stage, Mayor

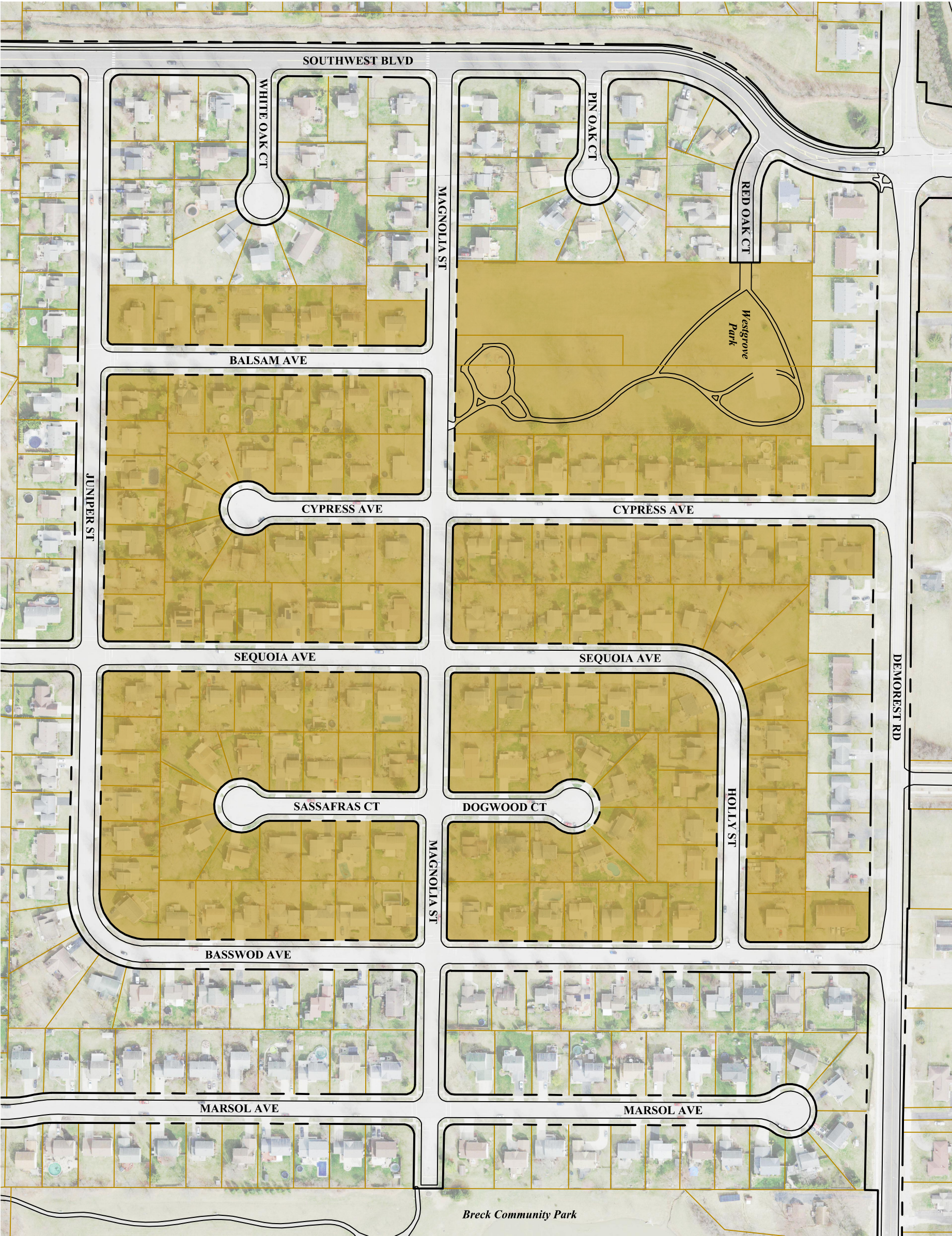
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law



Parcels within
Project Limits

EMH&T

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

CITY OF GROVE CITY, OHIO

Proposed 2025 Sidewalk Program

EXHIBIT A

DATE: June 2025

SCALE: 1" = 200'

JOB NO.: NA

Date: 06/30/25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Boso
Approved: Mr Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-25-25
Reading: 07/07/25
Public Notice: 07/08/25
2nd Reading: 07/21/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-26-25

AN ORDINANCE TO APPROPRIATE \$250,000.00 FROM THE WORKERS COMPENSATION FUND FOR THE CURRENT EXPENSE OF WORKERS COMPENSATION CLAIMS

WHEREAS, the Ohio Bureau of Workers Compensation granted the City of Grove City the privilege of self-insurance effective October 1, 2012; and

WHEREAS, the self-insurance program is funded by allocating costs to the user departments; and

WHEREAS, additional workers compensation appropriations are needed to pay current claims.

