



GROVE CITY, OHIO - CITY COUNCIL Agenda

July 21, 2025

5:30 PM

Regular Meeting

Call to Order - Roll Call - Welcome & Reading of Agenda

Review Charter

Recess; Reconvene

Approval of Minutes

LANDS:

- | | |
|----------------------------|--|
| <u>Ordinance C-25-25</u> | Approve a C-2 (retail commercial) Zoning Classification for 0.87± acres located at 2139 Sonora Drive upon its annexation to the City of Grove City. Second reading and public hearing. |
| <u>Ordinance C-28-25</u> | Accept the Annexation of 0.831± acres located at 2139 Sonora Drive. First reading. |
| <u>Ordinance C-29-25</u> | Accept the Plat of Autumn Grove, Section 6, Phase 2. First reading. |
| <u>Ordinance C-30-25</u> | Approve a Special Use Permit for an Antenna Tower for Parkway Centre Arcadia Tower located at 1620 Buckeye Place. First reading. |
| <u>Ordinance C-31-25</u> | Amend Section 1135.09(b)(12)F9(c) of the Codified Ordinances titled Retail Dispensing of Medical and Recreational Marijuana. First reading. |
| <u>Resolution CR-27-25</u> | Approve a Development Plan for Ginn Drive Bungalows located at the northeast corner of Park Street and Ginn Drive within the Beulah Park Living Community. |
-

SAFETY:

- | | |
|----------------------------|---|
| <u>Ordinance C-32-25</u> | Amend Section 331.44 of the Codified Ordinances titled Texting While Driving Prohibited. First reading. |
| <u>Resolution CR-28-25</u> | Waive the provisions of Section 903.28(a) of the Codified Ordinances for the Bourbon & Spirits Festival on August 09, 2025. |
-

SERVICE:

- | | |
|----------------------------|--|
| <u>Resolution CR-29-25</u> | Declaring the necessity of constructing certain Sidewalks on Balsam Ave., Basswood Ave., Cypress Ave., Demorest Rd., Dogwood Ct., Holly St., Juniper St., Magnolia St., Sassafras Ct., and Sequoia Ave., and requiring that abutting |
|----------------------------|--|

property owners construct same.

FINANCE:

- | | |
|----------------------------|---|
| <u>Ordinance C-26-25</u> | Appropriate \$250,000.00 from the Workers Compensation Fund for the Current Expense of Workers Compensation Claims. Second reading and public hearing. |
| <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. Second reading and public hearing. |
| <u>Resolution CR-30-25</u> | Authorizing the City Administrator to apply for and accept funds through the ODNR Division of Forestry, Urban Forestry Grant, to restore the urban canopy in the disadvantaged areas of the City. |

Call for New Business	Call for Dept. Reports & Closing Comments	Adjourn
<u>ON FILE</u>	Minutes of: 07-07 Council; 07-08 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-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



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

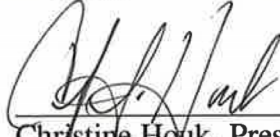
WHEREAS, Section 709.023(c) of the Ohio Revised Code requires that the legislative authority of the municipality to which the annexation is proposed adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon its annexation.

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.

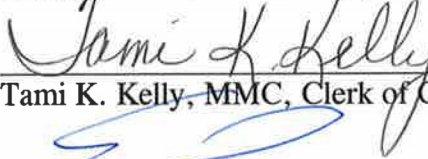


Christine Houk, President of Council



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: 07/15/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Co. Comm.
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-28-25
1st Reading: 07/21/25
Public Notice: 07/22/25
2nd Reading: 08/04/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE NO. C-28-25

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.831+ ACRES LOCATED AT 2139 SONORA DRIVE IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 0.831+ acres, more or less, in Jackson Township was duly filed by Ana Rose Properties LLC; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on April 29, 2025; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on May 09, 2025.

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

SECTION 1. The proposed annexation, as applied for in the petition of the Ana Rose Properties LLC, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on March 21, 2025 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on April 29, 2025, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 8231. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be C-2, Retail Commercial, as approved by Ord. C-25-25, and shall be placed in Ward 5. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. 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

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

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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.

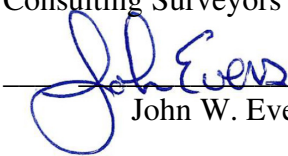
The total length of annexation perimeter is 934.03 feet, of which 466.19 feet is contiguous with the City of Grove City corporation lines, resulting in 50% perimeter contiguity.

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".

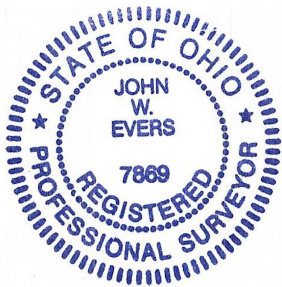
Property Address: 2139 Sonora Drive, Grove City, Ohio 43123

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
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3	MELNIK ANDREY MELNIK ANNA E	2172 EDWARDS RD GROVE CITY OH 43123	CORELOGIC PO BOX 9202 COPPELL TX, 75019-9208
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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

Date: 07/15/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm.
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-29-25
1st Reading: 07/21/25
Public Notice: 07/22/25
2nd Reading: 08/04/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-29-25

AN ORDINANCE TO ACCEPT THE PLAT OF AUTUMN GROVE, SECTION 6, PHASE 2

WHEREAS, Autumn Grove, Section 6, Phase 2, a subdivision containing lots 262 – 286, 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 Autumn Grove, Section 6, Phase 2, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 1383, containing 9.079 acres of land, more or less. Said 9.079 acres being part of that tract of land conveyed to Autumn Grove, LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

SECTION 2. Easements, where indicated on the plat, are hereby accepted for operation and maintenance of public utility services including but not limited to water, sanitary sewers, electricity and telephone, and to companies providing cable television and cable signal transmission services and for storm water drainage systems for the construction, operation and maintenance of the facilities to provide such services and systems above and beneath the ground.

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

Christine Houk, President of Council

Passed:

Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

ITEM 2: 202501020002 – Autumn Grove Section 6 Phase 2 - Plat

Site Location

North of Rensch road, west of Harrisburg Pike (PID 040-012465).

Proposal

A Plat containing 25 lots

Current Zoning

Single Family Residential (R-1)

Future Land Use

Suburban Living, Low Intensity

Property Owner

Autumn Grove, LLC

Property Incentives

None

Applicant/Representative

Todd Lipschultz, Maronda Homes

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.08
- Resolution CR-24-22 - Development Plan

Staff Recommendation

Approval as Submitted

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5. Detailed History	4

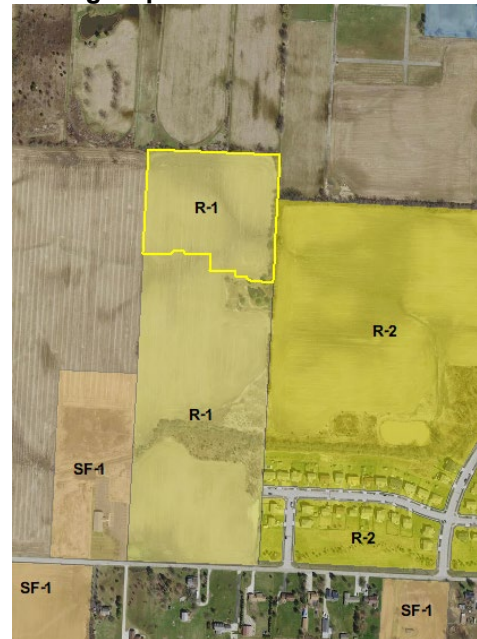
Case Manager

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

Summary

This proposed Plat for Autumn Grove Section 6 Phase 2 contains 25 lots and dedicated right-of-way for a new roadway and roadway extension on 9.079 acres.

Zoning Map

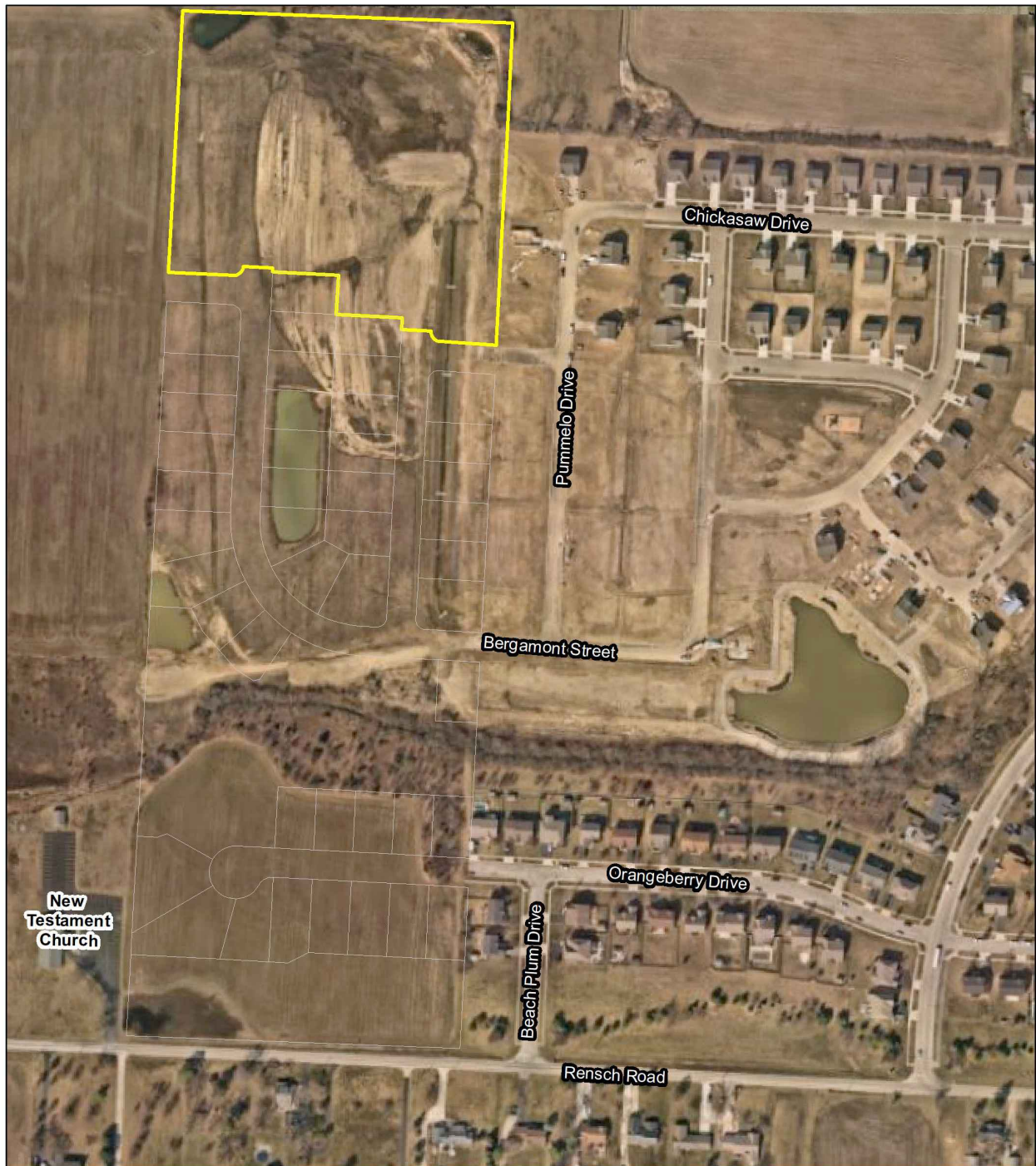


Next Steps

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

1. Context Map

The property is located within the Autumn Grove subdivision, North of Rensch Road, west of Harrisburg Pike (PID 040-012465).



202501020002
Autumn Grove Section 6 Phase 2
Plat
PID: 040-012465

0 60 120 240 360 480 600 Feet

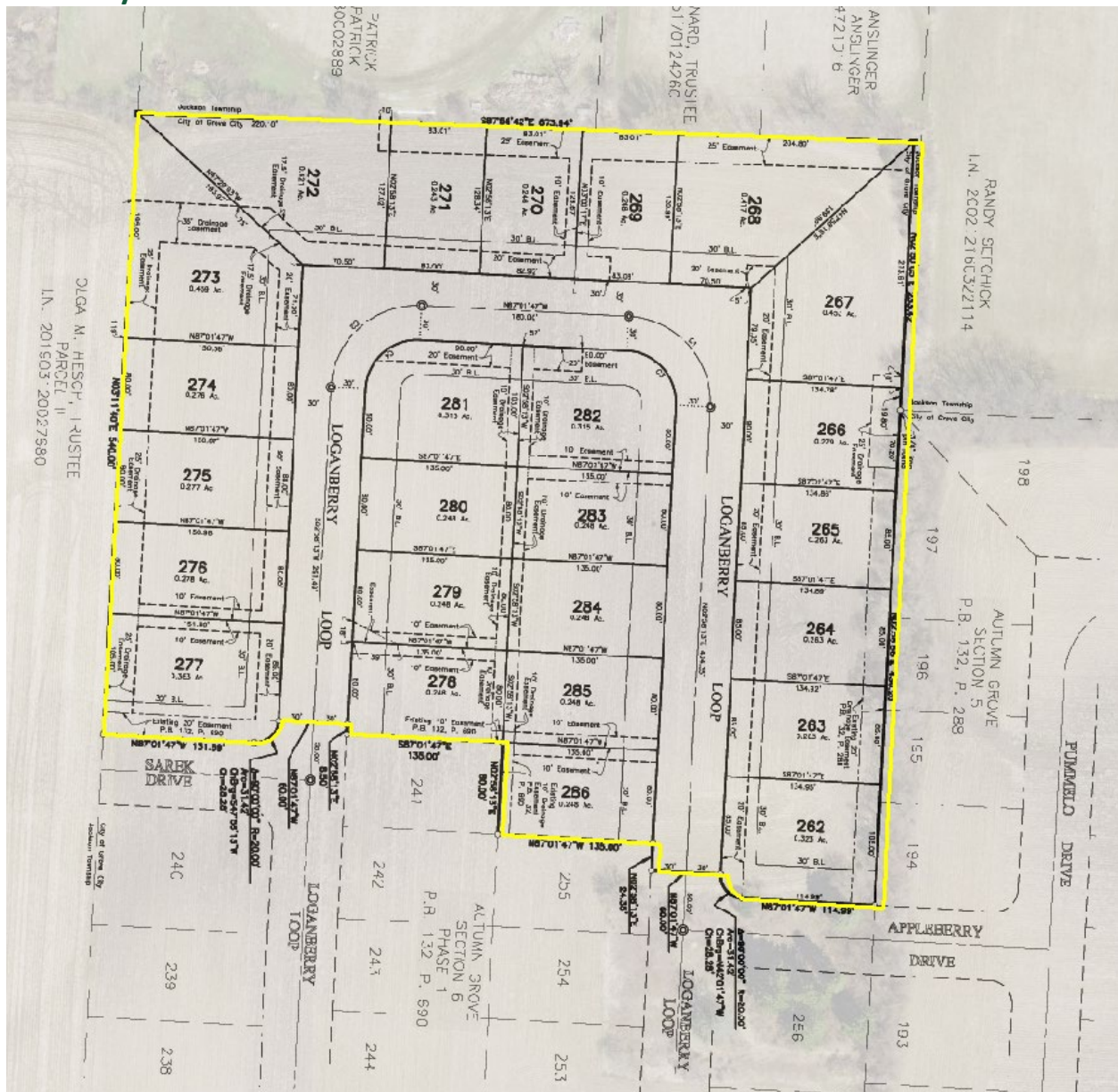


2. Analysis

The applicant is requesting approval of a plat for Autumn Grove Section 6 Phase 2, North of Rensch Road in the Autumn Grove Subdivision. City Council approved the Development Plan for the Autumn Grove Addition in April 2022 with Resolution CR-24-22, and this plat will formalize the right-of-way and parcels shown on the Site improvement Plan.

The plat includes 25 lots, and right-of-way dedication for new roads, Loganberry Loop on 9.079 acres. All proposed lots meet the lot size requirement established in the zoning code for the R-1 (Single Family Residence) zoning district. This is the final plat for the Autumn Grove Addition.

3. Survey



4. Recommendation

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

5. Detailed History

2022

City Council approved the development plan for the Autumn Grove Addition at the April 18th meeting with Ordinance C-24-22.



Grove City Planning Commission PLAT APPLICATION

Please provide the requested
information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Autumn Grove Section 6 Phase 2

PROJECT LOCATION: North of Rensch Road, West of Harrisburg Pike

STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-012465

ACREAGE AFFECTED BY THIS APPLICATION: 9.079

EXISTING ZONING: PUD-R

EXISTING LAND USE: Vacant

PROPOSED ZONING:

PROPOSED LAND USE: Single family homes

PROPERTY OWNER INFORMATION

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

Autumn Grove, LLC

5900 Wilcox Place

Dublin, Ohio, 43016

Name

Address

City, State, Zip

614-871-1900

Phone

Fax

Email

APPLICANT INFORMATION

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

Same as property owner

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:

1/2/2025

RECEIVED BY:

PAYMENT AMOUNT:

TENTATIVE PC MEETING DATE:

PC RECOMMENDATION:

CHECK NUMBER:

PROJECT ID NUMBER:

20250102 0002

CITY'S REVIEW ENGINEER:

CITY'S PLAN REVIEW ENGINEER:

PLANNER IN CHARGE:

ADDITIONAL PROJECT INFORMATION

PROJECT NAME: Autumn Grove Section 6 Phase 2

DEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☒ Industrial ☐ Mixed ☐ Other ☐

ACREAGE DISTURBED: 9.079 TOTAL FLOOR AREA:

NUMBER OF BUILDINGS: BUILDING HEIGHT:

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 Leon Lipschultz, the current property owner hereby authorize the applicant Leon Lipschultz to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

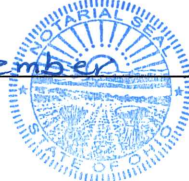
Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: [Signature] Date: 12/10/24

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 10 day of December, 2024 Melissa Scheel
Notary Public, State of Ohio
My Commission Expires 12-10-2028
[Signature]
Official Seal and Signature of Notary Public



APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I Leon Lipschultz, 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: [Signature] Date: 12/10/24

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 10 day of December, 2024
[Signature]
Official Seal and Signature of Notary Public



Melissa Scheel
Notary Public, State of Ohio
My Commission Expires 12-10-2028

SUBMITTAL REQUIREMENTS

Instructions: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering 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:	\$	50.00
Engineering Review Fee:	\$	<u>1800.00</u>
Planning Review Fee:	\$	<u> </u>
Total Submittal Fee:	\$	<u>1850.00</u>

GROVE CITY 2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [Grove City 2050 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.



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: PLAT APPROVAL



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

- ☒ One signed and notarized application
- ☒ Appropriate fee (\$50 plus applicable engineering fees – see [Fee Recovery Policy](#)) – **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 nature of the project
- ☒ A plat of the property
- ☒ Signature Block as follows:

Mayor	_____
Planning Commission Chair	_____
City Engineer	_____
Director of Public Service	_____

- ☒ Signature Block, with space for ordinance number, signature and certification of the Clerk of Council as to the approval and acceptance by City Council:

Approved and accepted by Ordinance Number _____,
passed this day of _____, _____,
wherein all areas shown dedicated hereon are accepted by the
Council of the City of Grove City.
Clerk of Council _____

- ☒ The purpose of all easements (drainage, utility, cross-access, etc.) and parties being granted rights to said easements (City of Grove City, AEP, etc.) shall be noted

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 our website at www.grovecityohio.gov/development.

AUTUMN GROVE SECTION 6 PHASE 2

1
2

Situated in the State of Ohio, County of Franklin, City of Grove City, and in Virginia Military Survey Number 1383, containing 9.079 acres of land, more or less, said 9.079 acres being a part of that tract of land conveyed to **AUTUMN GROVE, LLC** by deed of record in Instrument Number 200510270226656, Recorder's Office, Franklin County, Ohio.

The undersigned **AUTUMN GROVE, LLC** an Ohio limited liability company, by **TODD LIPSCHUTZ**, Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**AUTUMN GROVE SECTION 6 PHASE 2**", a subdivision containing Lots numbered 262 to 286, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Loganberry Loop shown hereon and not heretofore dedicated.

Easements within areas designated "Easement" or "Drainage Easement" on this plat, are hereby granted to the City of Grove City, Ohio, all quasi public utility companies, and their successors and assigns. Each of the aforementioned designated easements permit the constructing, using and maintaining of public and private 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 constructing, using and maintaining storm water drainage swales and/or other above ground storm water drainage facilities. Except as provided for in the developer's overall scheme for the development of Autumn Grove Section 6 Phase 2, no above grade structures, fences, pools, 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, **TODD LIPSCHUTZ**, Vice President of **AUTUMN GROVE, LLC**, has hereunto set his hand this ____ day of ____, 20 ____.

Signed and Acknowledged
In the presence of:

AUTUMN GROVE, LLC

By
TODD LIPSCHUTZ,
Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TODD LIPSCHUTZ**, Vice President of **AUTUMN GROVE, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **AUTUMN GROVE, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20 ____.

My commission expires _____
Notary Public, _____
State of Ohio

Approved this ____ Day of ____
20 ____
Chairman, 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 this ____ Day of ____
20 ____
Mayor, Grove City, Ohio

Approved and accepted by Ordinance No. _____, passed this ____ day of _____, 20 ____, wherein all of Loganberry Loop shown dedicated hereon is accepted by the Council of the City of Grove City, Ohio.

In Witness Thereof I have hereunto
set my hand and affixed my seal this
____ day of _____, 20 ____.
Clerk of Council, Grove City, Ohio

Transferred this ____ day of _____,
20 ____.
Auditor, Franklin County, Ohio

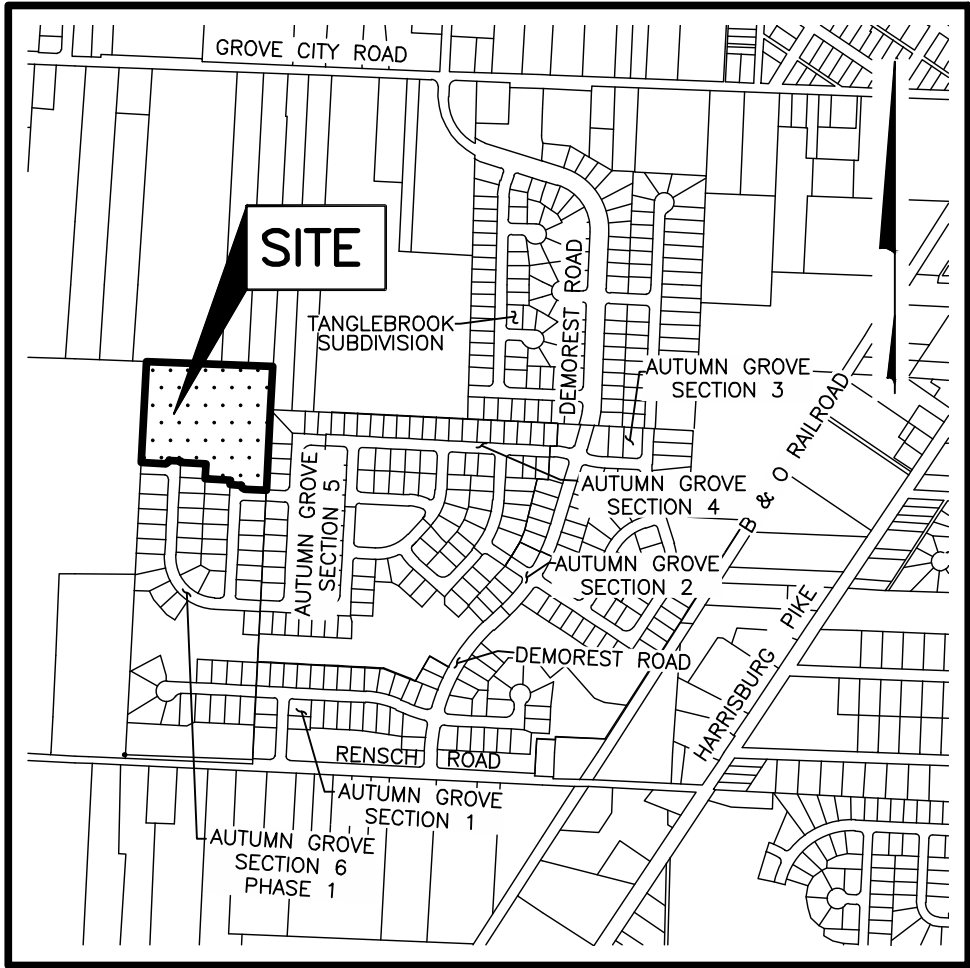
Deputy Auditor, Franklin County, Ohio

Filed for record this ____ day of _____,
20 __ at _____ M. Fee \$ _____
Recorder, Franklin County, Ohio

File No. _____

Recorded this ____ day of _____,
20 ____.
Deputy Recorder, Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments including FCGS 5507 and FGCS 1357 and are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 adjustment) in which a portion of the centerline of Rensch Road has a calculated bearing of North 87°01'47" West.

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.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY

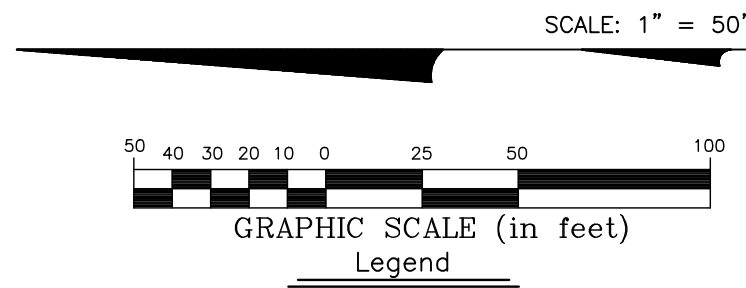
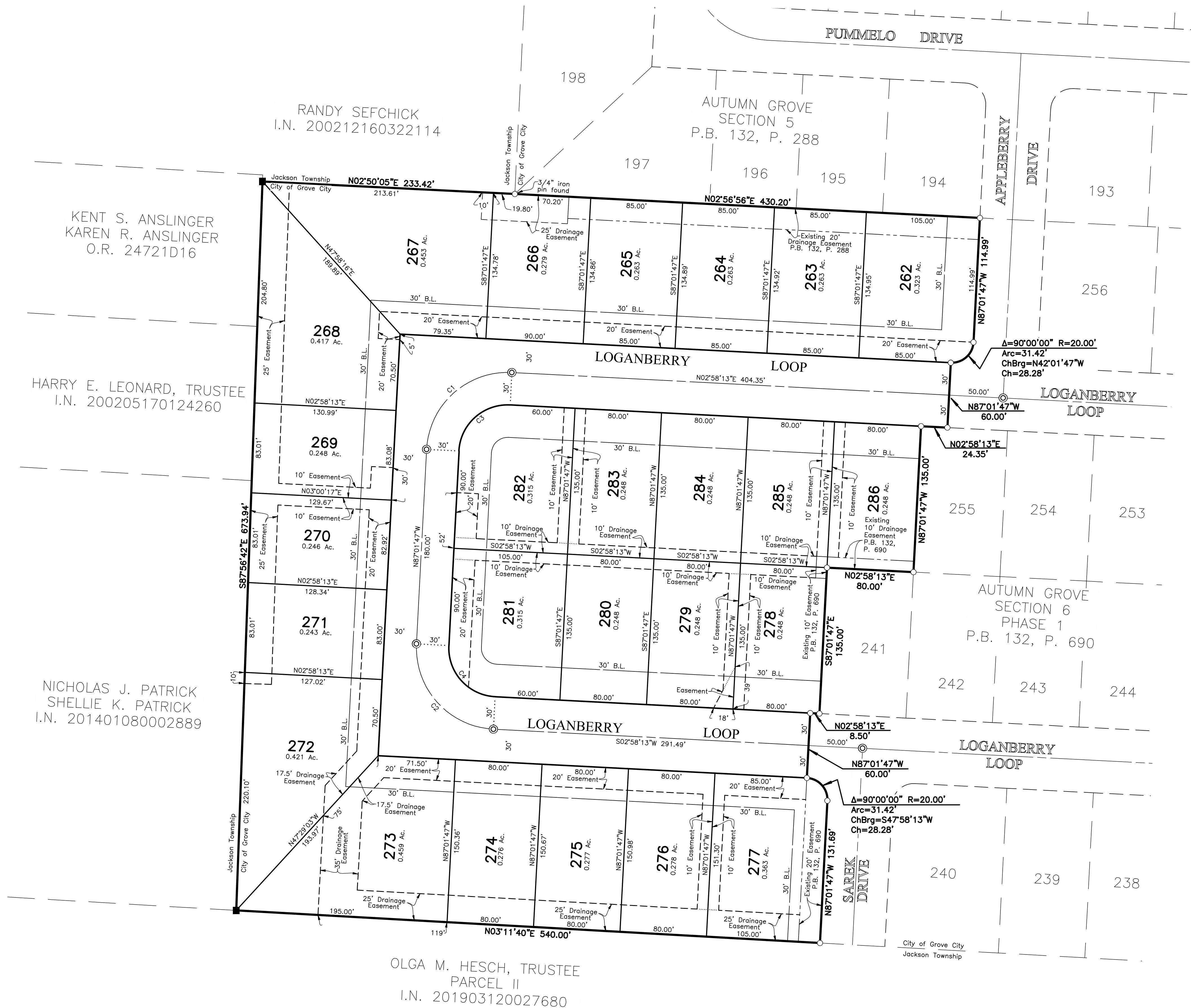


We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)
- = Concrete Fence Post

By _____
Professional Surveyor No. 7865
Date _____

AUTUMN GROVE SECTION 6 PHASE 2



CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	75.00'	117.81'	N 42°01'47" W	106.07'
C2	90°00'00"	75.00'	117.81'	S 47°58'13" W	106.07'
C3	90°00'00"	45.00'	70.69'	N 42°01'47" W	63.64'
C4	90°00'00"	45.00'	70.69'	S 47°58'13" W	63.64'

NOTE "A": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "B": Autumn Grove Section 6 Phase 2 is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain), as said Zone is designated and delineated on the FEMA Flood insurance rate map for Franklin County, Ohio and Incorporated areas map number 39049C0313K and 39049C0401K, with an effective date of June 17, 2008.

NOTE "C" - ACREAGE BREAKDOWN: Autumn Grove Section 6 Phase 2 is out of the following Franklin County Parcel Number:

040-012465 9.079 Ac.

NOTE "D" - ACREAGE BREAKDOWN:

Total acreage: 9.079 Ac.
Acreage in rights-of-way: 1.640 Ac.
Acreage in remaining lots: 7.439 Ac.

NOTE "E": 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 Autumn Grove Section 6 Phase 2 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

Line Type Legend	
	Existing Property Line
	Existing R/W Line
	Existing R/W Centerline
	Existing Easement Line
	Subdivision Boundary Line
	Lot Line
	R/W Line
	R/W Centerline
	Easement Line

I:\2021\1008\DWG\CASHSETS\PLAT\20211008-VS-PLA-SEC6-PH2.DWG plotted by JKRC, MATTHEW on 6/30/2023 11:05:49 AM last saved by MKRK on 6/19/2023 7:07:56 AM
Note: 2021-12-04-20211008-VS-REF-A-ESMS.DWG & 2021-01-10-20211008-VS-REF-A-ESMS.DWG

A handwritten signature in black ink, appearing to read 'T. Barr', with a horizontal line extending to the right.

Terry Barr, AICP
Development Planner

Date: 07/15/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm.
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-30-25
1st Reading: 07/21/25
Public Notice: 07/22/25
2nd Reading: 08/04/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-30-25

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR AN ANTENNA TOWER FOR PARKWAY CENTRE ARCADIA TOWER LOCATED AT 1620 BUCKEYE PLACE

WHEREAS, Parkway Centre Arcadia Tower, applicant, has submitted a request for a Special Use Permit for an Antenna Tower for cellular providers located at 1620 Buckeye Place; and

WHEREAS, on July 08, 2025, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. A variance shall be obtained from Section 1137.11 to allow for the driveway and turn-around area to be gravel instead of the required asphalt or concrete surfaces;
2. A variance shall be obtained from Section 1137.15(d)(1) to allow the cell tower to be located less than the required distance of 100% of the tower's height from all abutting property lines;
3. A variance shall be obtained from Section 1137.15(d)(4) to allow the cell tower to be located closer than the required distance of two times the height of the proposed antenna or antenna tower from any existing, platted residential subdivision or any residential structure within the City;
4. A variance shall be obtained from Section 1137.15 to allow the alternative tree species around the cell tower fence area and not meet the requirements of two rows of evergreen trees in all areas, or the 25-foot required setback for the second row.

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 1137.15(b) is hereby issued to Parkway Centre Arcadia Tower for an Antenna Tower, located at 1620 Buckeye Place, contingent upon the stipulations 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: _____

I Certify that this ordinance
is correct as to form.

Tami K. Kelly, MMC, Clerk of Council

Stephen J. Smith, Director of Law

ITEM 3: 202506160020 – Parkway Centre (Marlane) Arcadia Tower Site - Special Use Permit

Site Location

1620 Buckeye Place (PID 040-005957).

Proposal

Special Use Permit to allow for a new cell tower

Current Zoning

Planned Unit Development – Commercial (PUD-C)

Future Land Use

Commercial Center

Property Owner

JK&R Property Enterprises, LLC

Property Incentives

Stringtown Road TIF

Applicant/Representative

Stephen E. Carr, Arcadia Towers III c/o AT&T
Mobility

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.12
- Zoning Code Section 1137.15
- Ordinance C-24-24

Staff Recommendation

Approval with four variances

Contents	Page
1. Context Map	2
2. Analysis.....	3
3. Special Use Permit Analysis.....	5
4. GroveCity2050 Analysis	6
5. Recommendation.....	7
6. Detailed History	8

Case Manager

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

Summary

This application is for a Special Use Permit for a cell tower at 1620 Buckeye Place.

Zoning Map



Next Steps

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

1. Context Map

The property is located at 1620 Buckeye Place (PID 040-005957).



202506160020
Parkway Centre (Marlane)
Arcadia Tower Site
Special Use Permit
PID: 040-005957

0 60 120 240 360 480 600
Feet

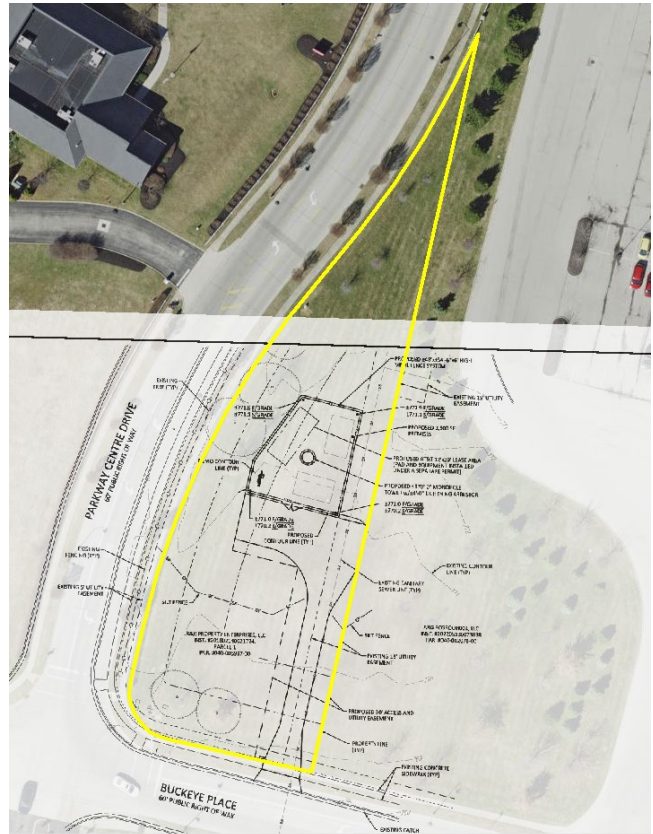


2. Analysis

The applicant is requesting a Special Use Permit to construct a cell tower at 1620 Buckeye Place. The property was rezoned from C-2 (Retail Commercial) and SF-1 (Single-Family Residential) to PUD-C (Planned Unit Development - Commercial) as part of Ordinance C-02-02 approved by City Council in 2002.

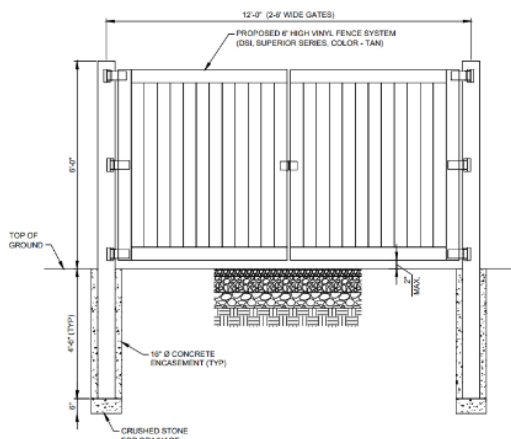
In 2023 City Council passed Ordinance C-36-23 to enter into an agreement with Arcadia Infrastructure I, LLC to perform an analysis of the City's cell tower coverage and market public properties to cell tower carriers to help fill the underserved coverage areas. This site has been selected based on findings from analysis performed as part of Ordinance C-36-23.

The property is zoned PUD-C and is surrounded by commercial zoned properties including PUD-C parcels to the north, east, and west and PUD-R (Planned Unit Development - Residential) property to the south across Buckeye Place. The GroveCity2050 Future Land Use and Character Map designates this site as a Commercial Center. Cell towers are a permitted use with an approved Special Use Permit in any zoning district as approved by Ordinance C-24-24.

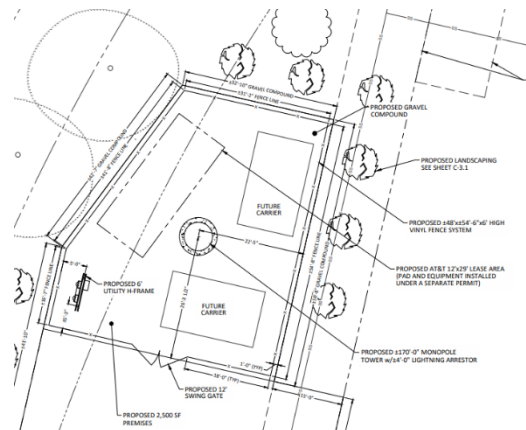


Site Plan

The proposed cell tower is located on a 0.808-acre parcel on the northeast corner of the Buckeye Place and Parkway Centre Drive intersection. The site will have access off Buckeye Place from a 12-foot-wide gravel driveway that leads to the tower enclosure and a gravel turnaround area. Gravel driveway and parking areas are not permitted by Section 1137.11(a). However, Staff is supportive of a variance to allow for a gravel drive and turnaround areas noting the low traffic volume of the site. A 2,500 square foot tower service area is located on the site enclosed by a 6-foot-high tan vinyl fence. A 12-foot-wide gate will provide access to the tower service area. The service area will have three pads for cellular carriers' equipment. Currently AT&T is the only proposed carrier, and the service area has two locations for future cell carriers.



Gate Detail



Service Area Detail

Antenna Tower

The proposed cellular antenna tower is located approximately 157 feet from Buckeye Place, 61 feet from Parkway Centre Drive and 37 feet from the property to the east. The tower is a 170-foot galvanized steel monopole finished in gray. A 4-foot lightning arrestor is located on the top of the monopole bringing the overall height to 174 feet. Additionally, the monopole has locations for antennas for current and future carriers.

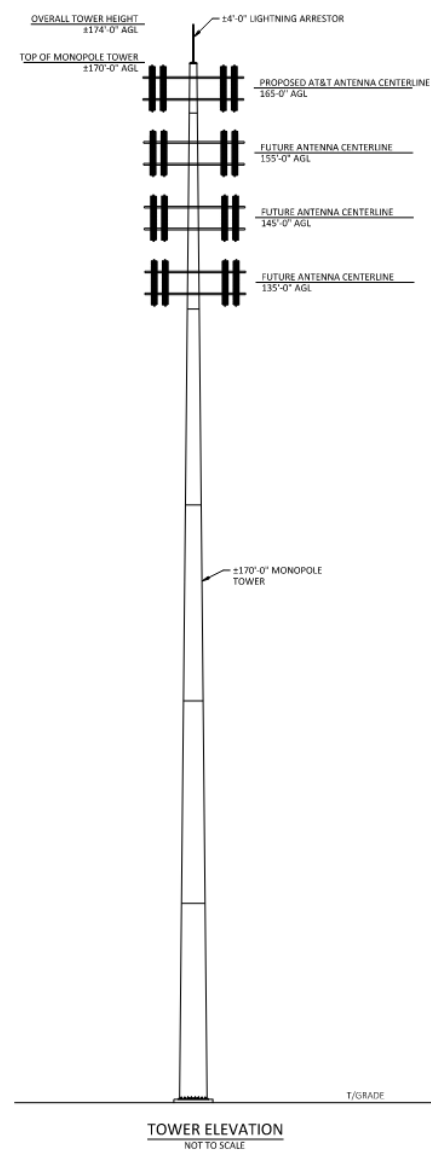
The proposed cellular antenna tower location does not meet the setback requirements as identified in Section 1137.15 of code.