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

SECTION 1. There is hereby appropriated \$250,000.00 from the unappropriated monies of the Workers Compensation Fund to account number 401000.546100.

SECTION 2. This ordinance appropriates for current expenses and shall therefore 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

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: 06/30/25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Rauch
Approved: Mr Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-25-25
Reading: 07/07/25
Public Notice: 07/08/25
2nd Reading: 07/21/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-27-25

AN ORDINANCE TO GRANT AN EXCEPTIONAL CIRCUMSTANCE FOR 3909-3911 BROADWAY TO INCREASE THE MAXIMUM AWARD UNDER THE TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM

WHEREAS, on March 4, 2019, Council approved Ord. C-09-19, replacing Exhibit A of the Town Center Commercial Revitalization Grant Program; and

WHEREAS, Exhibit A, which contains the requirements for the Program, provides, in part, "an exceptional circumstance may be granted by City Council to increase the maximum award amount for a specific project"; and

WHEREAS, an exceptional circumstance under the Program may be established where the project merits "special consideration"; and

WHEREAS, "special consideration" may be found when a minimum of three of the following criteria are satisfied: (1) proposed improvement will substantially enhance the vitality and appearance of the Town Center Core and Broadway Corridor; (2) proposed improvement will result in creation of jobs; (3) proposed improvement will result in the leveraging of additional economic investment and/or activity; (4) proposed improvement will result in the utilization of sustainable building and site design concepts; (5) proposed improvement will result in the attainment of a needed service or goal as set forth in the Town Center Plan; (6) proposed improvement will result in the attainment of a needed service or goal as set forth in the GroveCity2050 Community Plan; (7) proposed improvement will result in the maintenance and enhancement of exterior structures and their interior facilities; (8) proposed improvement will result in the update of building and facilities to meet current code requirements to better serve and protect the health, life and safety of occupants; and (9) proposed improvement will result in substantially improved accessibility and compliance with current Americans with Disabilities Act standards.

WHEREAS, the property owner of 3909-3911 Broadway is proposing to undertake and renovate the former retail space occupied by Pontones, on the property's first floor, into a restaurant use by completing projects including, updating utilities, concrete work, new mechanical fixtures, windows and doors; exterior furnishings; and

WHEREAS, this project results in the enhancement of the vitality and appearance of the Town Center Core (1), creation of jobs (2), leverage additional economic investment and/or activity (3), attain goal as set forth in the Town Center Plan (5), and attainment of a service/goal as set forth in the GroveCity2050 Community Plan (6), Proposed improvement will result in the maintenance and enhancement of exterior structures and their interior facilities (7); and

WHEREAS, the property owner is proposing to complete \$325,654 in improvements and has submitted an application and, as part of that process, is requesting an exceptional circumstance to obtain a grant in excess of the maximum award; and

WHEREAS, the Eligibility Application was submitted in May 2025 for the improvements, which have not begun; and

WHEREAS, the applicant has agreed to forego grants for program years 2026 and 2027.

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

SECTION 1. This Council finds that special circumstances have been satisfied and hereby grants an exceptional circumstance to the current property owner of 3909-3911 Broadway making it eligible for an award of \$60,000.00 which is in excess of the maximum currently permitted under the Town Center Commercial Revitalization Grant Program (\$10,000), to be used toward eligible projects under the Town Center Revitalization Grant Program. No additional grants shall be approved for this property in **2026 or 2027**, and the property owner shall reimburse the City \$30,000 in the circumstance that the property is transferred prior to 2028.

SECTION 2. 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

3909-3911 Broadway Exceptional Circumstance

Summary

New Restaurant (Former Pontone's Building)

Property owner, Doug Grossman Trust, is completing renovations to convert and establish a restaurant at 3909-3911 Broadway (formerly Pontones Music), which will cost approximately \$325,654.20. The exceptional circumstance request covers various improvements, including windows and doors, concrete work, electric, plumbing, HVAC, a hood suppression system, a new grease interceptor, exterior furnishings and others.

The provided Statement of Exceptional Circumstance demonstrates that six of the criteria have been met (at least three are needed to qualify)

- Proposed improvement will substantially enhance the vitality and appearance of Town Center and Broadway Core;
- Proposed improvement will result in the leveraging of additional economic investment and/or activity;
- Proposed improvement will attain goals as set forth in both the Town Center Plan and GroveCity2050 Community Plan;
- Proposed improvement will result in the maintenance and enhancement of exterior structures and their interior facilities; and
- Proposed improvement will result in the creation of jobs.

The Development Department is supportive of the proposed improvements and recommends that Council grant an exceptional circumstance in the amount of \$60,000, with the property being ineligible for any future TCCR funding for the remainder of the 2025 program year, as well as **2026** and **2027** program years. Additionally, if the owner transfers the property prior to 2028, the City shall be reimbursed \$30,000.