- **Section 1137.15 (d(1))** - A new antenna tower is required to be setback from all abutting property lines by a distance not less than 100% of the towers height.
 - The tower setbacks required to all property lines is 174 feet. Plans show the tower with setbacks of 157 feet to the south, 61 feet to the west, and 37 feet to the east.
- **Section 1137.15 (d(4))** - New antenna towers shall not be located any closer than two times the height of the proposed antenna or antenna tower from any existing, platted residential subdivision or any residential structure within the City.
 - To meet this requirement, a distance of 348 feet is required between the tower and the residential properties to the south. Plans show a distance of approximately 217 feet from the tower to the residential properties south of Buckeye Place.

Staff is supportive of variances to these sections, noting the lot configuration makes it difficult to meet the setback standards of 100% of the tower height from all property lines and two times the tower height from residential properties. Additionally, the applicant provided a letter from the tower manufacturers stating the tower can withstand wind speeds of 108 mph without ice and 40 mph with up to 1-inch of ice. The letter states that if wind speeds were to exceed the above-mentioned limits, causing the monopole to fail, it would most likely fail within the shaft of the monopole, which is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. Materials state that this would effectively result in a 35' fall radius.

Landscaping

A landscape plan was provided showing proposed and existing landscaping on the site. The site has 15 blue spruce trees, and 6 flowering dogwood trees proposed around the fenced service area of the antenna tower. For antennas over 100 feet in height, the zoning code requires a row of evergreen trees or shrubs to be planted directly outside of the fencing surrounding the tower base and a second row of evergreen trees located within twenty-five feet of the fencing. The proposed flowering dogwood trees do not comply with the section of code that states both rows of trees need to be evergreen trees. Staff is supportive of a variance to the two evergreen tree rows as the proposed trees will still provide screening of the fenced area.



[illegible]

3. **The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood.**

Standard is Met: The applicant indicated that the wireless communication facility does not create negative impact on the commercial zoned PUD-C and PUD-R districts. Additionally, it will improve the cell coverage and improve emergency response calls in the area.

4. **The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, stormwater facilities, water, sanitary sewer, and school.**

Standard is Met: The site will be served by adequate existing utilities and will not impact the schools.

5. **The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district.**

Standard is Met: The facility will not have an impact on traffic and will only be visited by technicians and other service vehicles as needed.

6. **The proposed use shall be in accord with the general and specific objectives and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City.**

Standard is Met: The facility will help increase the cell coverage in an area that has been limited. Ordinance C-36-23 allowed for cell towers to be permitted within any zoning district with approval of a special use permit.

7. **The proposed use complies with the applicable specific provisions and standards of this Code.**

Standard is Not Met: The site has four standards that are not met in accordance with Section 1137 of code. These standards include setbacks from property lines and residential parcels, landscaping screening, and driveway material. Staff are supportive of variances to these standards, noting the site configuration makes it difficult to locate a tower with the required setbacks and the low number of expected trips to the site. The applicant provided a letter noting the fall distance is 35 feet in the case of tower failure which would not impact surrounding structures. Additionally, the landscape screening is being supplemented by existing trees that are remaining on the site.

8. **The proposed use shall be found to meet the definition and intent of use specifically listed as a special use in the district in which it is proposed to be located.**

Standard is Met: Radio and television antennas are permitted in any zoning district with approval of a special use permit.

9. **A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council-approved submittal dates.**

Standard is Met: The applicant submitted a complete application by the submittal date.

4. 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 site is providing an increase in cell coverage to a currently low service area, and will pose a minimal impact to the surrounding commercial and residential areas.

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

Finding is Met: The proposed development will have a 6-foot fence to screen the tower equipment along with new trees to screen the area from the road and surrounding properties. Existing trees will remain on the site to increase the screening of the facility.

- (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 or sidewalk network.

- (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 scope of the development is limited in applicability to this principle.

- (5) **Development provides the city with a net fiscal benefit.**

Finding is Met: The proposed development would increase cell coverage in the area while not adding an undue burden to the City's infrastructure.

5. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit, with the following variances:

1. A variance shall be obtained from Section 1137.11 to allow for the driveway and turn around area to be gravel instead of the required asphalt or concrete surfaces.
2. A variance shall be obtained from Section 1137.15 (d (1)) to allow the cell tower to be located less than the required distance of 100% of the tower's height from all abutting property lines.
3. A variance shall be obtained from Section 1137.15 (d (4)) to allow the cell tower to be located closer than the required distance of two times the height of the proposed antenna or antenna tower from any existing, platted residential subdivision or any residential structure within the City.
4. A variance shall be obtained from Section 1137.15 (f (2)) to allow the alternative tree species around the cell tower fence area and not meet the requirements of two rows of evergreen trees in all areas.

6. Detailed History

2002

City Council approved the Rezoning to PUD-C and PUD-R and the zoning standards text for the area south of Stringtown Road, east of I-71 at the February 19th meeting with Ordinance C-02-02.

2023

City Council approved an agreement to enter into contract with Arcadia Infrastructure LLC at the September 5th meeting with Ordinance C-36-23.

2024

City Council approved an amendment to 1135.09(b) to allow for radio and television antennas to be located in any zoning district with approval of a Special Use Permit at the June 17th meeting with Ordinance C-24-24.

Grove City Planning Commission
**Special Use Permit
Application**

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Parkway Centre (Marlane) Arcadia Tower Site

PROJECT LOCATION: 1620 Buckeye Place, Grove City, OH 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-005957-00 **ACREAGE AFFECTED BY THIS APPLICATION:** .17 acres

EXISTING ZONING: PUD-C **EXISTING LAND USE:** Commercial Development

PROPOSED ZONING: New Cell Tower **PROPOSED LAND USE:** PUD-C

PROPERTY OWNER INFORMATION

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

JK & R Property Enterprises LLC	4714 St. Andrews Drive	Westerville, OH 43082
Name	Address	City, State, Zip
1-614-357-1415	N/A	JKandR@protonmail.com
Phone	Fax	Email

APPLICANT INFORMATION

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

Stephen E. Carr	Project Director	Arcadia Towers III c/o AT&T Mobility
Name	Title	Company / Organization
2894 Aldersgate Drive	Greenwood	IN 46143
Address	City	State, Zip
1-317-446-7747	N/A	scarr@stevecarr.hostpilot.com
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.

Stephen E. Carr	Project Director	Arcadia Towers III c/o AT&T Mobility
Name	Title	Company / Organization
2894 Aldersgate Drive	Greenwood	IN 46143
Address	City	State, Zip
1-317-446-7747	N/A	scarr@stevecarr.hostpilot.com
Phone	Fax	Email

Contractor

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

FOR OFFICE USE ONLY

DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Parkway Centre (Marlane) Arcadia Tower SiteDEVELOPMENT TYPE: Commercial Retail ☒ Commercial Office ☐ Residential ☐ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: .17 AcresTOTAL FLOOR AREA: 7463.38NUMBER OF BUILDINGS: 1BUILDING HEIGHT: 174' total tower heightESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): unknownESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$140,000.00ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$50,000.00**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I, Ken Cook, the current property owner hereby authorize the applicant Stephen E. Carr Arcadia Towers III c/o AT&T Mobility 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: _____ Date: _____

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 _____ day of _____, 20____.

Official Seal and Signature of Notary Public**APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT**

I, Stephen E. Carr, 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: Stephen E Carr Date: 6/16/25
IN MB Johnson MB

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 16 day of June, 2025Michelle Kass
Official Seal and Signature of Notary Public

REVIEW FEES

INSTRUCTIONS: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. 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
Total Submittal Fee: \$ 100.00

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.



THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT



The Planning Commission shall consider approval of applications for special permit uses and forward its recommendations to City Council for their consideration if the following findings are made by the Commission:

- the proposed use shall be harmonious with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- the proposed use shall not adversely affect the use of adjacent property;
- the proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- the proposed use shall be in accordance with the general and specific objectives and the purpose and intent of the zoning code and land use plan and any other plans and ordinances of the City;
- the proposed use complies with the applicable specific provisions and standards of this Code;
- the proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;

Please indicate below the type of Special Use Permit being requested:

- | | |
|---|---|
| ☐ Adult Bookstore/Novelty Store | ☐ Dog and Cat Kennels |
| ☐ Adult Entertainment Establishments | ☐ Drive-Thru Stations |
| ☐ Adult Film and Video Tape Sales | ☐ Gasoline Service Stations |
| ☐ Adult Motion Picture Theater | ☐ Group Family Homes |
| ☐ Automobile and Other Motor Vehicle Repair, Services and Garage Automobile Dealers | ☐ Group Multi-Family Homes |
| ☐ Bed and Breakfast Inns | ☐ Mini-Storage Facility |
| ☐ Boarding Houses | ☐ Outdoor Concerts |
| ☐ Car Wash Establishments | ☐ Outdoor Sales and Storage |
| ☐ Daycare Centers | ☐ Outdoor Seating (eating establishments) |
| ☐ Dealers in New and Used motorcycle, motorized bicycle, tricycle and off-road motorized recreational vehicles | ☐ Pet shops (excludes boarding) |
| | ☒ Radio and television antenna or antenna tower (only in IND-1, IND-2, IND-3 or SD-4 District). |
| | ☐ Retail dispensing of medical and recreational marijuana |
| | ☐ Sale, rental, barter or trade of weapons/explosives |

PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- ☒ One signed application 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 nature of the project 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 and survey, stamped by a certified surveyor of the property
- ☒ A proposed Development Standards Text
- ☒ A site plan showing improvements associated with Special Use

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 the Development Department 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.

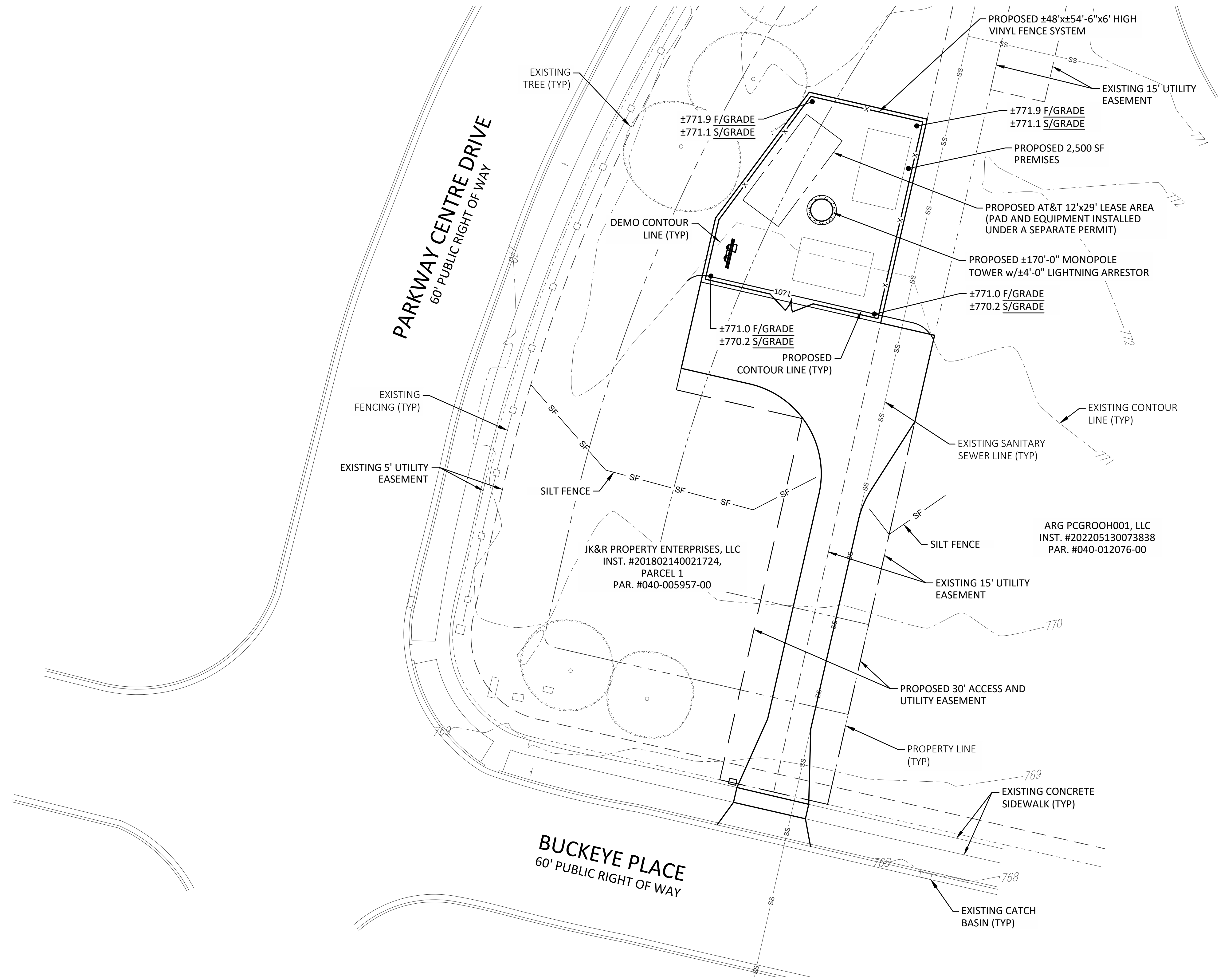
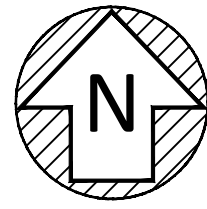
Additional Notes:

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

SHEET 2			
S2 1 – LEGAL DESCRIPTIONS (LEASE AREA) S2 2 – LEGAL DESCRIPTIONS (ACCESS ESMT) S2 3 – LEGAL DESCRIPTIONS (PARENT TRACT)		LEGAL DESCRIPTIONS: This is a description for Arcadia Towers, of a lease area to be located to be located on the property conveyed to JK&R Property Enterprises, LLC. in Instrument Number 201802140021724, PARCEL 1 of the Franklin County Recorder’s Office, and being a part of the Virginia Military Survey Number 8231, Grove City, Franklin County, Ohio which is further described as follows:	
S2 1 LEASE AREA Being located on the property conveyed to JK&R Property Enterprises, LLC. in Instrument Number 201802140021724, PARCEL 1 of the Franklin County Recorder’s Office, and being a part of the Virginia Military Survey Number 8231, Grove City, Franklin County, Ohio which is further described as follows: Commencing at a 1 Inch iron pipe found at the southeast corner of said JK&R Property Enterprises property and being on the apparent north right–of–way line of Buckeye Place; thence with the south line of said JK&R Property Enterprises property and said right–of–way N 77°08’53” W – 30.00’ to a point on the southwest corner of the Access & Utility Easement; thence leaving said Buckeye Place and traversing said JK&R Property Enterprises property with the perimeter of said Access & Utility Easement for the next three (3) calls: (1) N 12°51’07” E – 100.45’ to a point; thence (2) N 77°08’53” W – 35.00’ to a point; thence (3) N 12°51’07” E – 30.00’ to an iron rod with a cap stamped "CLOYD 7255"; and being the True Point of Beginning of the Lease Area; thence leaving said Access & Utility Easement N 12°51’07” E – 17.78’ to an iron rod with a cap stamped "CLOYD 7255"; thence N 36°42’41” E – 42.56’ to an iron rod with a cap stamped "CLOYD 7255"; thence S 77°08’53” E – 32.78’ to an iron rod with a cap stamped "CLOYD 7255"; thence S 12°51’07” W – 56.70’ to an iron rod with a cap stamped "CLOYD 7255"; thence N 77°08’53” W – 50.00’ to the point of beginning, containing 2,500.00 square feet.		S2 2 ACCESS & UTILITY EASEMENT Being located on the property conveyed to JK&R Property Enterprises, LLC. in Instrument Number 201802140021724, PARCEL 1 of the Franklin County Recorder’s Office, and being a part of the Virginia Military Survey Number 8231, Grove City, Franklin County, Ohio which is further described as follows: Beginning at a 1 Inch iron pipe found at the southeast corner of said JK&R Property Enterprises property and being on the apparent north right–of–way line of Buckeye Place; thence with the south line of said JK&R Property Enterprises property and said right–of–way N 77°08’53” W – 30.00’ to a point; thence leaving said Buckeye Place and traversing said JK&R Property Enterprises property N 12°51’07” E – 100.45’ to a point; thence N 77°08’53” W – 35.00’ to a point; thence N 12°51’07” E – 30.00’ to an iron rod with a cap stamped "CLOYD 7255" on the southwest corner of the Lease Area; thence with the south line of said Lease Area and beyond S 77°08’53” E – 65.00’ to a point on the east line of said JK&R Property Enterprises property; thence with said east line S 12°51’07” W – 130.45’ to the point of beginning, containing 4,963.38 square feet.	
S2 3 PARCEL 1 Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 8231 and being part of that original 19.7363 acre tract conveyed as Parcel I to Lucas State Street Stringtown Limited by deeds of record in Official Records 33641A01 and 30574C05 (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 a mag nail set marking the centerline intersection of Buckeye Place (60 feet wide) and Parkway Centre Drive (60 feet wide) as shown on Plat Book 105, Page 69; thence South 77° 06’ 40” East, with said centerline of Buckeye Place, a distance of 58.00 feet; thence North 12° 53’ 20” East, across said Buckeye Place, a distance of 30.00 feet to an iron pin set in the northerly right–of–way line of said Buckeye Place and in a current southerly line of said 19.7363 acre tract, the True Point of Beginning; thence with said northerly right–of–way line, being said current southerly line, with the arc of a curve to the right, having a central angle of 90° 00’ 00”, a radius of 28.00 feet, an arc length of 43.98 feet, a chord bearing of North 32° 06’ 40” West and chord distance of 39.60 feet to an iron pin set in the easterly right–of–way line of said Parkway Centre Drive and in a current westerly line of said 19.7363 acre tract; thence with said easterly right–of–way line, a current westerly line of said 19.7363 acre tract, the following courses and distances: North 12° 53’ 20” East, a distance of 31.69 feet to an iron pin set; with the arc of a curve to the right, having a central angle of 28° 21’ 27”, a radius of 470.00 feet, an arc length of 232.62 feet, a chord bearing of North 27° 04’ 04” East and chord distance of 230.25 feet to an iron pin set at a point of reverse curvature; and with the arc of a curve to the left, having a central angle of 17° 12’ 36”, a radius of 530.00 feet, an arc length of 159.20 feet, a chord bearing of North 32° 38’ 30” East and chord distance of 158.60 feet to an iron pin set at the most southerly corner of that 3.728 acre tract conveyed to The City of Grove City, Ohio by deeds of record in Instrument Numbers 200210110256134 and 200301280027090, being a current northerly corner of said 19.7363 acre tract and in the westerly line of that 15.463 acre tract conveyed to Stringtown South, LLC by deed of record in Instrument Number 200503110044955; thence South 12° 53’ 20” West, with the line common to said 19.7363 acre and 15.463 acre tracts, a distance of 432.19 feet to a 3/4 inch iron pin capped "EMHT" found, at the southwesterly corner of said 15.463 acre tract and a current southeasterly corner of said 19.7363 acre tract, in said northerly right–of–way line of Buckeye Place; thence North 77° 06’ 40” West, with said northerly right–of–way line and current southerly line, a distance of 82.00 feet to the True Point of Beginning.		PREPARED FOR: Arcadia Towers PERRY CLOYD FOR: FSTAN 1012 S 4th Street, Suite 101 Louisville, Ky 40203 Phone: (502) 636–5111 Fax: (502) 636–5263 SITE NUMBER: SITE NAME: MARLAND GROVE CITY SITE ADDRESS: BUCKEYE PLACE GROVE CITY, OH 43123 LEASE AREA: 2,500.00 SQ.FT. PROPERTY OWNER: JK&R PROPERTY ENTERPRISES, LLC 4714 ST ANDREWS DRIVE WESTERVILLE, OH 43082 PARCEL NUMBER: 040–005957–00 SOURCE OF TITLE: INST. #201802140021724, PARCEL 1 DWG BY: SNS CHKD BY: PC FIELD DATE: 09.20.24 DRAFT DATE: 09.24.24 FSTAN PROJECT NO.: 24–12148 SHEET_2_ OF_2_ REVISIONS: ADD LEGAL DESC – 10.23.24 DIST TO PL – 06.20.20 LAND SURVEYOR’S CERTIFICATE TYPE "A" SURVEY: UNADJUSTED TRAVERSE CLOSURE BETTER THAN 1 IN 10,000. TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements, as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief. This survey and plat meets or exceeds the minimum standards of the governing authorities. This property is subject to any recorded easements or right of ways not shown hereon. PERRY CLOYD OH. Reg. No. 7255	
SYMBOL LEGEND ✱ CALCULATED POINT #5 REBAR CAPPED TO BE SET AT TIME OF CONSTRUCTION EXISTING IRON PIN (UNLESS OTHERWISE NOTED)			

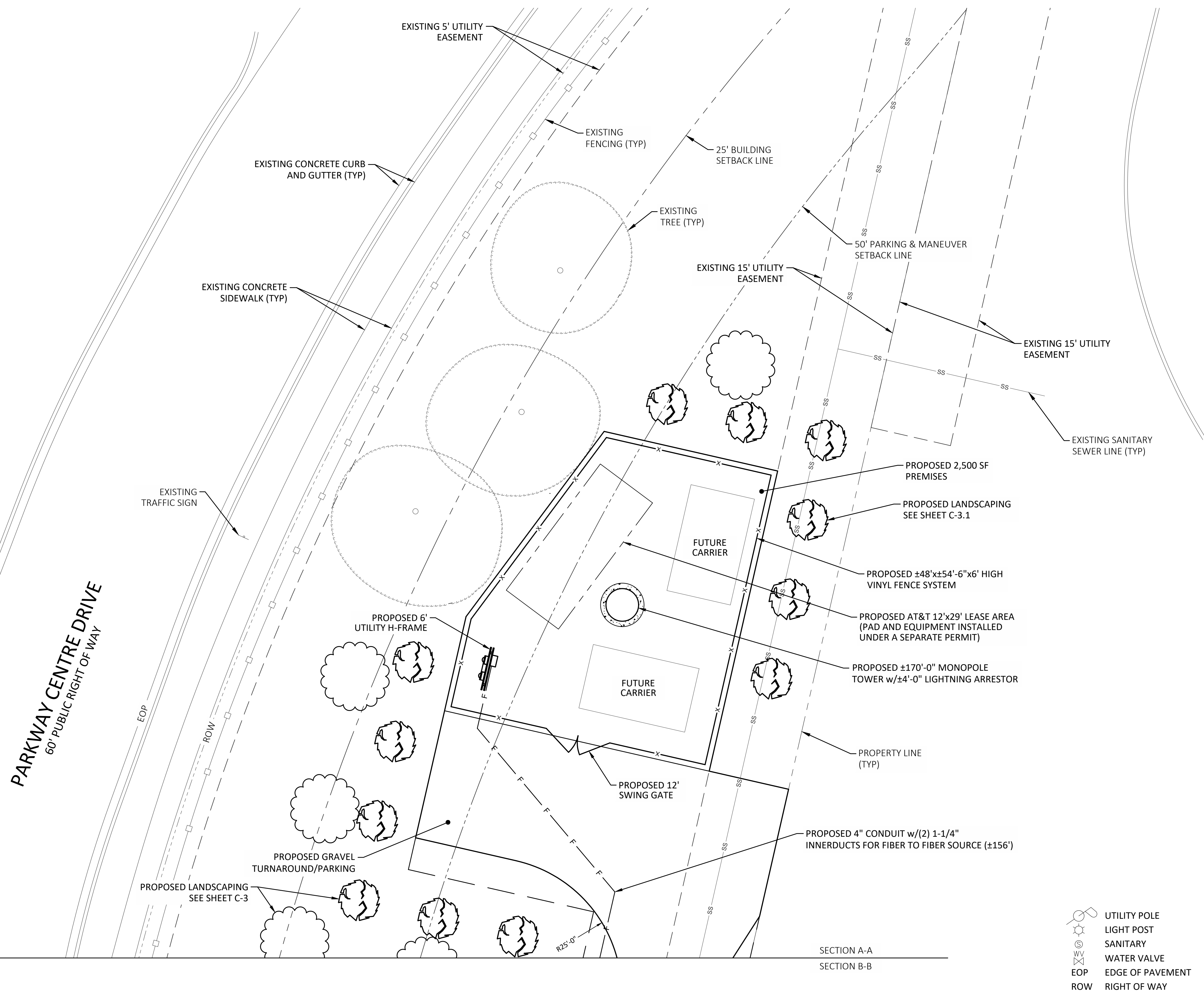
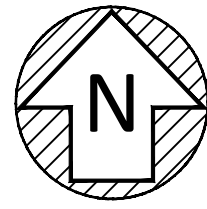


0 16' 32'

1"=16'

-
- Schematic representation of the DNA organization of the UGT1A1 gene. The diagram shows the gene structure with exons represented by solid lines and introns by dashed lines. The 1071 bp genomic region is indicated at the top. The gene is flanked by SF (SalI) sites. The UGT1A1 gene is shown below the genomic map, with the UGT1A1 gene structure indicated by solid lines and introns by dashed lines. The UGT1A1 gene is flanked by UGT and UGE sites.

GD-1



- | | |
|---|------------------|
|  | UTILITY POLE |
|  | LIGHT POST |
|  | SANITARY |
|  | WATER VALVE |
|  | EDGE OF PAVEMENT |
|  | RIGHT OF WAY |

LEGEND

- PROPOSED PREMISES
PROPOSED EASEMENT
PROPOSED UNDERGROUND ELECTRIC CONDUIT
PROPOSED UNDERGROUND FIBER CONDUIT
EXISTING PROPERTY LINE
EXISTING LOT LINE
EXISTING DITCH
EXISTING UNDERGROUND TELEPHONE
EXISTING UNDERGROUND ELECTRIC

The diagram shows a 3D coordinate system with three axes originating from a common point. The vertical axis is labeled 'E' at the top. The horizontal axis pointing to the right is labeled 'F' at the end. The diagonal axis pointing towards the bottom-left is labeled 'UGE' at the end. There are also labels 'UGT' on the horizontal axis pointing left and 'UGE' on the diagonal axis pointing right, indicating a coordinate system where the axes are not orthogonal.

PREPARED FOR:



Arcadia Towers



FULL SCALE PRINT IS
ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS

[illegible]

SITE INFORMATION:

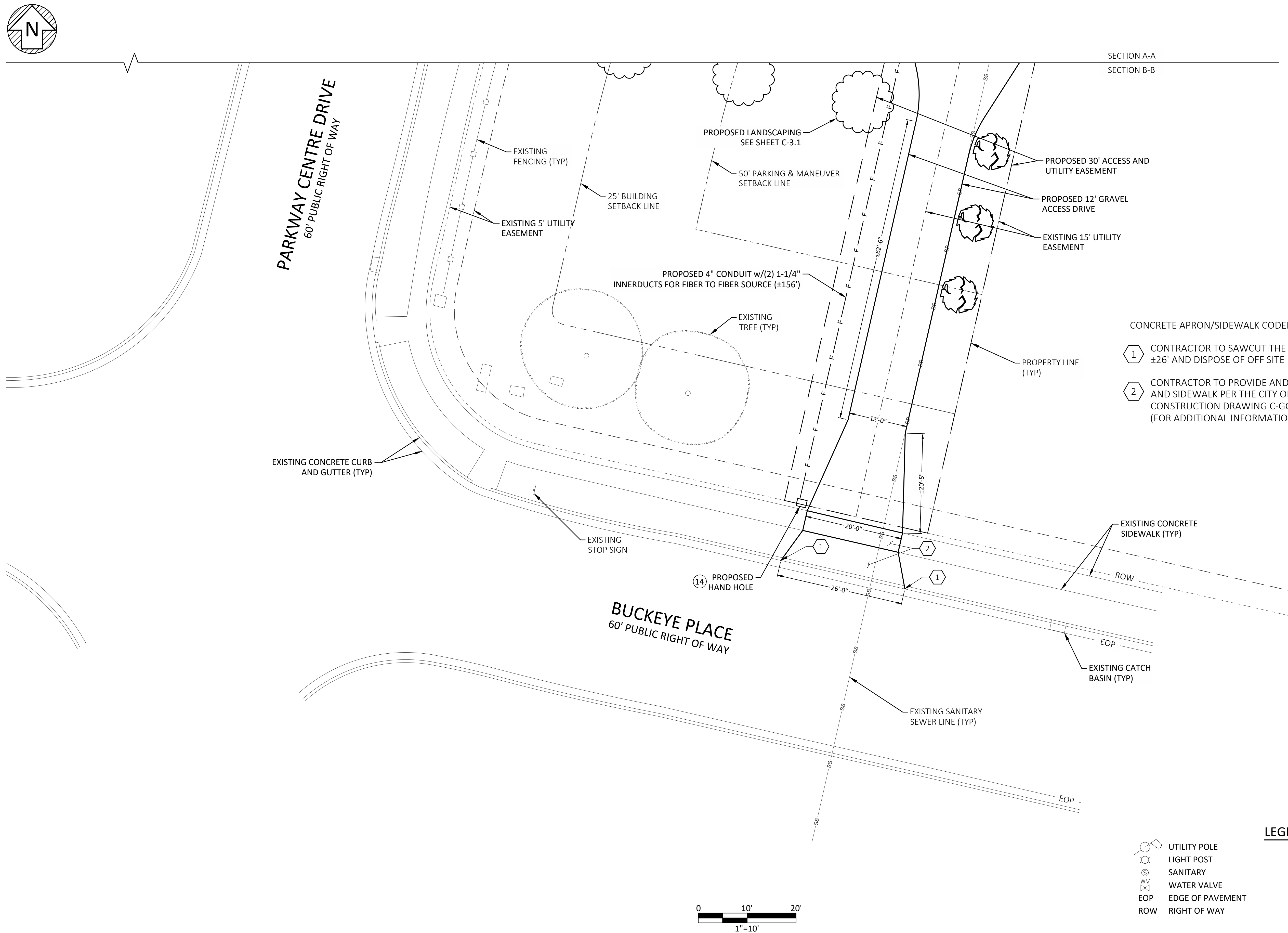
**PARKWAY CENTRE
(MARLANE)**

1620 BUCKEYE PLACE
GROVE CITY, OH 43123

FRANKLIN COUNTY

SITE NUMBER:	
TBD	
A&E NUMBER:	PR62544
DESIGNED BY:	GSH
DRAWN BY:	GSH
DATE:	06/27/2025

SHEET TITLE:	
OVERALL SITE LAYOUT	
SHEET NUMBER:	
C-1.1	



FULL SCALE PRINT IS
ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS

[illegible]

SITE INFORMATION:

**PARKWAY CENTRE
(MARLANE)**

1620 BUCKEYE PLACE
GROVE CITY, OH 43123

FRANKLIN COUNTY

SITE NUMBER:
TBD

A&E NUMBER: PR62544

DESIGNED BY: GSH
DRAWN BY: GSH
DATE: 06/27/2025

SHEET TITLE:

OVERALL SITE LAYOUT

SHEET NUMBER:

C-1.2



Arcadia Towers



FULL SCALE PRINT IS
ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS

[illegible]

SITE INFORMATION:

**PARKWAY CENTRE
(MARLANE)**

1620 BUCKEYE PLACE
GROVE CITY, OH 43123

FRANKLIN COUNTY

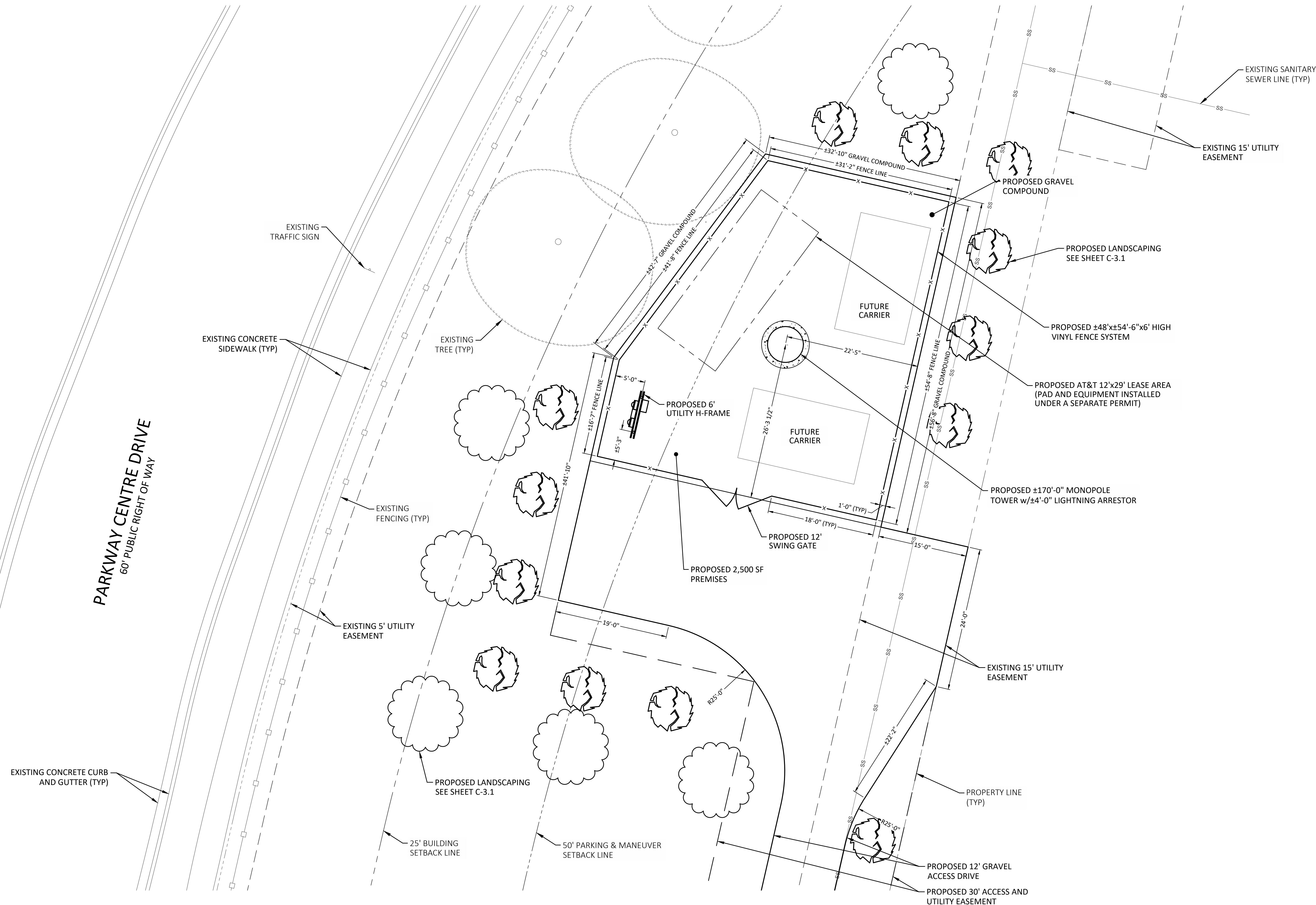
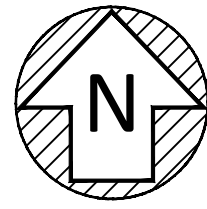
TE NUMBER:
TBD

A&E NUMBER:	PR62544
DESIGNED BY:	GSB
DRAWN BY:	GSB
DATE:	06/27/2025

SHEET TITLE:

OVERALL SITE LAYOUT

HEET NUMBER:
C-1.3



Arcadia Towers

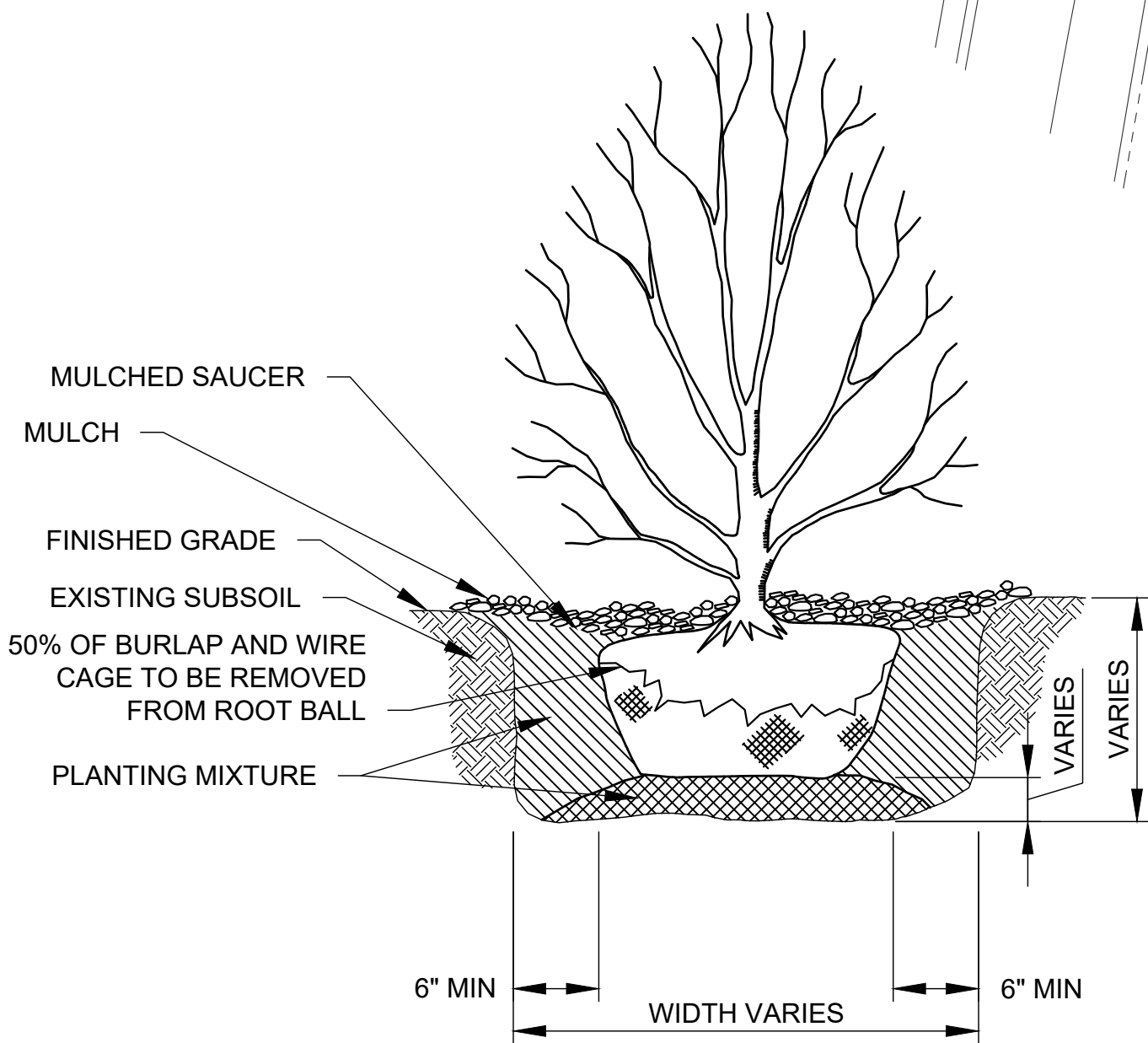


CONSTRUCTION DRAWINGS

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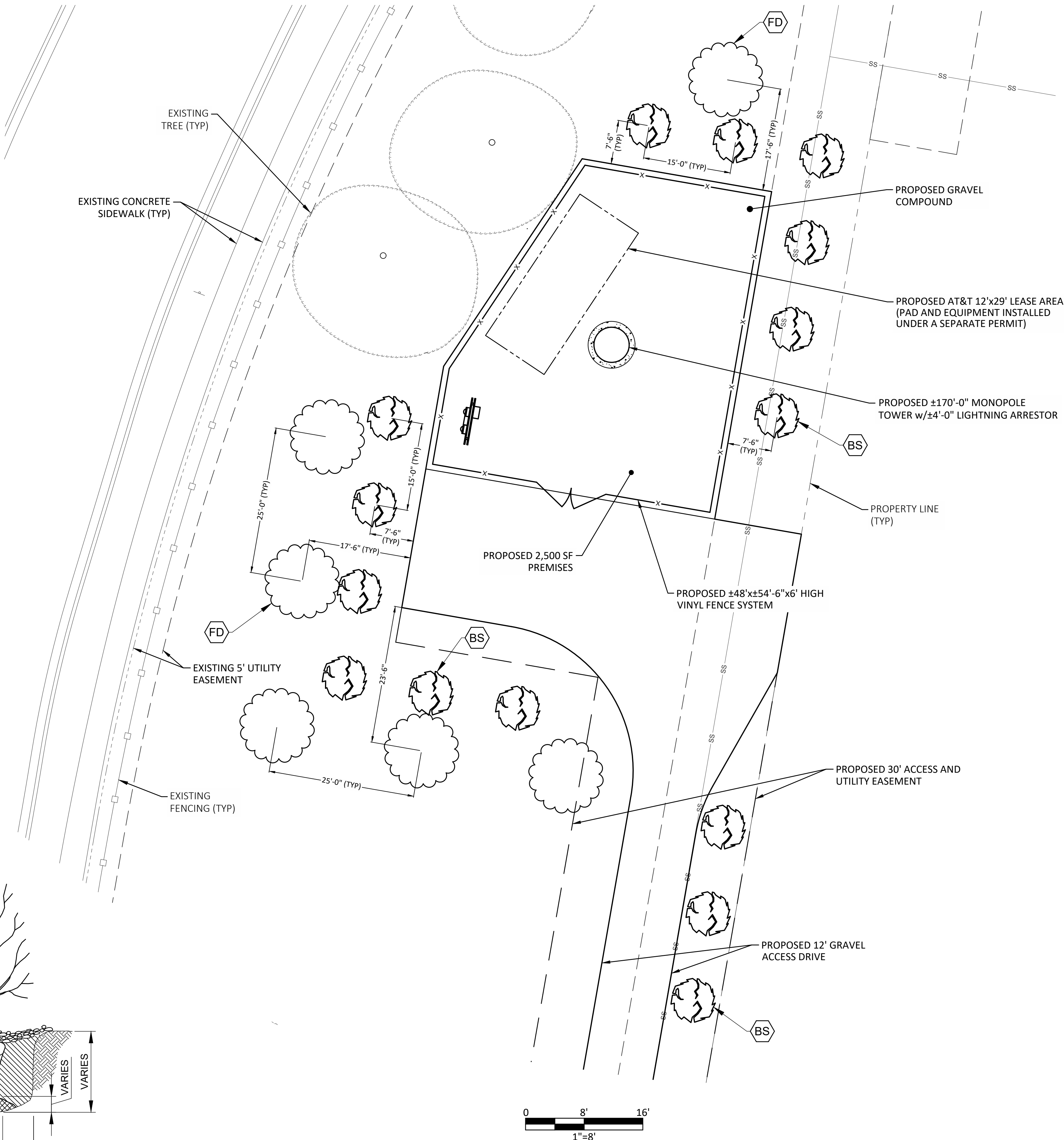
C-2