3909-3911 Broadway Exceptional Circumstance
Eligible Projects

Improvement(s)	Contractor/Supplier	Description of work/improvement	Eligible Cost
Windows and Doors	Commercial Glass Systems of Columbus	Three (3) new storefront windows - south elevation	\$ 5,415.00
		One (1) new storefront and new entrance door - east elevation	\$ 7,825.00
		Subtotal	\$ 13,240.00
Concrete	Buckeye Cement	Dumpster Pad - 20'x20'	\$ 7,810.00
		Replace Curb - side of building 25ft	\$ 2,000.00
		Replace sidewalk and pour 697 sqft patio	\$ 11,335.00
		Subtotal	\$ 21,145.00
Exterior Furnishings	Lowe's	Decorative black metal fencing	\$ 1,259.99
		Subtotal	\$ 1,259.99
	Reliance Foundry	Architectural Bollards Model R-7539 X12	\$ 13,497.69
		Subtotal	\$ 13,497.69
	Unknown*	Ten (10) sets of Outdoor Tables + 4 chairs	\$ 3,000.00
		Ten (10) sets of Umbrellas + Bases	\$ 600.00
		Outdoor Lighting	\$ 800.00
		Eight (8) sets of 30x40 Table + 4 Chairs	\$ 3,112.00
		One (1) set of 30x24 Table + 2 chairs	\$ 155.00
		Subtotal	\$ 7,667.00
Electric	Gutridge	Panel/service modifications, fixtures, circuits, etc.	\$ 47,500.00
		Subtotal	\$ 47,500.00
Plumbing	Gutridge	Rough plumbing	\$ 66,752.86
		Subtotal	\$ 66,752.86
Heating and Cooling	TechnoAir	New: Three (3) Carrier 4-ton electric heat pumps and air handlers.	\$ 57,000.00
		Subtotal	\$ 57,000.00
Architect/ Drawings	JH Architects	Construction Documents (does not include plan review fees)	\$ 20,000.00
		Subtotal	\$ 20,000.00
Grease Interceptor	Chuck's Septic Inc.	Sawcut and Hydrovac 5'x6' area for 200 gallon grease interceptor	\$ 24,950.00
		Subtotal	\$ 24,950.00
Signage	DaNite Sign Company	Refurbish the existing pole sign	\$ 8,024.40
		Subtotal	\$ 8,024.40
Hood Suppression	Captive Aire Systems	Hood suppression system	\$ 44,617.26
		Subtotal	\$ 44,617.26

Alternate Bollard
Ideal Shield \$ 1,594.30

Total	\$325,654.20
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\$ 313,750.81

Date: 06/30/25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Turner
Approved: Mayor Stage
Emergency: 30 Days
Current Expense: _____

No.: CR-26-25
1st Reading: 07/01/25
Public Notice: 6/24/25
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION NO. CR-26-25

A RESOLUTION TO APPROVE THE BUDGET ESTIMATES FOR THE FISCAL YEAR OF 2026

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

SECTION 1. The budget estimates for the fiscal year beginning January 1, 2026 are hereby approved.

SECTION 2. The Clerk of Council is hereby directed to Certify and forward said budget to the Franklin County Budget Commission on or before the 20th day of July, 2025.

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

TABLE OF CONTENTS

	<u>Page</u>
Sched A SUMMARY	
AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX	1
Exh I GENERAL FUND	
GENERAL FUND REVENUE ESTIMATE	2
GENERAL FUND EXPENDITURES ESTIMATE	3
GENERAL FUND EXPENDITURES (CONT.) AND ESTIMATED ENDING FUND BALANCES	4
Exh. II OTHER GOVERNMENTAL FUNDS	
POLICE PENSION FUND ESTIMATED REVENUE, EXPENSES, AND FUND BALANCES	5
GENERAL DEBT RETIREMENT FUND ESTIMATED REVENUE, EXPENSES, AND FUND BALANCES	6
Exh. III OTHER FUNDS	
ESTIMATED SPECIAL SERVICE, DEBT SERVICE, AND CAPITAL PROJECT FUND BALANCES	7
ESTIMATED PROPRIETARY AND FIDUCIARY FUND BALANCES	8
Exh. IV ESTIMATED 2026 PERMANENT IMPROVEMENTS	9
Exh. V JUDGEMENTS	10
Exh. VI DEBT OUTSTANDING AND DUE FOR 2026	11

CITY OF GROVE CITY TAX BUDGET

City or
Village of GROVE CITY
FRANKLIN County, Ohio

(Date) _____ 2025

This budget must be adopted by the Council or other legislative body on or before July 15th, and two copies must be submitted to the County Auditor on or before July 20th. FAILURE TO COMPLY WITH SEC.5705.28 R.C. SHALL RESULT IN LOSS OF GOVERNMENT FUND ALLOCATION.