- PRUNE NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORICULTURAL STANDARDS. PRUNING SHALL RESULT IN A LOOSE OUTLINE CONFORMING TO THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE HEDGE SHEARS.
2. ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PLANTS SHALL BE FREE OF DISEASE, INSECTS EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. THEY SHALL HAVE SOUND, HEALTHY VIGOROUS AND UNIFORM GROWTH TYPICAL OF THE SPECIES AND VARIETY, WELL-FORMED, FREE FROM IRREGULARITIES, WITH THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.
3. GUARENTEE: WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND SPECIFIED SIZE. AFTER COMPLETION OF PLANTING, ALL PLANT MATERIALS SHALL BE WARRANTED AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A WARRANTY PERIOD OF ONE YEAR. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLECT ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE CONTRACTORS CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS STORMS, FIRES OR VANDALISM. REPLACEMENTS: DURING THE WARANTY PERIOD, REPLACE ONE TIME, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS THAT ARE DEAD, OR IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE. REPLACEMENTS ARE TO BE MADE NO LATER THAN THE SUBSEQUENT PLANTING SEASON. RESTORE AREAS DISTURBED BY REPLACEMENT OPERATIONS.
4. MULCHING SHALL BE DONE WITHIN 48 HOURS AFTER PLANTING. MULCH SHRUB BEDS TO A UNIFORM DEPTH OF THREE INCHES. MULCH SHALL BE CLEAN COMPOSTED PINE BARK MULCH FREE OF FOREIGN MATERIAL AND LARGE PIECES OVER THREE INCHES LONG. DO NOT MULCH TREE AND SHRUB PLANTING PITS.
5. TOPSOIL SHALL CONSIST OF FERTILE FRIABLE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADMIXTURES OF SUBSOIL AND FREE OF CRAB GRASS, ROOTS, STICKS AND OTHER EXTRANEOUS MATTER, AND SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITIONS.
6. REPAIR ALL TURF AREAS BY SEEDING. SEEDING INSTALLATION SHALL BE EXECUTED ONLY AFTER ALL FINISH GRADING HAS BEEN COMPLETED. NO SEEDING WORK SHALL BE DONE PAST SEPTEMBER 15, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. SEED: SEED MIX SHALL MATCH EXISTING TURF, OR BE A 50/50 MIX OF CERTIFIED IMPROVED BLEND OF BLUEGRASS AND CERTIFIED IMPROVED PERENNIAL RYE. MIX SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. SEEDING SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE. FUTERRA BLANKET, OR EQUAL, SHALL BE USED FOR EROSION CONTROL MULCH WHERE NECESSARY IN LIEU OF HYDRO MULCH.

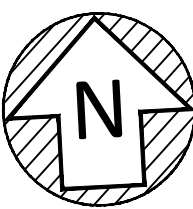


TREE PLANTING DETAIL

NOT TO SCALE



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE/HEIGHT	COMMENTS
	PICEA PUNGENS	BLUE SPRUCE	15	6'-0" (MIN)	BALLED AND BURLAPPED
	CORNUS FLORIDA	FLOWERING DOGWOOD	6	2" CALIBER (MIN) (6" ABOVE GRADE)	BALLED AND BURLAPPED



PREPARED BY:

BURGESS & NIPLE
Engineers ■ Architects ■ Planners

330 RUSH ALLEY,
SUITE 700
COLUMBUS, OH 43215
614-459-2050

PREPARED FOR:



Arcadia Towers



FULL SCALE PRINT IS
ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS

[illegible]

SITE INFORMATION

PARKWAY CENTRE (MARLANE)

1620 BUCKEYE PLACE
GROVE CITY, OH 43123
FRANKLIN COUNTY

SITE NUMBER:

TBD

A&E NUMBER: PR62544

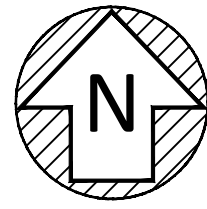
DESIGNED BY: GSH
DRAWN BY: GSH
DATE: 06/27/2025

SHEET TITLE:

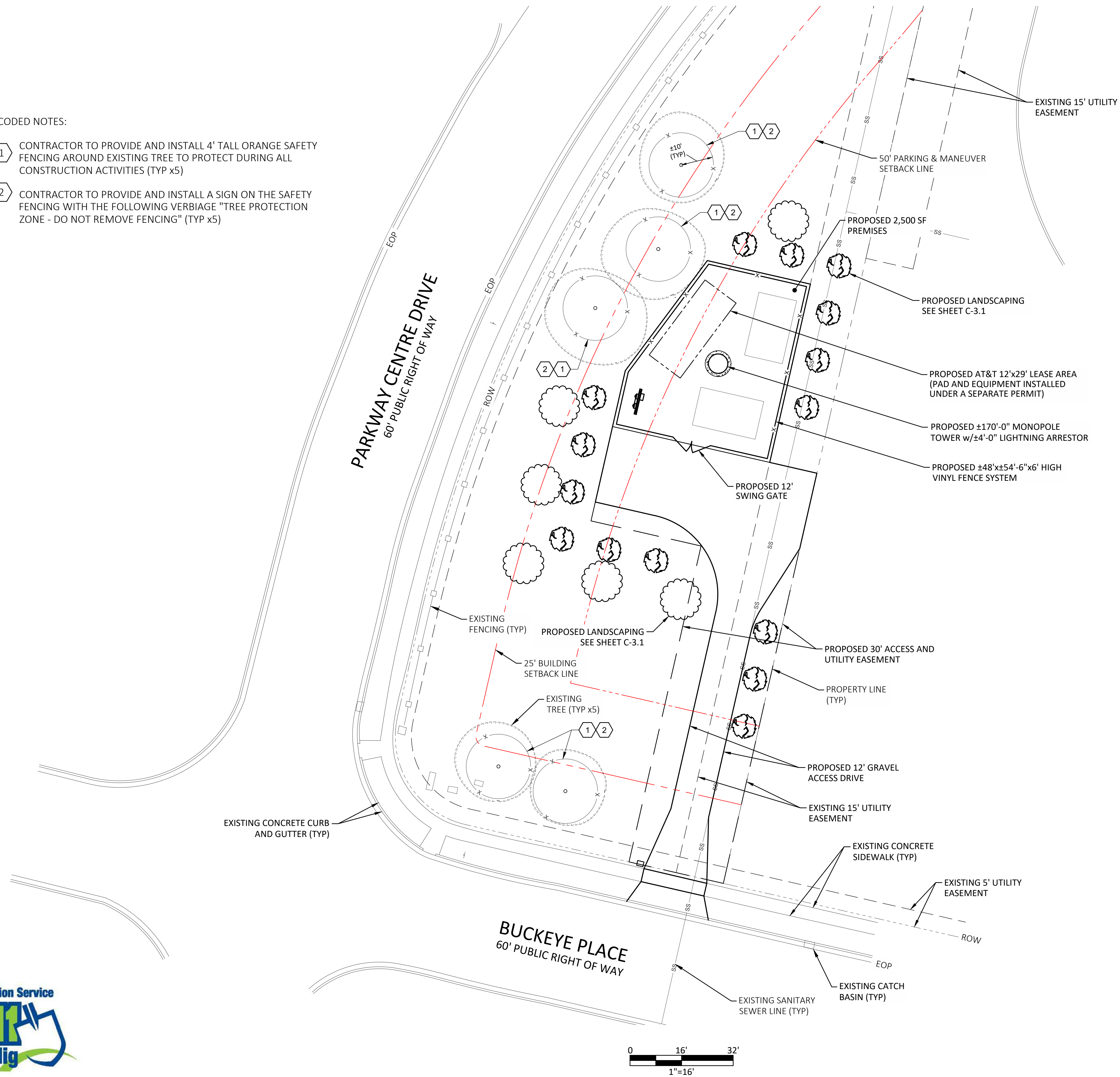
LANDSCAPING SITE LAYOUT

SHEET NUMBER:

C-3.1



1	CONTRACTOR TO PROVIDE AND INSTALL 4' TALL ORANGE SAFETY FENCING AROUND EXISTING TREE TO PROTECT DURING ALL CONSTRUCTION ACTIVITIES (TYP x5)
2	CONTRACTOR TO PROVIDE AND INSTALL A SIGN ON THE SAFETY FENCING WITH THE FOLLOWING VERBIAGE "TREE PROTECTION ZONE - DO NOT REMOVE FENCING" (TYP x5)



Arcadia Towers



CONSTRUCTION DRAWINGS

[illegible]

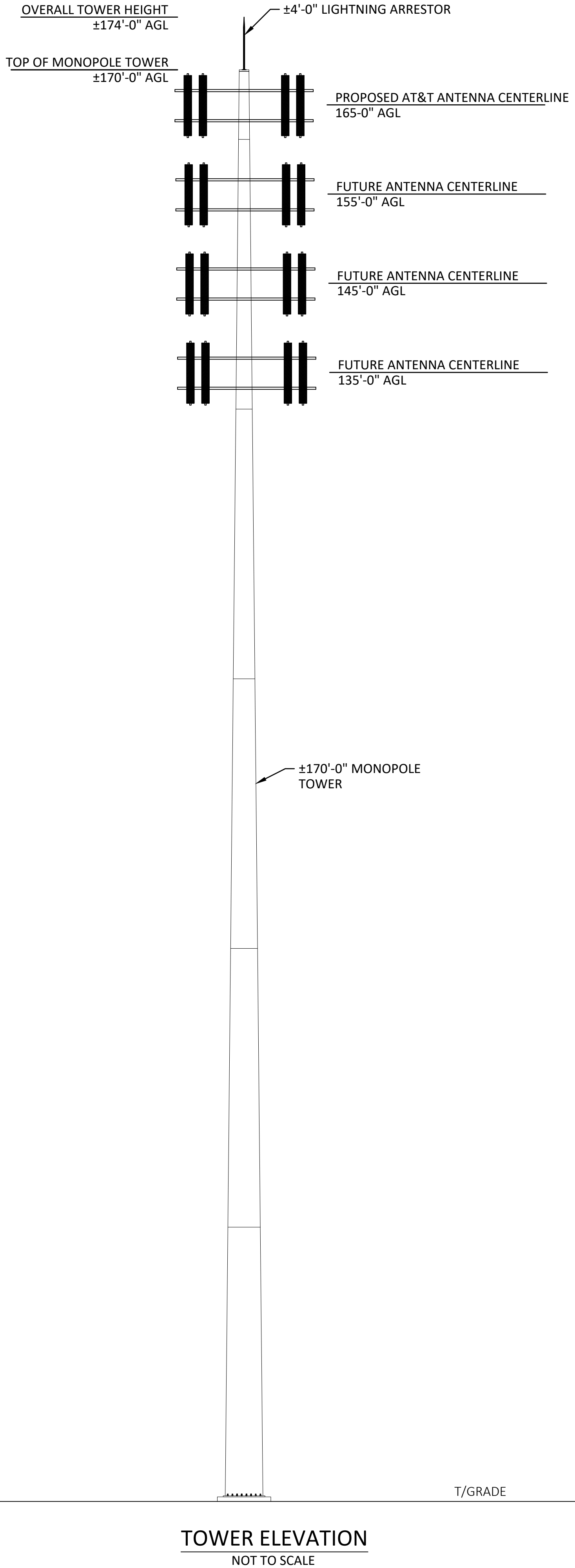
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SHEET TITLE:

SHEET NUMBER:

C-3.2

1. THE TOWER WILL BE GALVANIZED COATED PRODUCING A NON-CONTRASTING GRAY COLOR TO MINIMIZE IT'S VISIBILITY
2. THE TOWER WILL BE EQUIPPED WITH AN ANTI-CLIMBING DEVICE/SYSTEM
3. THE TOWER WILL NOT BE LIT EXCEPT AS REQUIRED BY THE FAA



PREPARED FOR:

 **Arcadia Towers**



FULL SCALE PRINT IS
ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS

[illegible]

SITE INFORMATION:

**PARKWAY CENTRE
(MARLANE)**

**1620 BUCKEYE PLACE
GROVE CITY, OH 43123**

FRANKLIN COUNTY

SITE NUMBER:
TBD

A&E NUMBER: PR62544

DESIGNED BY: GSH

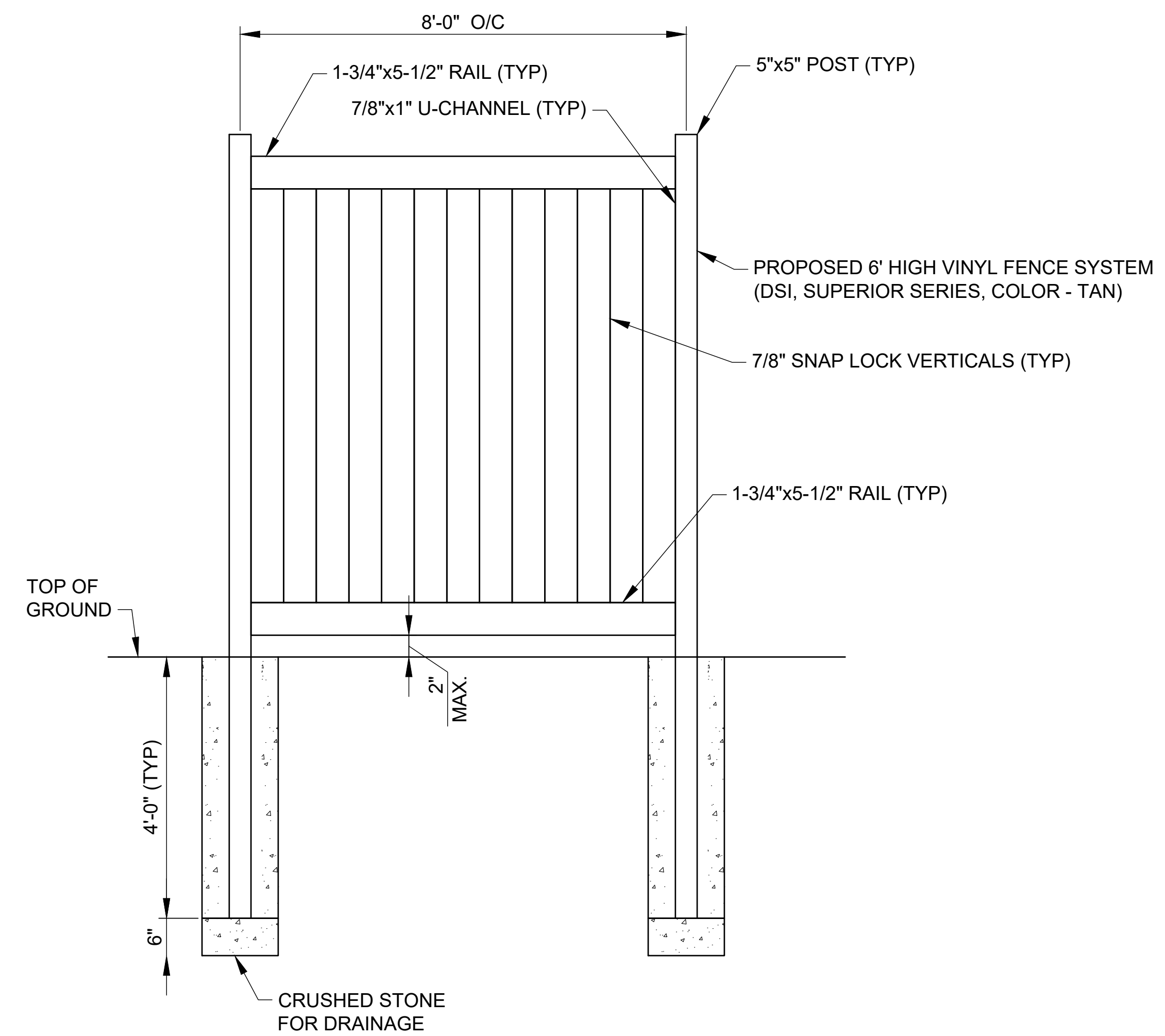
DRAWN BY: GSH

DATE: 06/27/2025

SHEET TITLE:

TOWER ELEVATION
& ANTENNA
DETAILS

SHEET NUMBER:
C-4



NOTES:

1. THE DIGGER SPECIALTIES, INC. (DSI) FENCE SYSTEM (SUPERIOR SERIES) SHALL BE INSTALLED PER MANUFACTURES SPECIFICATION.

DSI (www.diggerspecialties.com/products/fencing/superior-privacy-fence/)
2. THE COLOR OF THE DSI FENCE SHALL BE WHITE.
3. THE BOTTOM OF CONCRETE BASE SHALL BE SET BELOW FROST LINE (SEE LOCAL CODE). CONCRETE BASE IS RECOMMENDED AND SHOULD BE REDESIGNED FOR CONDITIONS WHERE SOIL IS POOR. PROVIDE CONCRETE WITH 28 DAY STRENGTH OF 4000 PSI (MIN).
4. ALL POST SHALL BE INSTALLED IN FOOTER AS SPECIFIED. WHERE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
5. CONTRACTOR SHALL PROVIDE HOLD OPEN STOPS/DEVICES FOR ALL GATES.
6. GATES SHALL SWING FREELY AND UNOBSTRUCTED IN THE DIRECTION SHOWN ON THE CONSTRUCTION DRAWINGS (SEE SHEET C-2).
7. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 2" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISHED GRADE.

[illegible]

1. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. PRIOR TO THE SUBMISSION OF THE BIDS, THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH THE FIELD CONDITIONS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE VERIZON WIRELESS CONSTRUCTION MANAGER.
3. THE CONTRACTOR SHALL RECEIVE IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY IDENTIFIED BY THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE NOTED.
5. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING BEST SKILLED PERSONNEL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
6. THE CONTRACTOR SHALL ACQUIRE SURVEYOR SERVICES TO PROVIDE CONSTRUCTION STAKING PRIOR TO START OF CONSTRUCTION. CONSTRUCTION STAKING SHALL IDENTIFY EASEMENT BOUNDARIES, LEASE BOUNDARIES, TOWER FOUNDATION CENTERS/BOUNDARIES, EQUIPMENT PAD CORNERS, FENCE CORNERS, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CONSTRUCTION STAKING.
7. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
9. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS BUILT DRAWINGS TO THE OWNER AFTER COMPLETION OF THE JOB.
10. MEANS AND METHODS OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, THE DESIGN AND PLACEMENT OF FORMS AND SHORING ARE THE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL EARTHWORK, GRADING AND PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STATE DEPARTMENT OF TRANSPORTATION STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION.
12. ALL WORK PERFORMED BY THE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
13. ALL DIRT WILL BE DISPOSED OF OFFSITE BY THE CONTRACTOR.
14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE SIGNS, BARRICADES, FENCING, TRAFFIC CONTROL DEVICES AND MEASURES, AND ALL OTHER MEASURES THAT ARE NECESSARY TO PROTECT THE SAFETY OF THE SITE AT ALL TIMES.
15. THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ENGINEER, THE MUNICIPALITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS AND CLAIMS ARISING OUT OF THE PERFORMANCE OF SAID WORK, AND FURTHER AGREES TO DEFEND OR OTHERWISE PAY ALL LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
16. EXISTING UTILITIES, IF ANY, ARE SHOWN AS A GUIDE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATING ANYWHERE ON THE SITE.
17. ALL ADDENDA, IF ANY, MUST BE ACKNOWLEDGED WITH THE BID.
18. THE CONTRACTOR SHALL FOLLOW THE GENERAL CONTRACTOR RESPONSIBILITIES LISTED IN THE ARCADIA TOWERS CONSTRUCTION INSTALLATION STANDARDS.
19. THE CONTRACTOR SHALL POST ALL SIGNAGE REQUIRED PER ARCADIA TOWERS CONSTRUCTION INSTALLATION STANDARDS.

1. THE OWNER HAS REQUESTED A GEOTECHNICAL EXPLORATION TO BE PERFORMED AT THE SITE. COPIES OF THE REPORT ARE AVAILABLE TO THE CONTRACTOR FOR REFERENCE ONLY, NEITHER THE OWNER OR THE ENGINEER GUARANTEE THE ACCURACY OR THE VALIDITY OF THE DATA CONTAINED THEREIN, NOR DO THEY ASSUME ANY RESPONSIBILITY FOR THE CONTRACTORS USE OR INTERPRETATION OF THE DATA CONTAINED THEREIN. THE CONTRACTOR SHOULD FAMILIARIZE HIMSELF WITH THE CONTENTS OF THE ABOVE REFERENCED REPORT PRIOR TO THE SUBMITTAL OF HIS BIDS.
2. REFER TO GEOTECHNICAL REPORT PROVIDED BY THE OWNER. FOUNDATION SHALL BEAR ON VIRGIN SOIL OR COMPACTED FILL MATERIAL CAPABLE OF SUPPORTING A MINIMUM SOIL BEARING PRESSURE AS STATED IN THE GEOTECHNICAL REPORT.
3. FOUNDATIONS SHALL BE BACKFILLED EVENLY AND BE ADEQUATELY BRACED ON ALL SIDES BY THE CONTRACTOR UNTIL IT HAS CURED FOR 72 HOURS (MINIMUM).
4. EXPANSIVE SOILS (CLAY) MAY REQUIRE SPECIAL CARE AT POINTS WHERE RIGID CONNECTIONS ARE MADE TO THE FOUNDATIONS (IE UNDERGROUND CONDUIT FEEDS, RIGID WAVEGUIDE BRIDGES ETC). ALLOWING FOR ADEQUATE DRAINAGE WILL LESSEN THIS EFFECT.
5. REMOVE ALL SOILS CONTAINING TOPSOIL, ORGANIC MATERIALS AND OR FILL MATERIALS FROM WITHIN THE AREA OF THE FOUNDATIONS.
6. PROOF ROLL RESULTING SUB-GRADE WITH A HEAVILY LOADED SINGLE AXLE DUMP TRUCK OR SIMILAR VEHICLE (20 TON LOAD). CONTRACTOR SHALL UNDERCUT AND REPLACE WITH ENGINEERED FILL (COMPACTED MATERIAL) ALL LOOSE SOFT OR UNSTABLE AREAS REVEALED DURING PROOF ROLLING AS DIRECTED BY THE TESTING AGENCY.
7. BACKFILL AND COMPACT THE AREA WITHIN THE FOUNDATIONS WITH GRANULAR MATERIALS.
8. THE CONTRACTOR SHALL EXCAVATE 8" BELOW GRADE AND SPRAY WITH WEED CONTROL AND PLACE GEOTEXTILE FABRIC, CLASS LL AGGREGATE BASE AND CLEAN ROCK AROUND THE ENTIRE FENCE AREA.
9. ENGINEERED FILL SHOULD CONSIST OF ENVIRONMENTALLY CLEAN APPROVED MATERIAL, FREE OF LUMPS, FROZEN SOIL, TOPSOIL OR OTHER DELETERIOUS MATERIAL.
10. ALL FILL MATERIALS REQUIRING COMPACTION SHALL BE PLACED IN LIFTS NOT EXCEEDING 9 INCHES AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D 1557 (MODIFIED PROCTOR) FILL MATERIALS NOT REQUIRING COMPACTION SHALL BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES.
11. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND SPACING FOR THE EXCAVATION WORK IN ACCORDANCE WITH THE APPLICABLE SAFETY ORDINANCES.
12. LOOSE MATERIAL SHALL BE REMOVED FROM THE BOTTOM OF THE EXCAVATION AREA PRIOR TO PLACEMENT OF THE CONCRETE.
13. CONTRACTOR IS RESPONSIBLE FOR ALL COLD WEATHER EQUIPMENT SUCH AS GROUND THAWING EQUIPMENT AND FROST TEETH EQUIPPED TRENCHERS TO AVOID COLD WEATHER DELAYS, THESE SHALL BE INCLUDED IN THE ORIGINAL BID FOR THIS PROJECT. CHANGE ORDER REQUESTS AFTER CONSTRUCTION HAS STARTED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
14. CONTRACTOR IS RESPONSIBLE FOR ALL DE-WATERING COSTS ASSOCIATED WITH THIS PROJECT, WHETHER WATER IS SHOWN AS BEING PRESENT ON THE SOIL REPORT OR NOT. DE-WATERING COSTS MUST BE INCLUDED IN THE ORIGINAL BID FOR THIS PROJECT. CHANGE ORDERS SUBMITTED FOR DE-WATERING COSTS AFTER CONSTRUCTION HAS STARTED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.

1. ALL CONCRETE SHALL BE NORMAL WEIGHT AND SHALL ACHIEVE A COMPRESSIVE STRENGTH, $FC = 4000$ PSI AT 7 DAYS, UNLESS NOTED OTHERWISE. CEMENT SHALL CONFORM TO ASTM C150 TYPE II. ALL EXPOSED CONCRETE SHALL BE AIR ENTRAINED.
2. MAXIMUM AGGREGATE SIZE SHALL NOT EXCEED $3/4"$.
3. SLUMP OF CONCRETE SHALL BE $2"$ TO $5"$.
4. NO ADMIXTURES SHALL BE USED WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER.
5. ALL CONSTRUCTION AND EXPANSION JOINTS SHALL BE INSTALLED PER THE DRAWINGS.
6. ALL EXPOSED CORNERS OF CONCRETE WORK SHALL BE CHAMFERED $3/4"$ UNLESS NOTED OTHERWISE.
7. CURING OF CONCRETE SHALL BE PER ACI 308_89, STANDARD PRACTICE FOR CURING CONCRETE.
8. PLACE CONCRETE IN ACCORDANCE WITH ACI 304_89.
9. HOT WEATHER CONCRETE SHALL BE PER ACI 305R_89, COLD WEATHER CONCRETING SHALL BE PER ACI 306R_89.
10. PRIOR TO THE PLACEMENT OF THE CONCRETE. THE CONTRACTOR SHALL PROVIDE A MINIMUM 24 HOUR WRITTEN NOTICE TO THE OWNERS REPRESENTATIVE AND THE TESTING AGENCY.
11. PROVIDE TEST CYLINDERS AS FOLLOWS:
A. EQUIPMENT PAD FOUNDATION: (1)CYLINDER @ 7 DAYS, (1) CYLINDER @ 28 DAYS.
B. TOWER FOUNDATION (IF APPLICABLE): (1)CYLINDER @ 7 DAYS, (1) CYLINDER @ 28 DAYS.
12. REINFORCED STEEL SHALL BE DEFORMED AND CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60.
13. ALL WELDED WIRE FABRIC MUST CONFORM TO ASTM A 185.
14. UNLESS NOTED OTHERWISE ALL REINFORCING STEEL SHALL BE LAPPED PER ACI CODE - 318.
15. ALL FORM WORK SHALL BE RIGID, TIGHT, LEVEL, PLUMB AND SUFFICIENTLY SHORED TO RESIST CONSTRUCTION LOAD CONDITIONS.
16. WELDING OF REINFORCING STEEL IS PROHIBITED.
17. ALL REBAR SPLICES SHALL BE CLASS "C", NO WELDING WILL BE ALLOWED.
18. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM-A184 AND ASTM-A185 FOR CAST IN PLACE CONCRETE.

[illegible]

SITE INFORMATION:

**PARKWAY CENTRE
(MARLANE)**

1620 BUCKEYE PLACE
GROVE CITY, OH 43123

FRANKLIN COUNTY

SITE NUMBER:	
TBD	
A&E NUMBER:	PR62544
DESIGNED BY:	GSH
DRAWN BY:	GSH
DATE:	06/27/2025

SHEET TITLE:

GENERAL
NOTES

SHEET NUMBER:

C-6

PREPARED BY:

BURGESS & NIPLÉ
Engineers ■ Architects ■ Planners

330 RUSH ALLEY,
SUITE 700
COLUMBUS, OH 43215
614-459-2050

PREPARED FOR:

Arcadia Towers



6127125

- ① 4" SCH 40 PVC CONDUIT FOR FIBER SERVICE FROM UTILITY H-FRAME TO FIBER SOURCE WITH (2) 1-1/4" SMOOTH WALL INTERDUCTS (±156')
- ② (2) 4" SCH 40 PVC CONDUITS FOR ELECTRIC SERVICE FROM UTILITY H-FRAME TO ELECTRIC SOURCE (±xx')
- ③ NEMA 3R, 200 AMP METER SOCKET
- ④ NEMA 3R, 600 AMP, SERVICE DISCONNECT (3-GANG METER)
- ⑤ 24"x24"x12" NEMA 3R FIBER BOX w/RUBBER SEAL & LOCKING KNOB ENTRY LATCH
- ⑥ 6' UTILITY H-FRAME
- ⑦ FIBER HAND HOLE

THE GENERAL NOTES AND ACCOMPANYING DRAWINGS ARE TO INDICATE THE PROVISIONS AND REQUIREMENTS BY THE ELECTRICAL CONTRACTOR OF ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

1. THE INSTALLATION, PROVISIONS, AND CONNECTION OF A GROUND ROD (ELECTRODE) SYSTEM AS INDICATED IN THE DRAWINGS.
2. THE INSTALLATION AND PROVISION OF AN ELECTRICAL SERVICE (OVERHEAD OR UNDERGROUND) AND ALL CONDUIT AND WIRE ASSOCIATED WITH IT AS INDICATED AND/OR REQUIRED ON PLANS.
3. THE INSTALLATION, PROVISION OF CONDUIT AND CONNECTIONS FOR LOCAL FIBER SERVICE.
4. UNDERGROUND CONDUITS SHALL BE PVC SCH 40 UNLESS OTHERWISE NOTED.
5. ALL PULL STRINGS SHALL BE LEFT IN CONDUITS (PVC) FOR FUTURE USE.
6. THE CONTRACTOR SHALL FURNISH AND INSTALL ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUIT AND METER SOCKET AND MAKE THE NECESSARY CONNECTION TO THE SERVICE EQUIPMENT WITHIN THE CABINETS.

PRIOR TO THE SUBMISSION OF BIDS, THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL DETAILS AND SCHEDULES ON THE DRAWINGS AND SPECIFICATIONS PROVIDED BY THE OWNER, FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION, CHECK STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, BEAMS, DOOR SWINGS, WINDOWS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO THE OWNER BEFORE SUBMITTING BID.

UNLESS OTHERWISE NOTED, THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE NECESSARY MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. FOR ALL EQUIPMENT FURNISHED BY OTHERS (FBO). ALL ASSOCIATED EQUIPMENT SHALL BE INSTALLED AND COMPLETELY WIRED BY THE ELECTRICAL CONTRACTOR IN ACCORDANCE WITH MANUFACTURER'S WIRE DIAGRAMS AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE CHARACTERISTICS AND REQUIREMENTS OF (FBO) EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICT.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND SECURING ALL REQUIRED PERMITS, LICENSES, INSPECTIONS. APPROVALS, AND PAYMENT OF ALL FEES.
2. THE INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE: STATE, LOCAL, AND NATIONAL CODES AS WELL AS THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING RECOGNIZED AUTHORITIES:

NEC	NATIONAL ELECTRIC CODE
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
UL	UNDERWRITERS LABORATORY, INC.
3. PRIOR TO COMMENCING WORK, THE ELECTRICAL CONTRACTOR SHALL CONFORM TO THE LOCAL UTILITY COMPANY'S REGULATIONS.

AEP OHIO
STREET ADDRESS
CITY, STATE, ZIP
PHONE: (7888 710-4237)
CONTACT: TBD
EMAIL: TBD
WORK ORDER NO. TBD
ACCOUNT NO. TBD

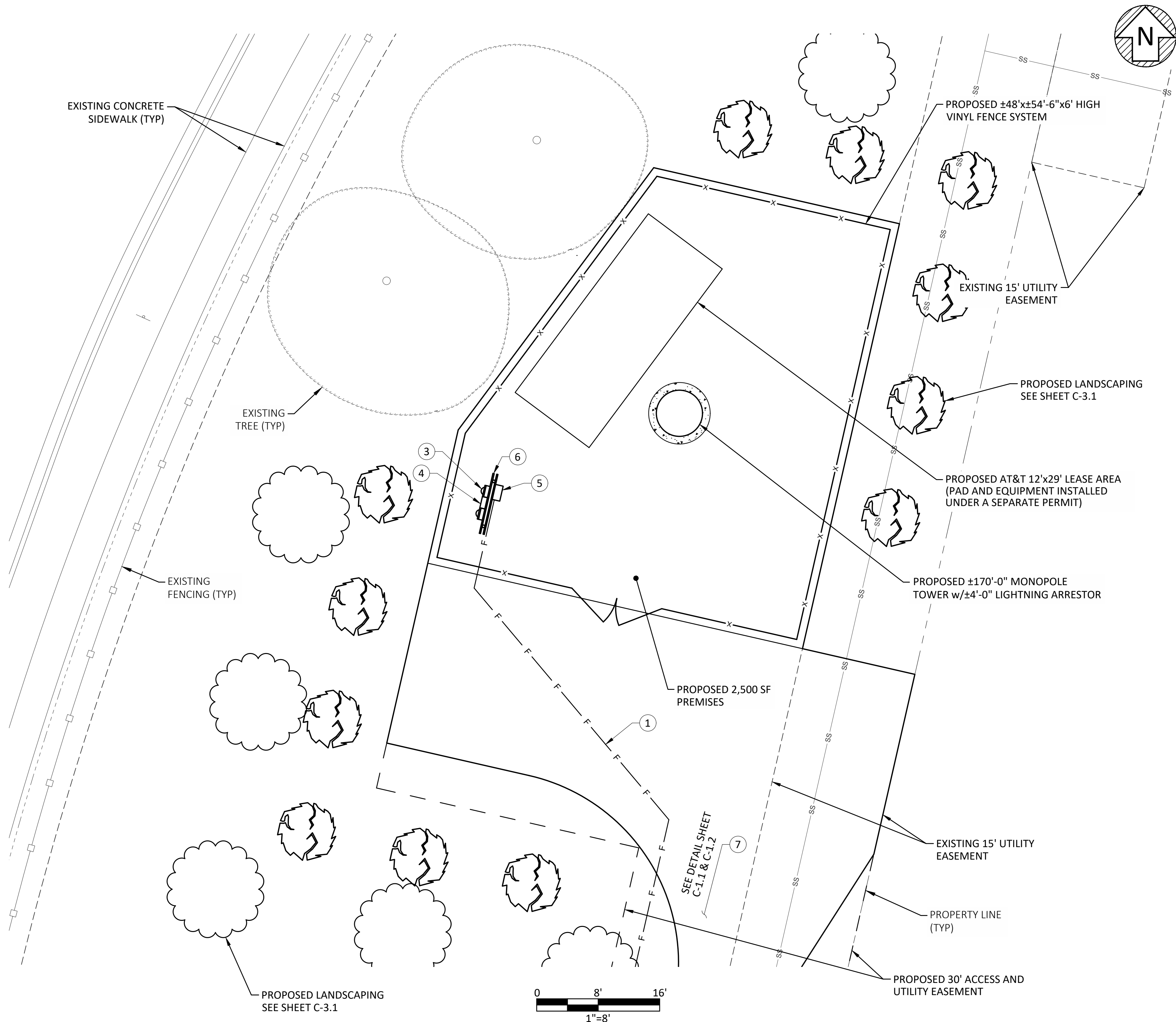
THE FOLLOWING INFORMATION WAS OBTAINED PER THE ELECTRIC UTILITY WALK ON xx/xx/2024.

POWER COMPANY IS RESPONSIBLE FOR:

- XXXX
- AEP TO MAKE ALL FINAL CONNECTIONS

GENERAL CONTRACTOR IS RESPONSIBLE FOR:

- XXXX



1. CONDUCTOR OVERCURRENT PROTECTION DEVICES ARE SELECTED IN ACCORDANCE WITH 2023 NEC (ARTICLE 240-3).
2. CONDUCTOR SIZING IS SELECTED FROM 2023 NEC (ARTICLE 215-2).
3. ALL LUGS THAT HOLD MORE THAN ONE WIRE SHALL BE LISTED FOR MULTI-BARRELL CONNECTIONS.
4. ALL CONDUCTORS SHALL BE COPPER.
5. LABEL SERVICE DISCONNECT WITH A RED TAG.
6. ALL ENDS OF CONDUIT SHALL BE SEALED WITH A FOAM SEALANT AFTER WIRES AND CABLES ARE INSTALLED.

SHEET NUMBER:

1. ALL PVC 18" BELOW GRADE SHALL BE MINIMUM SCHEDULE 40.
2. ALL PVC ABOVE GRADE (INCLUDING ELBOW) SHALL BE SCHEDULE 80.
3. FOR ANY POWER RUN GREATER THAN 300', THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR UPGRADED CONDUCTOR SIZE.



 Arcadia Towers



CONSTRUCTION DRAWINGS

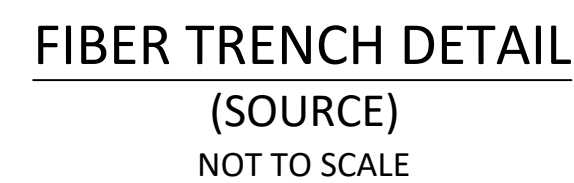
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TBD

PERMANENT POWER DETAILS

E-2

1. SEE E-1 SHEET FOR CONDUIT SIZES
2. ALL PVC CONDUITS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE SHALL HAVE EXPANSION COUPLINGS INSTALLED.



1. CONDUIT SIZE, TYPE, QUANTITY, AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY.
2. ALL UTILITY TRENCHES WITHIN THE FENCED COMPOUND OR UNDER ANY PORTION OF A GRAVEL DRIVE AND/OR ROADWAY SHALL BE BACKFILLED WITH ODOT #57 COMPACTED AGGREGATE.
3. ALL CONDUITS SHALL BE INSTALLED WITH A PULL STRING.
4. ALL CONDUITS THAT ARE TO BE USED FOR FIBER/ALARM SHALL BE INSTALLED WITH A TRACER WIRE (#12 AWG STRANDED w/ORANGE JACKET).
5. ALL CONDUITS THAT ARE TO BE USED FOR NG/LPG SHALL BE INSTALLED WITH A TRACER WIRE (#12 AWG SOLID w/YELLOW JACKET).
6. ALL CONDUITS SHALL BE CLEAN INSIDE WITH NO DIRT OR ANY OTHER OBSTRUCTIONS.
7. ALL BENDS MUST SWEEP 36" RADIUS AND MAXIMUM OF 3 SWEEPS. ANY ADDITIONAL SWEEPS MUST BE APPROVED BY THE POWER COMPANY.
8. THE CONTRACTOR SHALL VERIFY AND FOLLOW THE POWER COMPANY SPECIFICATIONS FOR INSTALLATIONS INVOLVING PAD MOUNTED TRANSFORMERS, UTILITY POLE, ETC...