To the Auditor of said County:

The following Budget year beginning January 1, 2026 has been adopted by Council and is hereby submitted for consideration of the County Budget Commission.

Signed _____
Title _____ Director of Finance

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED RATES

For Municipal Use		For Budget Commission Use		For County Auditor Use	
FUND (Include only those funds which are requesting general property tax revenue)	Budget Year Amount Requested of Budget Commission Inside/Outside	Budget Year Amount Approved by Budget Commission Inside 10 Mill Limitation	Budget Year Amount to be Derived From Levies Outside 10 Mill Limitation	County Auditor's estimate Tax Rate to be Levied	
				Inside 10 Mill Limit Budget Year	Outside 10 Mill Limit Budget Year
	Column 1	Column 2	Column 3	Column 4	Column 5
GOVERNMENT FUNDS	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
GENERAL FUND	\$1,850,000	1.0			
GENERAL FUND CHARTER	\$555,000		0.3		
BOND RETIREMENT CHARTER	2,590,000	0.4	1.0		
POLICE PENSION FUND	1,480,000	0.8			
PROPRIETARY FUNDS	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
FIDUCIARY FUNDS	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX
TOTAL ALL FUNDS	\$6,475,000				

FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL -- GENERAL

EXHIBIT I

TOTAL REVENUE

<u>DESCRIPTION</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Actual</u>	<u>Current Yr Estimate 2025</u>	<u>Budget Yr Estimate 2026</u>
REVENUES						
Local Taxes						
General Property Tax --- Real Estate	1,426,474	1,460,104	1,570,057	2,058,279	2,128,588	2,164,500
Tangible Personal Property Tax	0	0	0	0	0	0
Municipal Income Tax	34,744,789	40,116,231	45,191,486	44,085,178	45,201,532	45,594,480
Other Local Taxes	1,376,957	1,779,217	1,589,906	1,608,126	1,835,595	1,820,595
Total Local Taxes	37,548,220	43,355,552	48,351,450	47,751,583	49,165,715	49,579,575
Intergovernmental Revenues						
State Shared Taxes and Permits						
Local Government	901,662	970,913	1,007,528	960,772	1,032,933	1,053,592
Estate Tax	0	0	0	0	0	0
Cigarette Tax	1,257	1,272	1,345	1,397	1,200	1,200
License Tax	0	0	0	0	0	0
Liquor and Beer Permits	29,329	70,363	55,481	64,901	50,000	50,000
Gasoline Tax	0	0	0	0	0	0
Library and Local Government Support Fund	0	0	0	0	0	0
Property Tax Allocation - Homestead & Rollback	157,281	158,684	167,984	232,951	236,510	240,500
Other State Shared Taxes and Permits	0	0	0	0	0	0
Total State Shared Taxes and Permits	1,089,528	1,201,232	1,232,338	1,260,021	1,320,643	1,345,292
Federal Grants or Aid	4,122	4,060	7,271	25,865	7,549	5,000
State Grants or Aid	40,595	193,492	68,811	166,961	373,796	50,000
Other Grants or Aid	0	0	0	0	0	0
Total Intergovernmental Revenues	1,134,245	1,398,784	1,308,420	1,452,847	1,701,988	1,400,292
Special Assessments	117,908	124,364	150,013	208,684	180,000	180,000
Charges For Services	702,019	719,420	744,968	830,691	910,100	915,100
Fines, Licenses, and Permits	1,522,093	1,536,980	1,345,719	1,500,546	1,360,330	1,199,200
Miscellaneous - Interest	608,788	1,401,541	2,325,104	3,544,818	3,283,360	3,109,982
Other Financing Sources:						
Proceeds from Sale of Debt	0	0	0	0	0	0
Transfers	0	0	0	0	0	0
Advances	0	0	0	0	0	0
Other sources	74,845	53,498	70,174	26,021	20,000	20,000
TOTAL REVENUE	41,708,119	48,590,139	54,295,847	55,315,191	56,621,492	56,404,149