E-3



- ① ±170'-0" MONOPOLE TOWER
- ② PROPOSED AT&T LEASE AREA (12'x29') - PAD AND EQUIPMENT INSTALLED UNDER A SEPARATE PERMIT
- ③ TOWER GROUND RING 24" FROM SLAB, #2 SOLID BARE TINNED COPPER GROUND WIRE BELOW FROST DEPTH
- ④ CADWELD CONNECTION: PARALLEL TAP CONNECTION, PCC-1T1T FOR #2 TO #2, #65 SHOT
- ⑤ PER NSTD46 SECTION 4.14.3, UFER GROUNDING IS REQUIRED FOR TOWER FOUNDATIONS (SEE 'TOWER GROUNDING DETAIL' ON SHEET G-2)
- ⑥ GROUND RODS, 5/8" x 10' COPPER CLAD, SPACED AT 10' TO 20' O.C., CADWELD CONNECTION TO GROUND ROD, GTC-181T FOR #2, #90 SHOT
- ⑦ GROUND TOWER TO TOWER GROUND RING w/#2 SOLID BARE TINNED COPPER GROUND WIRE (SEE 'TOWER GROUNDING DETAIL' ON SHEET G-2) TYP x2 PER LEG, TOTAL 6
- ⑧ PROPOSED 6' UTILITY H-FRAME
- ⑨ PROPOSED UTILITY H-FRAME POST (TYP x2)
- ⑩ GROUND H-FRAME POST TO TOWER GROUND LEAD w/#2 SOLID BARE TINNED COPPER GROUND WIRE (TYP x2)
- ⑪ 24"x24"x12" NEMA 3R FIBER BOX w/RUBBER SEAL & LOCKING KNOB ENTRY LATCH
- ⑫ NEMA 3R, 200 AMP METER SOCKET (OR APPROVED EQUAL)
- ⑬ NEMA 3R, 600 AMP SERVICE DISCONNECT (3-GANG METER)
- ⑭ GROUND FIBER BOX TO TOWER GROUND RING w/#2 SOLID BARE TINNED COPPER GROUND WIRE
- ⑮ GROUND SERVICE DISCONNECT w/#2 SOLID BARE TINNED COPPER GROUND WIRE TO (2) GROUND RODS PLACED MIN 6' APART BEFORE GROUNDING TO GROUND LEAD (PER NEC 250.53 (A) REQUIREMENTS)

 5/8" x 10' COPPER CLAD GROUND ROD
 SPACED AT 10' TO 20' O.C.:

- GTC-181T FOR #2, #90 SHOT

 CADWELD CONNECTION
 PARALLEL TAP CONNECTION:

- PCC-1T1T FOR #2 TO #2, #65 SHOT

 VERTICAL PIPE CONNECTION w/WIRE @45° DOWN:

- VSC-1T-V3C FOR #2 TO PIPE 1-1/2" TO 4" Ø, #45 SHOT
- VSC-1T FOR #2 TO PIPE LARGER THAN 32" Ø, #45 SHOT

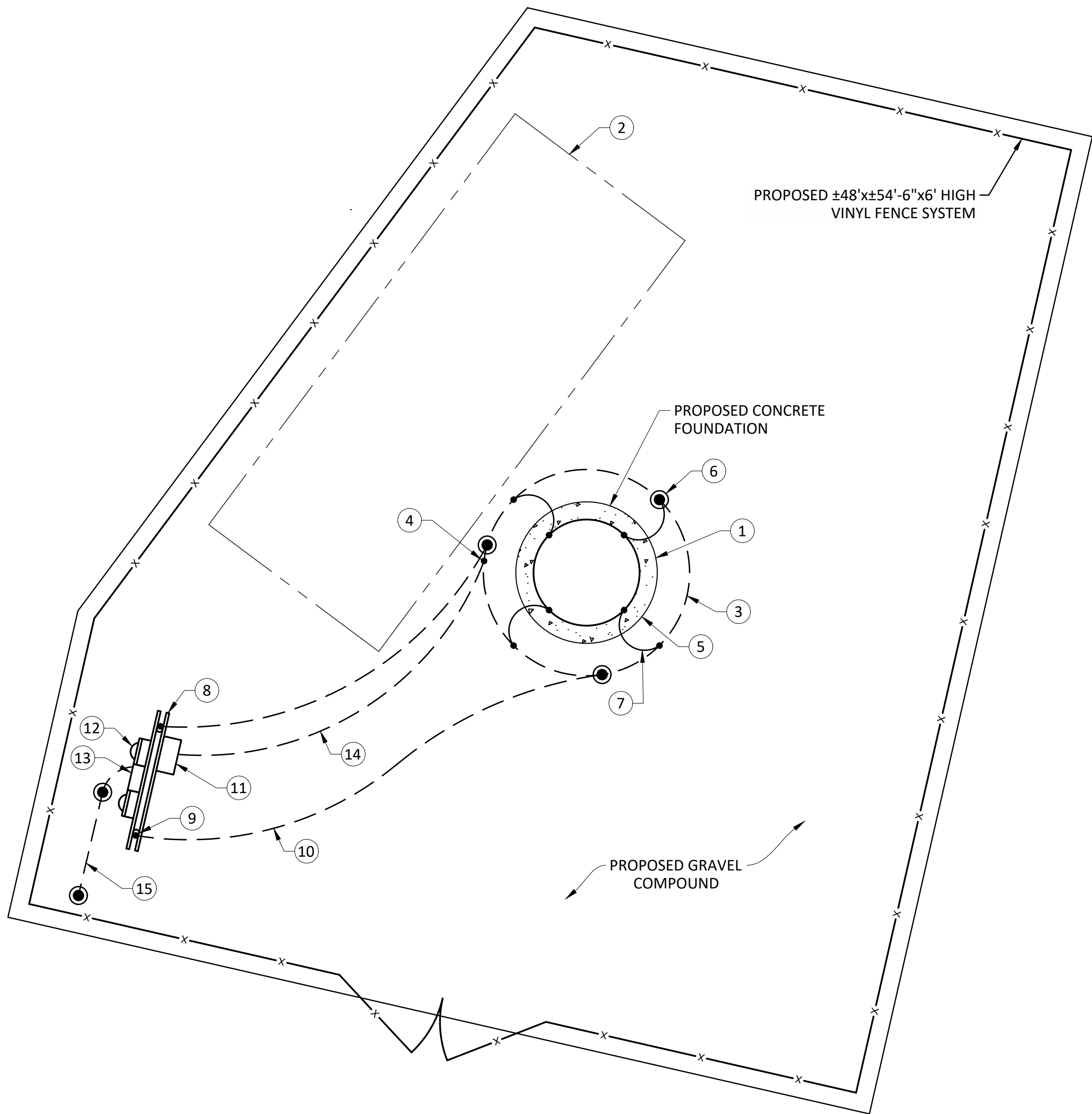
 VERTICAL FLAT STEEL CONNECTION w/WIRE 45° DOWN:

- VSC-1T FOR #2, #45 SHOT

 "ELECTRIC MOTION" FENCE GROUND CLAMP
 (SEE 'FENCE GROUND CLAMP DETAIL' ON SHEET G-2)

 "ELECTRIC MOTION" GATE GROUND ASSEMBLY
 (SEE 'GATE GROUND ASSEMBLY' ON SHEET G-2)

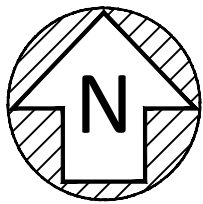
1. UTILITY H-FRAME BUS BAR (IF REQUIRED) WILL BE AN ELECTRIC MOTION TINNED COPPER BUS BAR ON RED SEAL INSULATORS & STAINLESS STEEL BRACKET. COAT WITH ELECTRIC MOTION ANTI-THEFT COMPOUND.
2. CONTACT CONSTRUCTION MANAGER PRIOR TO BACKFILLING GROUNDING INSTALLATION.
3. ALL BELOW GRADE GROUND LEADS ARE REQUIRED TO BE SEALED USING SEALTITE TO 18" BELOW GRADE. SEALTITE SHOULD EXTEND AS CLOSE AS POSSIBLE TO THE FINAL TERMINATION POINT AND FILL OPENINGS WITH SILICONE CAULKING.
4. ALL GROUND LEVEL BUS BARS NEED TO USE ANTI-THEFT MOUNTING HARDWARE.



NOTE: SEE SHEETS ### THROUGH G-3
FOR GROUNDING DETAILS

NOTE: ACTUAL RESISTANCE MUST BE MEASURED PRIOR TO CONNECTION TO THE POWER GRID.

NOTE:
"NO-OX-ID" SANCHEM INC. IS THE
APPROVED GROUNDING COMPOUND



PREPARED FOR:



Arcadia Towers



FULL SCALE PRINT IS
ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS

[illegible]

SITE INFORMATION:

**PARKWAY CENTRE
(MARLANE)**

**1620 BUCKEYE PLACE
GROVE CITY, OH 43123**

FRANKLIN COUNTY

SITE NUMBER:
TBD

A&E NUMBER: PR62544

DESIGNED BY: GSH

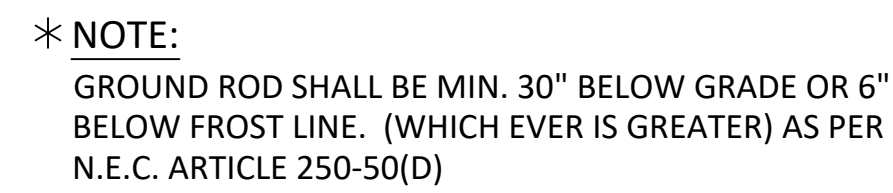
DRAWN BY: GSH

DATE: 06/27/2025

SHEET TITLE:

GROUNDING PLAN

SHEET NUMBER:



CADWELD TYPE NC
THERMOWELD TYPE CR-17

CADWELD TYPE GT
THERMOWELD TYPE CR-2

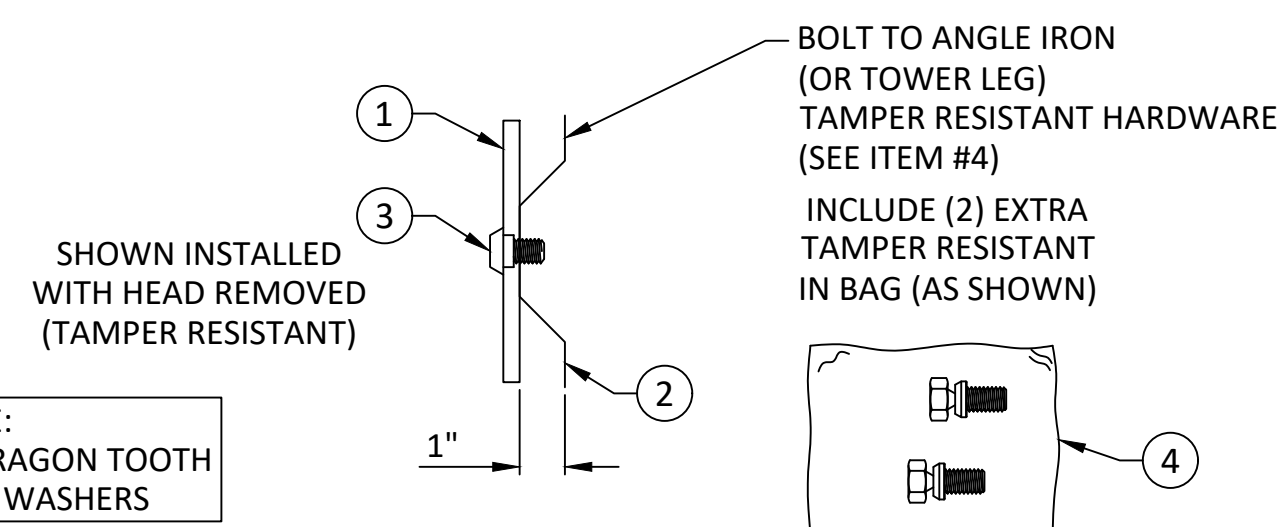
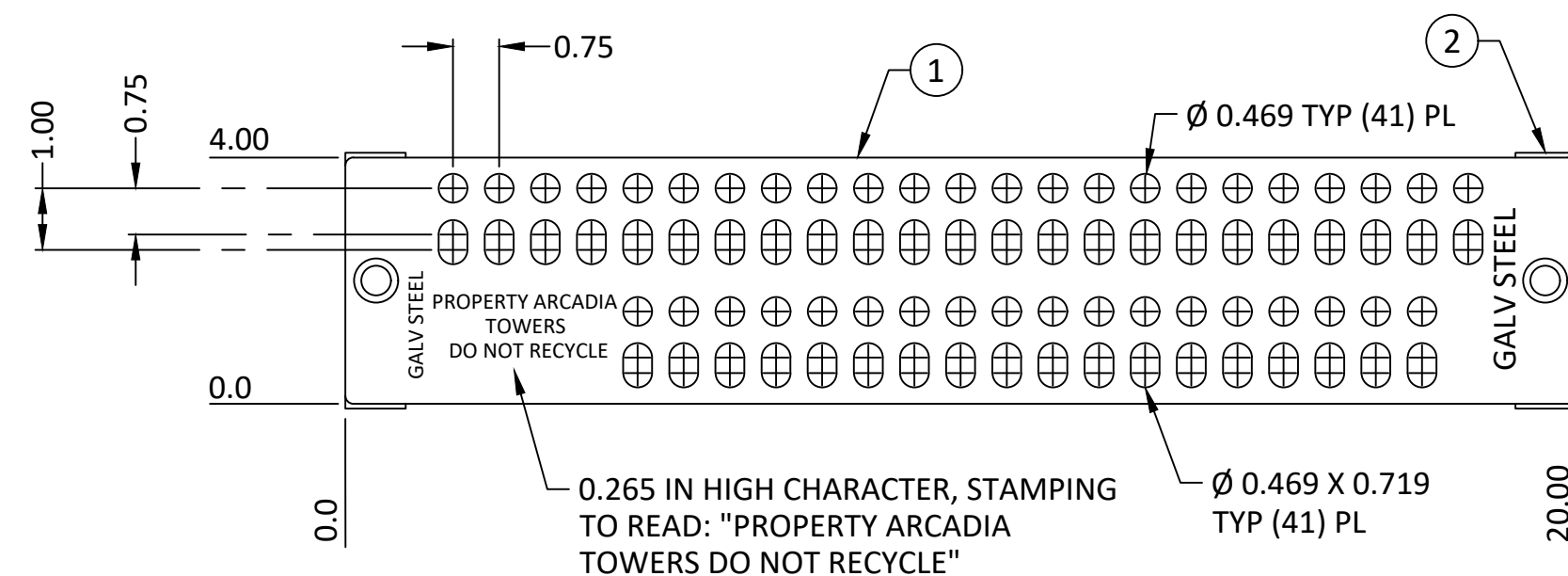
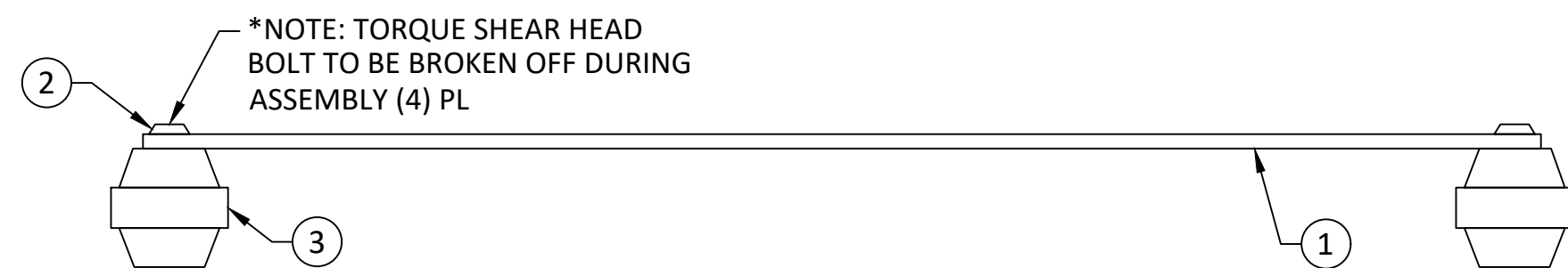
DOUBLE CABLE TO GROUND ROD

HORIZONTAL TO GROUND ROD

NOT TO SCALE



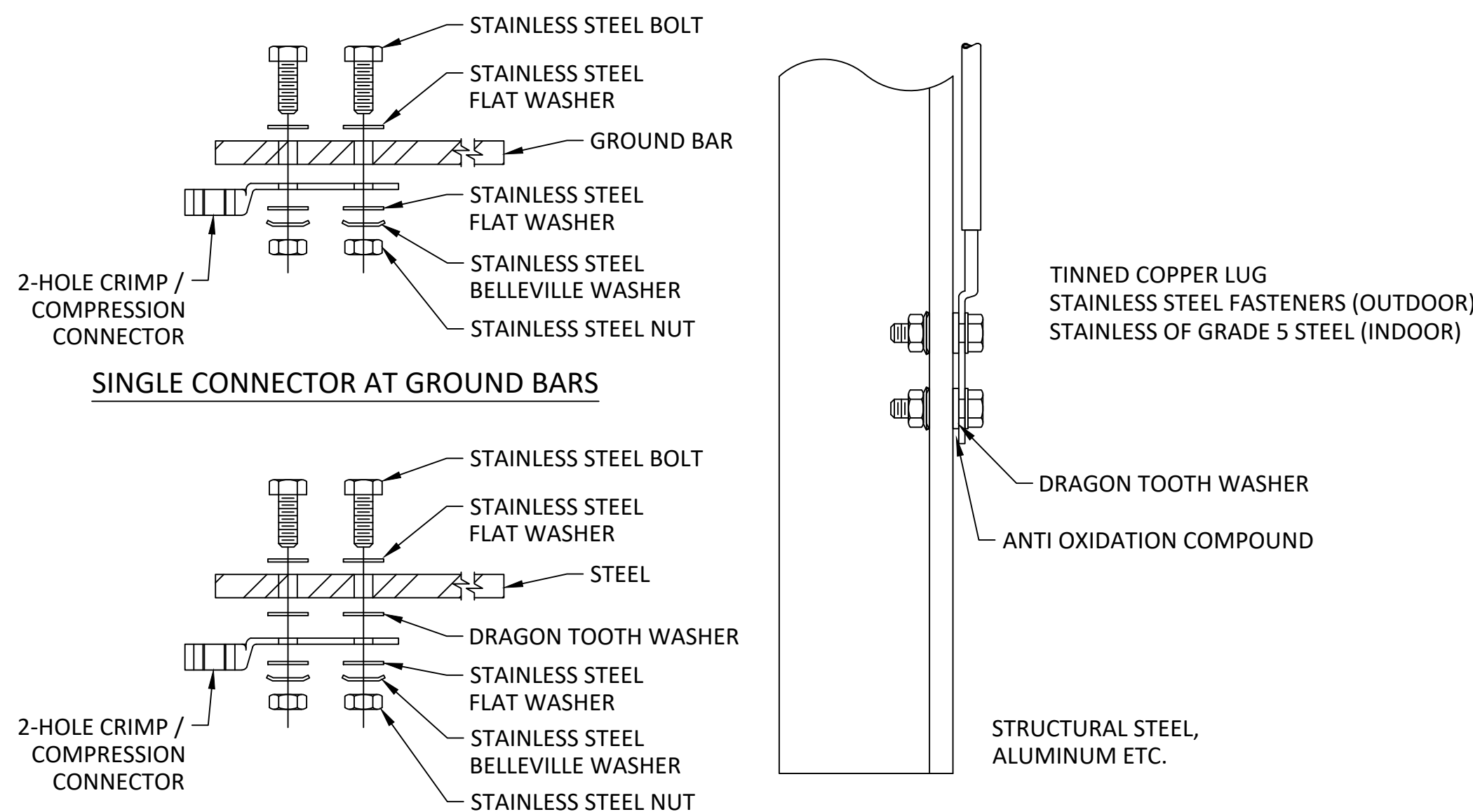
G-2



4	02-009-0663-000 (SUB-ASSEMBLY)	3/8-16 x 5/8" TORQUE SHEAR HEAD BOLT IN A STANDARD 4 x 6 BAG INCLUDES: (2) 3/8-16 x 5/8" TORQUE SHEAR HEAD BOLT (NON-REMOVABLE) WITH VIBRASEAL; STAINLESS STEEL (303) P/N 02-009-0603-000 (1) STANDARD 4" x 6" BAG (P/N 03-009-0209-00)	1
3	02-009-0633-000	3/8-16 x 5/8" TORQUE SHEAR HEAD BOLT (NON-REMOVABLE) WITH VIBRASEAL; STAINLESS STEEL (303)	2
2	02-009-0524-000	MOUNTING BRACKET; STAINLESS STEEL, 16 GA (.060) THICK	1
1	02-009-0672-000	20" GROUND BAR; STEEL; GALVANIZED	1
ITEM	PART NO.	DESCRIPTION	REQ

NOT TO SCALE

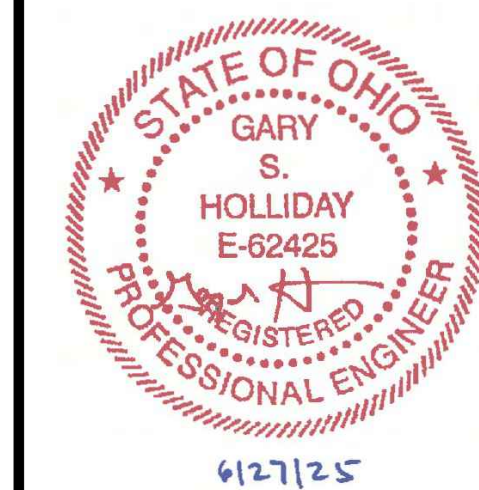
NOT TO SCALE



DISSIMILAR METAL CONNECTIONS

1. ALL OUTDOOR HARDWARE (I.E. BOLTS, SCREWS, NUTS, WASHERS) SHOULD BE 18-8 GRADE STAINLESS STEEL.
2. ALL INDOOR HARDWARE (I.E. BOLTS, SCREWS, NUTS, WASHERS) SHOULD BE GRADE 5 STEEL HARDWARE.
3. BOLT LENGTH SHOULD ALLOW THE EXPOSURE OF AT TWO THREADS.
4. BACK TO BACK LUG CONNECTIONS ARE AN ACCEPTABLE PRACTICE WHEN BONDING TO A GROUND BAR OR STEEL OBJECTS.
5. ANY CONNECTIONS MADE BETWEEN STEEL OR OTHER DISSIMILAR METALS REQUIRE THE USE OF A DRAGON TOOTH WASHER.
6. 'SINGLE CONNECTOR AT GROUND BARS' PERTAINS TO COPPER GROUND BARS ONLY!
7. 'GALVANIZED GROUND BARS AND OTHER STEEL OBJECTS (I.E. CABINETS, GENERATOR TANKS, ICE BRIDGE POSTS, ETC.) SHOULD FOLLOW THE 'SINGLE CONNECTOR AT STEEL OBJECTS' DETAIL.