FUND NAME: GENERAL FUND

EXHIBIT I

FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL

<u>DESCRIPTION</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Actual</u>	<u>Current Yr Estimate 2025</u>	<u>Budget Yr Estimate 2026</u>
EXPENDITURES						
Security of Persons and Property						
Personal Services	11,478,716	12,209,624	12,441,763	12,860,995	14,833,766	15,278,779
Travel Transportation	3,103	9,357	7,170	10,002	48,500	49,470
Contractual Services	527,290	492,274	476,938	665,062	947,718	966,672
Supplies and Materials	416,657	451,687	490,350	627,006	816,749	833,084
Capital Outlay	438,281	198,264	747,750	641,622	754,674	769,767
Total Security of Persons and Property	12,864,046	13,361,205	14,163,970	14,804,687	17,401,407	17,897,773
Public Health Services						
Personal Services	0	0	0	0	0	0
Travel Transportation	0	0	0	0	0	0
Contractual Services	471,362	489,330	494,553	514,489	555,000	566,100
Supplies and Materials	0	0	0	0	0	0
Capital Outlay	0	0	0	0	0	0
Total Public Health Services	471,362	489,330	494,553	514,489	555,000	566,100
Leisure Time Activities						
Personal Services	799,251	870,533	1,043,518	1,155,850	2,426,242	2,499,029
Travel Transportation	3,583	3,819	536	11,567	29,000	29,580
Contractual Services	135,584	349,108	192,948	226,856	433,000	441,660
Supplies and Materials	3,463	7,431	17,446	8,997	14,500	14,790
Capital Outlay	201,477	239,192	335,453	605,127	555,930	567,049
Total Leisure Time Activities	1,143,358	1,470,083	1,589,902	2,008,397	3,458,672	3,552,108
Community Environment						
Personal Services	1,792,787	1,916,056	2,011,049	1,992,722	2,384,304	2,455,833
Travel Transportation	8,344	18,512	22,781	18,860	59,000	60,180
Contractual Services	390,665	459,551	531,384	629,225	600,825	612,842
Supplies and Materials	24,963	22,474	27,977	24,685	54,750	55,845
Capital Outlay	24,341	7,862	92,541	114,580	63,600	64,872
Total Community Environment	2,241,100	2,424,456	2,685,732	2,780,072	3,162,479	3,249,572
Basic Utility Service						
Personal Services						
Travel Transportation						
Contractual Services						
Supplies and Materials						
Capital Outlay						
Total Basic Utility Services						

FUND NAME: GENERAL FUND

EXHIBIT I

FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL

<u>DESCRIPTION</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Actual</u>	<u>Current Yr Estimate 2025</u>	<u>Budget Yr Estimate 2026</u>
EXPENDITURES (Continued)						
Transportation						
Personal Services						
Travel Transportation						
Contractual Services						
Supplies and Materials						
Capital Outlay						
Total Transportation						
General Government						
Personal Services	4,699,568	5,185,620	5,786,679	6,607,057	8,149,506	8,393,991
Travel Transportation	16,848	22,237	33,711	30,424	92,000	93,840
Contractual Services	5,629,589	6,205,625	7,725,256	8,235,593	9,467,737	9,657,092
Supplies and Materials	335,175	371,643	452,223	479,650	636,902	649,640
Capital Outlay	2,079,958	1,910,823	1,941,424	2,362,655	2,031,604	2,072,236
Total General Government	<u>12,761,138</u>	<u>13,695,947</u>	<u>15,939,294</u>	<u>17,715,379</u>	<u>20,377,749</u>	<u>20,866,799</u>
Debt Service						
Redemption of Principal	0	0	0	0	0	0
Interest						
Other Debt Service						
Total Debt Service	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Other Uses of Funds						
Transfers	6,912,827	11,269,720	18,010,000	24,449,940	17,607,300	15,000,000
Advances	0	0	0	0	0	0
Contingencies	0	0	0	0	0	0
Other Uses of Funds	0	0	0	0	0	0
Total Other Uses of Funds	<u>6,912,827</u>	<u>11,269,720</u>	<u>18,010,000</u>	<u>24,449,940</u>	<u>17,607,300</u>	<u>15,000,000</u>
TOTAL EXPENDITURES	<u>36,393,832</u>	<u>42,710,740</u>	<u>52,883,450</u>	<u>62,272,963</u>	<u>62,562,607</u>	<u>61,132,351</u>
Revenues Over (Under) Expenditures	5,314,286	5,879,399	1,412,397	(6,957,772)	(5,941,115)	(4,728,202)
Beginning Cash Fund Balance	14,781,728	20,096,015	25,975,414	27,387,811	20,430,038	14,488,924
Ending Cash Fund Balance	20,096,015	25,975,414	27,387,811	20,430,038	14,488,924	9,760,721
Estimated Encumbrances (outstanding at year end)	3,131,911	4,425,529	4,566,917	4,843,136	4,400,000	4,000,000
Estimated Ending Unencumbered Fund Balance	<u>16,964,104</u>	<u>21,549,885</u>	<u>22,820,894</u>	<u>15,586,902</u>	<u>10,088,924</u>	<u>5,760,721</u>

FUND NAME: POLICE PENSION FUND

EXHIBIT II

FUND TYPE/CLASSIFICATION: GOVERNMENTAL - SPECIAL REVENUE

<u>DESCRIPTION</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Actual</u>	<u>Current Yr Estimate 2025</u>	<u>Budget Yr Estimate 2026</u>
REVENUE						
Real Estate & Public Utility Taxes	1,316,776	1,347,789	1,449,284	1,899,950	1,309,900	1,332,000
Tangible Personal Property Tax	0	0	0	0	0	0
Real Property Tax - Rollback	145,189	146,721	155,551	215,363	145,544	148,000
Miscellaneous	0	0	0	0	0	0
TOTAL REVENUE	1,461,964	1,494,510	1,604,834	2,115,312	1,455,444	1,480,000
EXPENDITURES						
Police Pension Expenses	1,332,171	1,415,575	1,468,958	1,529,045	1,779,292	1,832,671
TOTAL EXPENDITURES	1,332,171	1,415,575	1,468,958	1,529,045	1,779,292	1,832,671
Revenues Over (Under) Expenditures	129,793	78,934	135,877	586,267	(323,848)	(352,671)
Beginning Cash Fund Balance	676,098	805,891	884,825	1,020,702	1,606,969	1,283,122
Ending Cash Fund Balance	805,891	884,825	1,020,702	1,606,969	1,283,122	930,451
Estimated Encumbrances (outstanding at end of year)	0	0	0	0	0	0
Estimated Ending Unencumbered Fund Balance	805,891	884,825	1,020,702	1,606,969	1,283,122	930,451

FUND NAME: GENERAL DEBT RETIREMENT FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL - DEBT SERVICE

EXHIBIT II

<u>DESCRIPTION</u>	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Actual</u>	<u>Current Yr Estimate 2025</u>	<u>Budget Yr Estimate 2026</u>
REVENUE						
Real Estate & Public Utility Tax	1,097,314	1,123,157	1,207,736	1,583,291	2,292,325	2,331,000
Tangible Personal Property	0	0	0	0	0	0
Assessments	85,530	117,096	102,053	98,964	100,000	100,000
Real Property Tax - Rollback	120,989	122,253	129,626	179,469	254,703	259,000
Rent	300,000	300,000	300,000	300,000	300,000	300,000
Charges for Services	516,624	512,636	512,636	512,636	512,000	512,000
Sale of Bonds	6,252,960	9,031,500	9,414,928	0	0	0
Sale of Notes	0	0	0	0	0	0
Operating Transfers	0	0	0	0	0	0
Operating Transfers - Income Tax	0	0	0	0	0	0
TOTAL REVENUE	8,373,418	11,206,642	11,666,979	2,674,360	3,459,028	3,502,000
EXPENDITURES						
Registrar/Agent Fees	0	0	0	0	0	0
Assessments	0	0	0	0	0	0
G.O. Note - Principal	6,000,000	9,000,000	9,000,000	0	0	0
G.O. Bond Principal	890,000	1,115,000	720,000	1,145,000	1,180,000	1,230,000
FCIB Principal	216,595	219,333	275,337	332,176	336,097	300,317
G.O. Note - Interest	119,667	0	228,863	0	0	0
G.O. Bond - Interest	807,204	827,118	830,682	1,013,638	975,275	935,565
FCIB Interest	19,163	16,426	18,653	20,046	16,135	12,170
OPWC - Principal	323,117	298,789	298,789	336,082	336,107	340,060
Other Debt Service	186,411	62,490	183,501	21,757	171,000	171,000
TOTAL EXPENDITURES	8,562,158	11,539,156	11,555,826	2,868,699	3,014,614	2,989,112
Revenues Over (Under) Expenditures	(188,740)	(332,514)	111,153	(194,338)	444,414	512,888
Beginning Cash Fund Balance	1,980,788	1,792,048	1,459,534	1,570,687	1,376,349	1,820,762
Ending Cash Fund Balance	1,792,048	1,459,534	1,570,687	1,376,349	1,820,762	2,333,650
Estimated Encumbrances (outstanding at end of year)	668	500	0	0	50,000	50,000
Estimated Ending Unencumbered Fund Balance	1,791,380	1,459,034	1,570,687	1,376,349	1,770,762	2,283,650

FUND	Estimated	2026	Available	2026 Expenditures & Encumbrances			Estimated
All Funds Not Listed on Exhibits I or II	Unencumbered	Estimated	For	Personal			Unencumbered
	Fund Balance	Receipt	Expenditure	Services	Other	Total	Fund Balance
	01/01						12/31
GOVERNMENTAL:							
SPECIAL REVENUE:							
Street	180,547	2,500,000	2,680,547	1,900,000	600,000	2,500,000	180,547
State Highway	221,894	200,000	421,894	0	225,000	225,000	196,894
General Recreation	97,018	1,520,000	1,617,018	1,000,000	550,000	1,550,000	67,018
Local \$5 License Fee	268,124	225,000	493,124	0	250,000	235,000	258,124
County License	77,575	117,000	194,575	0	135,000	135,000	59,575
Senior Nutrition	14,020	45,000	59,020	0	30,000	30,000	29,020
Drug Law Enforcement	50,335	5,000	55,335	0	50,000	50,000	5,335
Community Development	14,041	727,000	741,041	180,000	550,000	730,000	11,041
Community Environment	275,103	35,000	310,103	0	140,000	140,000	170,103
Law Enforcement Assistance	1,000	0	1,000	0	500	500	500
Enforcement and Education	20,051	1,000	21,051	0	15,000	15,000	6,051
Mayor's Court Computer	34,524	30,000	64,524	0	55,000	55,000	9,524
Big Splash	34,947	370,000	404,947	300,000	75,000	375,000	29,947
Parks Donation	15,553	1,000	16,553	0	2,000	2,500	14,053
Rockford TIF Fund	1,424,425	0	1,424,425	0	100,000	100,000	1,324,425
Local Fiscal Recovery Fund	0	0	0	0	0	0	0
OneOhio Opioid Settlement Fund	74,047	3,000	77,047	0	0	0	77,047
TOTAL SPECIAL REVENUE FUNDS	2,803,204	5,779,000	8,582,204	3,380,000	2,777,500	6,143,000	2,439,204
DEBT SERVICE FUNDS							
Buckeye Center TIF	2,719,409	3,400,000	6,119,409	0	3,700,000	3,700,000	2,419,409
Pinnacle TIF	9,410,424	4,650,000	14,060,424	0	11,000,000	11,000,000	3,060,424
SR 665 / I 71 TIF	347,776	800,000	1,147,776	0	1,000,000	1,000,000	147,776
Lumberyard TIF	46,079	375,000	421,079	0	370,000	370,000	51,079
Beulah Park TIF	422,277	330,000	752,277	0	350,000	350,000	402,277
East Stringtown Road TIF	119,996	130,000	249,996	0	200,000	200,000	49,996
Browns Farm TIF	589,994	558,000	1,147,994	0	200,000	200,000	947,994
TOTAL DEBT SERVICE FUNDS	13,655,955	10,243,000	23,898,955	0	16,820,000	16,820,000	7,078,955
CAPITAL PROJECT FUNDS							
Capital Improvements	27,585,631	10,500,000	38,085,631	0	10,500,000	10,500,000	27,585,631
Recreation Development	266,702	50,000	316,702	0	250,000	250,000	66,702
TOTAL CAPITAL PROJECTS	27,852,333	10,550,000	38,402,333	0	10,750,000	10,750,000	27,652,333

FUND All Funds Not Reported on Exhibits I or II	Estimated Unencumbered Fund Balance <u>01/01</u>	Estimated Receipts <u>2026</u>	Total Available For <u>Expenditures</u>	<u>2026 Encumbrances and Expenditures</u>			Estimated Unencumbered Fund Balance <u>12/31</u>
				Personal Services	Other	Total	
PROPRIETARY:							
ENTERPRISE FUNDS							
Water	51,043	657,000	708,043	0	700,000	700,000	8,043
Sewer	1,445,659	1,220,000	2,665,659	600,000	1,500,000	2,100,000	565,659
TOTAL ENTERPRISE FUNDS	<u>1,496,702</u>	<u>1,877,000</u>	<u>3,373,702</u>	<u>600,000</u>	<u>2,200,000</u>	<u>2,800,000</u>	<u>573,702</u>
INTERNAL SERVICE FUNDS							
Workers Compensation Self Insured	400,000	250,000	650,000	0	275,000	275,000	375,000
TOTAL INTERNAL SERVICE FUNDS	<u>400,000</u>	<u>250,000</u>	<u>650,000</u>	<u>0</u>	<u>275,000</u>	<u>275,000</u>	<u>375,000</u>
FIDUCIARY:							
TRUST AND AGENCY FUNDS							
Depository Trust	3,103,023	4,000,000	7,103,023	0	4,000,000	4,000,000	3,103,023
Convention Bureau	11,301	690,000	701,301	0	630,000	630,000	71,301
Scioto Township JEDD	263,368	1,500,000	1,763,368	0	1,500,000	1,500,000	263,368
TOTAL TRUST AND AGENCY FUNDS	<u>3,377,692</u>	<u>6,190,000</u>	<u>9,567,692</u>	<u>0</u>	<u>6,130,000</u>	<u>6,130,000</u>	<u>3,437,692</u>
TOTAL FOR MEMORANDUM ONLY	49,585,886	34,889,000	84,474,886	3,980,000	38,952,500	42,918,000	41,556,886

STATEMENT OF PERMANENT IMPROVEMENTS

(Excludes Expenses to be Paid from Bond Issues)

DESCRIPTION	Estimated Cost of Permanent Improvement Equipment	Amount Budgeted 2026	Source Fund
Annual Street Maintenance	5,000,000	5,000,000	General Fund
Various Street Projects	5,000,000	5,000,000	General Fund
Various Parks & Recreation	2,750,000	2,750,000	General Fund
Various Signalization Projects	750,000	750,000	General Fund
Various Building Improvements	1,500,000	1,500,000	General Fund
	<u>15,000,000</u>	<u>15,000,000</u>	
Sanitary Sewer Rehabilitation Projects	200,000	200,000	Sanitary Sewer
	<u>200,000</u>	<u>200,000</u>	
Annual Waterline Replacement	200,000	200,000	Water
	<u>200,000</u>	<u>200,000</u>	
TOTAL	15,400,000	15,400,000	

**STATEMENT OF AMOUNTS REQUIRED FOR
PAYMENT OF FINAL JUDGEMENTS**

(Section 5705.29, Revised Code)

DESCRIPTION OF JUDGEMENT	AMOUNT OF JUDGEMENT	SOURCE FUND
NO JUDGEMENTS	NONE	
TOTAL	N/A	

PURPOSE OF BONDS AND NOTES	Authority for Levy Outside 10 Mill Limit	Date of Issue	Date Due	Ordinance/ Resolution	Serial or Term	Rate of Interest	Amounts of Bonds & Notes Outstanding as of 1/1/2026	Amount Required for Principal and Interest 2026	Source Fund to Pay Debt Payments
INSIDE 10 MILL LIMIT									
2012 G.O. Refunding Bonds		2012	2026	51-12	T	2.75	115,000	118,163	Debt Retirement
2015 Library Construction Bonds		2015	2044	22-15	S/T	1.5 - 4.0	10,705,000	810,975	Debt Retirement
2017 Fiber Optic Network Construction Bonds		2017	2032	38-17	T	2.42	3,045,000	313,689	Debt Retirement
2019 SR665 Construction and Refunding Bonds		2019	2036	26,27-19	S/T	2.0 - 5.0	5,560,000	582,718	Debt Retirement
2019 Beulah Park Construction Bonds		2019	2039	28-19	S	2.0 - 4.0	4,060,000	327,278	Debt Retirement
2021 Columbus Street Construction Bonds		2021	2044	71-20	S	2.0 - 3.0	5,530,000	341,093	Debt Retirement
2023 Park at Beulah Bonds		2023	2047	71-20	S	2.0 - 3.0	8,560,000	581,633	Debt Retirement
TOTAL							37,575,000	3,075,549	
OUTSIDE 10 MILL LIMIT:									
2016 Buckeye Center TIF Rev Bonds	ORC, Charter	2016	2031	66-16	T	2.265	6,360,000	1,144,054	Buckeye TIF
2016 Pinnacle TIF Rev Bonds	ORC, Charter	2016	2031	67-16	T	2.27	3,025,000	543,668	Pinnacle TIF
2015 Special Obligation NonTax Bonds	ORC, Charter	2015	2040	53-15	S/T	1.3 - 4.5	3,470,000	318,600	Lumberyard TIF
TOTAL							12,855,000	2,006,322	
OPWC LOANS:									
2005 Demorest Road / Big Run Road		2005	2026			0	27,151	27,151	Debt Retirement
2005 Stringtown Road		2005	2027			0	80,432	40,216	Debt Retirement
2008 Old Stringtown Road		2008	2029			0	135,603	33,901	Debt Retirement
2009 Grove City Road		2009	2034			0	148,200	15,600	Debt Retirement
2014 Holton / Hoover Intersection		2014	2038			0	99,263	7,353	Debt Retirement
2014 Stringtown Road Phase 2		2014	2040			0	1,432,194	92,400	Debt Retirement
2017 Gantz Road		2017	2038			0	451,286	33,429	Debt Retirement
2022 Borrer Road		2022	2046			0	1,956,177	93,151	Rockford TIF/DebtRet
2022 Southwest Blvd		2022	2047			0	284,936	12,952	Debt Retirement
2024 Home Road		2024	2047			0	820,438	37,293	Debt Retirement
TOTAL							5,435,680	393,446	
OWDA LOANS:									
1994 Columbus Street Reconstruction		2010	2030			3.89	780,446	173,269	Water
2009 Grove City Road		2011	2031			3.37	250,226	46,412	Water
2024 Mulberry Run Sewer Improvements		2024	2053				2,365,884	93,073	Sanitary Sewer
TOTAL							3,396,556	312,754	
FCIB LOANS:									
2017 Fiber Optic Network Construction		2017	2027			1.26	464,184	235,759	Debt Retirement
2017 Stringtown Road Improvements		2017	2027			1.26	211,590	107,466	Water/Sewer
2023 Demorest Road Improvements		2023	2032			1.26	731,166	116,463	Debt Retirement
TOTAL							1,406,940	459,688	

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