NOT TO SCALE



FULL SCALE PRINT IS
ON 24" x 36" MEDIA

CONSTRUCTION DRAWINGS

[illegible]

SITE INFORMATION:

**PARKWAY CENTRE
(MARLANE)**

1620 BUCKEYE PLACE
GROVE CITY, OH 43123

FRANKLIN COUNTY

SITE NUMBER:

TBD

A&E NUMBER:	PR62544
DESIGNED BY:	GSH
DRAWN BY:	GSH
DATE:	06/27/2025

SHEET TITLE:

GROUNDING DETAILS

SHEET NUMBER:

G-3



**Department of
Transportation**
transportation.ohio.gov

Mike DeWine, Governor
Jon Husted, Lt. Governor
Jack Marchbanks, Ph.D., Director

November 22, 2024

Arcadia Infrastructure I, LLC
Attn: Sam Johnston
101 Main Street
Milford, OH 45150

Proposal: Monopole
Lat: 39° 52' 33.1" N
Lon: 83° 2' 46.02" W
Height: 174 ft AGL 945 ft AMSL

Subject: APPLICATION FOR CONSTRUCTION/ALTERATION PERMIT
Aeronautical Study Number: 2024-DOT-2552-OE (2024-AGL-14527-OE)

To Whom It May Concern,

In response to the application concerning the proposed construction/alteration described above, an independent study has been conducted under provisions of Ohio Revised Code Chapters 119 and 4561 to determine whether the proposed construction/alteration would be an obstruction to air navigation. The findings of that study are as follows:

The proposed construction/alteration falls outside the limits set forth in Section 4561.32 of the Ohio Revised Code and does not require a permit from this office. However, this does not exempt you from coordinating with local zoning authorities regarding compliance with established zoning ordinances. This also does not exempt you from your requirement to obtain a building/construction permit from the local/state building permit authority having jurisdiction.

If you have any questions, please call (614) 466-6804 or Toll Free (855) 867-1852.

Respectfully,

ODOT Office of Aviation
2829 W Dublin-Granville Road
Columbus, OH 43235

July 1, 2025

Sam Johnston
President
Arcadia Towers Group, LLC
101 Main Street 3rd Floor
Milford, OH 45150

RE: Proposed 170' extendable to 185' Sabre Monopole for Parkway Center – Grove City, OH

Dear Mr. Johnston,

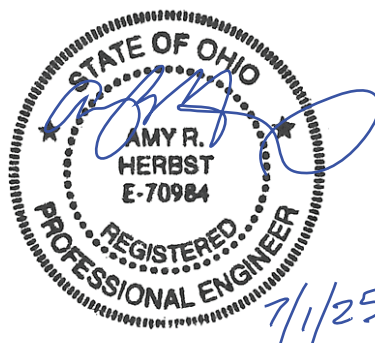
Upon receipt of order, we propose to design and supply the above referenced Sabre monopole for an Ultimate Wind Speed of 108 mph without ice and 40 mph + 1" ice, Risk Category II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA 222-H-2017 "Structural Standard for Antenna Supporting Structures and Antennas". The monopole will be designed to support four (4) carriers each with 30,000 sq in wind load.

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. This would effectively result in a 35' fall radius. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Industries.*

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer





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June 25, 2025

City of Grove City
Attn: Terry Barr, AICP
4035 Broadway
Grove City, OH 43123

RE: Parkway Centre (Marlane) Arcadia Tower III Special Use Permit Application

Dear Mr. Barr,

I am in receipt of your letter dated June 18, 2025, in reference to Special Use Permit application #202506160020. I have attached a set of revised construction plans that address all your requested changes to the site plan drawings associated with the proposed wireless communication facility that will be located at 1620 Buckeye Place, Parcel #040-005957-00. Listed below are some of the items requested in the letter.

1. Please add an additional Blue Spruce along the east side of the gravel drive south of the fenced area. ***The additional Blue Spruce has been added to the plans see attached C-3.1 in the construction plans showing the additional Blue Spruce.***
2. A Tree Preservation Plan should be submitted showing fencing and signage locations around the existing trees on the site to be preserved. ***I have attached a revised page of the plans listed as Tree Preservation Plan C-3.2 in the construction plans showing the tree preservation program.***
3. The landscape plan should be amended to note that 50% of the burlap and wire cage are to be removed from the root ball of all trees. ***I have attached a revised page of the plans under tree planting detail where this provision is listed in the construction drawings on page C-3.1.***
4. The City's Urban Forester recommends replacing the proposed Redbuds with a different species, as Redbuds do not do well with full sun exposure. ***On page C-3.1 we have revised the species from Redbud to a Flowering Dogwood.***



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5. The landscape plan should be updated to note that evergreen trees will be 6 feet in height and that deciduous trees will be 2-inch minimum caliper at time of installation. ***Landscaping plans have been updated to reflect the above request. See attached the revised plans.***
6. Please provide a copy of the application signed and notarized by the property owner for a complete application. ***Property owner has provided a signed application see attached copy of the signed version.***

The remainder of my response to the letter dated June 18, 2025, will address the additional provisions of the Grove City Zoning Code; as it relates to the placement of a wireless communications facility at 1620 Buckeye Place:

1137.15 RADIO AND TELEVISION ANTENNAS AND/OR ANTENNA TOWERS.

(a) (1) Application of regulations. The provisions of this section are applicable to antennas and antenna towers used for the following purposes:

The proposed wireless communication facility falls under section E Cellular Telephones. Therefore Arcadia Towers is required to obtain of Special Use Permit to the allow the placement of the facility of the subject property. The proposed wireless communication facility is designed to improve wireless communication coverage and data coverage for this area of Grove City, Ohio.

Whenever a new antenna is proposed, the property owner, developer or their agent shall submit the following material, in addition to the other information required for a Special Use Permit, as required in Section 1135.09(b)(12)E.

- (1) A site plan or plans drawn to scale and identifying the site boundary; tower(s); guy wire anchors; existing and proposed structures; vehicular parking and access; existing vegetation to be retained, removed or replaced; and uses, structures, and land-use designations on the site and abutting parcels;
 - a.) ***See attached a detailed set of plans addressing the above information.***



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- (2) A plan drawn to scale showing proposed fencing and landscaping, including plant species type, size, spacing and other features;

a. See attached a detailed set of plans addressing the above information.

- (3) A report from a professional engineer. The report shall:

A. Describe the tower and the technical reasons for the tower design.

The tower is designed to improve cellular phone coverage and data coverage for AT&T Mobility. I have attached coverage maps from the AT&T Mobility radio frequency engineers showing the need for the tower based on the lack of coverage and dead coverage area that AT&T Mobility is experiencing in this area of Grove City.

B. Demonstrate that the tower complies with the City Building Code:

The proposed tower will be built to follow both the City of Grove City building standards and the standards for the State of Ohio as it pertains to steel erection.

C. Describe the capacity of the tower, including the number and type of future antennas that it could accommodate.

The proposed tower will be built to support AT&T Mobility and three additional wireless communication providers. See attached the vertical profile of the tower on page C-4 of the drawings showing four antenna centerlines that will support up to twelve antennas.

- (4) Information on conditions determining shared use of facilities pursuant to Section 1137.14(c).

The proposed facility will have enough ground space within the fenced compound to accommodate AT&T Mobility and



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three future collocators. Arcadia Towers III agrees to follow the requirements as laid out in Section 1137.14(c)

- (5). Other information as may be required by the Service Director to determine compliance with the provisions of this Zoning Code.

Arcadia Towers III is open to providing any additional information need by the Service Director of Grove City, Ohio, upon request.

- (C) The use of existing facilities for the placement of antennas is encouraged. Prior to the approval of an application for a new antenna tower the applicant shall document that existing tower within the areas of the range of the proposed equipment have been surveyed, and shall demonstrate that one or more of the following conditions exists:

- (1) Planned equipment would exceed the structural capacity of exiting and approved towers;

There are no existing towers within the service gap that AT&T Mobility can collocate on to improve coverage in this area. Therefore no existing towers to investigate the structural capacity.

- (2) Planned equipment will cause RF interference with other existing or proposed equipment for that tower, and that interference cannot be prevented at a reasonable cost;

There are no existing towers within the service gap area that AT&T Mobility can collocate on to improve coverage in this area. Therefore, no existing towers to investigate any possible interference issues within the service gap area.



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- (3) Existing towers do not have space on which to function in parity with similar equipment in the area;

There are no existing towers within the service gap area that AT&T Mobility can collocate on to improve coverage in this area. Therefore, no existing towers to investigate for parity issues with similar equipment in the area.

- (4) The fees and/or costs for shared use are unreasonable;

There are no existing tower within the service gap area that AT&T Mobility can collocate on to improve coverage in this area. Therefore, no existing towers to investigate for unreasonable business terms associated with a possible collocation.

- (5) Other conditions exist that render the placement of proposed equipment on an existing tower impracticable.

There are no existing towers withing the service gap area that AT&T Mobility can collocate on to improve coverage in this area. Therefore, no existing towers to investigate for possible impracticable issues for collocating on.

- (d) New antenna towers shall be located on a site of sufficient size so as to contain on-site substantially all ice-fall or debris from tower failure and preserve the privacy of abutting properties. The specific setback requirements are as follows.

- (1) The base of the antenna tower shall be set back from all abutting property (including public streets) by a distance of not less than one hundred percent (100%) of the height of the tower.

The proposed tower site will be a 170' monopole facility with a 4' lightning rod at the top of the tower. Arcadia Towers III is requesting relief of this requirement in order to allow placement of this wireless communication facility on the property. Towers are not engineered to fall over from the base of the tower to the top. The tower is designed to collapse within itself, Therefore Arcadia is requesting relief of this



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provision of the code to allow the setback distances of the following to be granted.

Front Setback: 157' requested relief of 17'

Side Setback: 61' requested relief of 111'

Side Setback: 37' requested relief of 137'

Rear Setback: 278' no relief requested

I will also provide a letter from the tower manufacturer in the structural integrity of the tower and the manure in which it collapses within itself.

- (2) Guy wire anchors shall be set back from all abutting property not less than twenty-five feet.

The proposed wireless communication facility does not have any guy anchors associated with it.

- (3) Accessory buildings shall be set back from all abutting property not less than the required rear yard setback for the zoning district in which the antenna is located.

The proposed ground equipment will meet the setback requirements of the zoning district the site is located in. The ground equipment is the size of a refrigerator.

- (4) New antenna towers shall not be located any closer than two times the height of the proposed antenna or antenna tower from any existing, platted residential subdivision or any residential structure within the City.

The proposed tower will be located 217' from the platted condominium subdivision to the south, therefore Aracdia Towers is requesting relief of 123' to allow the placement of this wireless communication facility. The wireless communication facility does not create smoke, dust, particulate matter, glare, or noise pollution. The proposed site



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will be visited less than a single family home and will not place any undue harm to the surrounding properties in the area.

- (e) The design and construction of the antenna and antenna tower shall meet the standards of the Building Department, as well as any applicable requirements of the Federal Aviation Administration (FAA).
(Ord. C69-89. Passed 10-16-89.)

The tower will be built to meet the standards of the building department. I have also attached the FAA approval that Arcadia has received for the placement of this wireless communication facility.

- (f) A landscape and fencing buffer shall be required at the antenna tower site, according to the following requirements:

I have attached a detailed landscaping plan and also provided some revisions to the plan based on comments made by staff.

- (1) The antenna tower base and accessory structure and each guy wire anchor location shall be separately enclosed by fencing of such type to prevent illegitimate access. Such fencing shall be not less than six feet in height.

I have attached drawings which show the type of fencing that will surround the ground equipment and will also be 6' in height.

- (2) Antenna 100 feet or less in height. A row of evergreen trees or shrubs shall be planted directly outside of the fencing surrounding the tower base and accessory building and each guy wire anchor point location. Such trees or shrubs shall be planted not more than fifteen feet apart, and be not less than five feet high at time of planting. A second landscape buffer shall consist of a planting of evergreen trees or shrubs, to be located within ten feet outside of the first row of trees or shrubs. This buffer shall be six feet high at time of planting. Earth mounding of three feet in height or less may be used to achieve the required overall height of six feet. Vegetation shall have a minimum year-round opaqueness of eighty percent (80%) when viewed from two to five feet from the ground.



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The tower will exceed 100' in height, therefore Arcadia Towers will follow the standards listed in item #3 below.

- (3) Antennas more than 100 feet in height All requirements of subsection (f)(2) hereof shall be met, except that the second row of evergreen trees shall be located within twenty-five feet of the outside of the fencing. At least one row of deciduous trees, not less than one and one-half inches in caliper diameter six inches (6") above grade and spaced not more than twenty feet apart, shall be planted within ten feet from the outside of the first row.

I have attached a detailed set of plans showing that Arcadia Towers will meet the provisions of the landscaping code.

Upon reviewing the Grove City zoning standards for a wireless communication facility being located in a PUD-C zoned district, Arcadia is requesting relief from the setback standards from abutting properties, and the setback standards from a residentially zoned district. Listed below are the responses to the findings of fact associated with the Arcadia Towers Special Exception request.

1. The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;

The proposed wireless communication facility does not create smoke, dust, odor, particulate matter, noise pollution or undue hardship on the infrastructure that supports this heavy commercial zoned PUD-C district. Therefore the proposed site will be in harmony with the existing or intended character of the district and will not change the essential character of the district.

2. The proposed use shall not adversely affect the use of adjacent property;

The proposed wireless communication facility does not create smoke, dust, odor, particulate matter, noise pollution or undue hardship on the infrastructure. The adjoining property owners can continue to use their adjacent property and the



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granted of this special exception will not affect the use of the adjacent property.

3. The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood. The site will benefit the health and safety of residents in the community by improving cell phone coverage in an area that lacks adequate and reliable coverage for this area of Grove City. Providing improved cell phone service further improves residents to place E911 calls in the area without interruption.

4. The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;

The proposed facility will be adequately served by public facilities and services.

5. The proposed use shall not impose a traffic impact upon the public right-of- way significantly different from that anticipated from permitted uses of the district;

The proposed facility will be visited less than a single family home and will not affect traffic patterns in this area at all.

6. The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;

The proposed use will be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code by creating a much needed improvement of wireless communication services in this heavy commercial developed area of Grove City.



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7. The proposed use complies with the applicable specific provisions and standards of this Code;

The proposed use complies with the applicable specific provisions of the code and with the granting of this request will allow wireless communication services to be improved in this area of Grove City.

8. The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located.

The proposed use meets the definition and intent of a use specifically listed as a special use under the Grove City Zoning Code requirements.

9. A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates.

The proposed application is being submitted to the Department of Development by the approved submittal dates.

Based on the information provided in the above requirements and the revisions that Arcadia Towers made to the application after staffs review, I respectfully request the granting of a special exception to allow the placement of this wireless communication facility as identified in the application requirements. If you have any questions or need additional information please contact Stephen E. Carr at 1-317-446-7747 or email me at scarr@stevecarr.hostpilot.com

Sincerely

PBM Wireless Services
Stephen E. Carr (Agent for Arcadia Towers)
Project Director

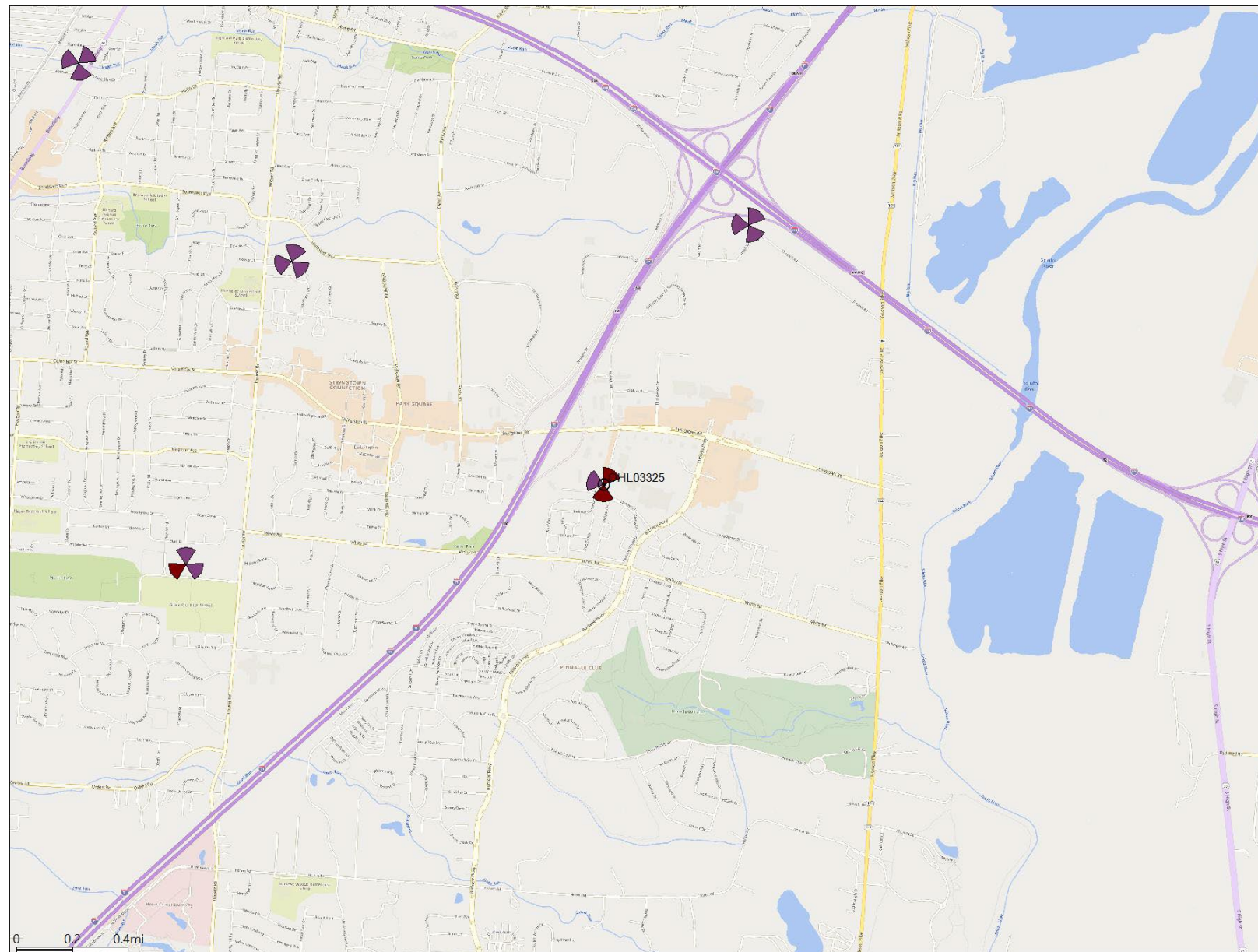
enclosure

OHL03325 Coverage Maps

AT&T RF Design 05/28/2025



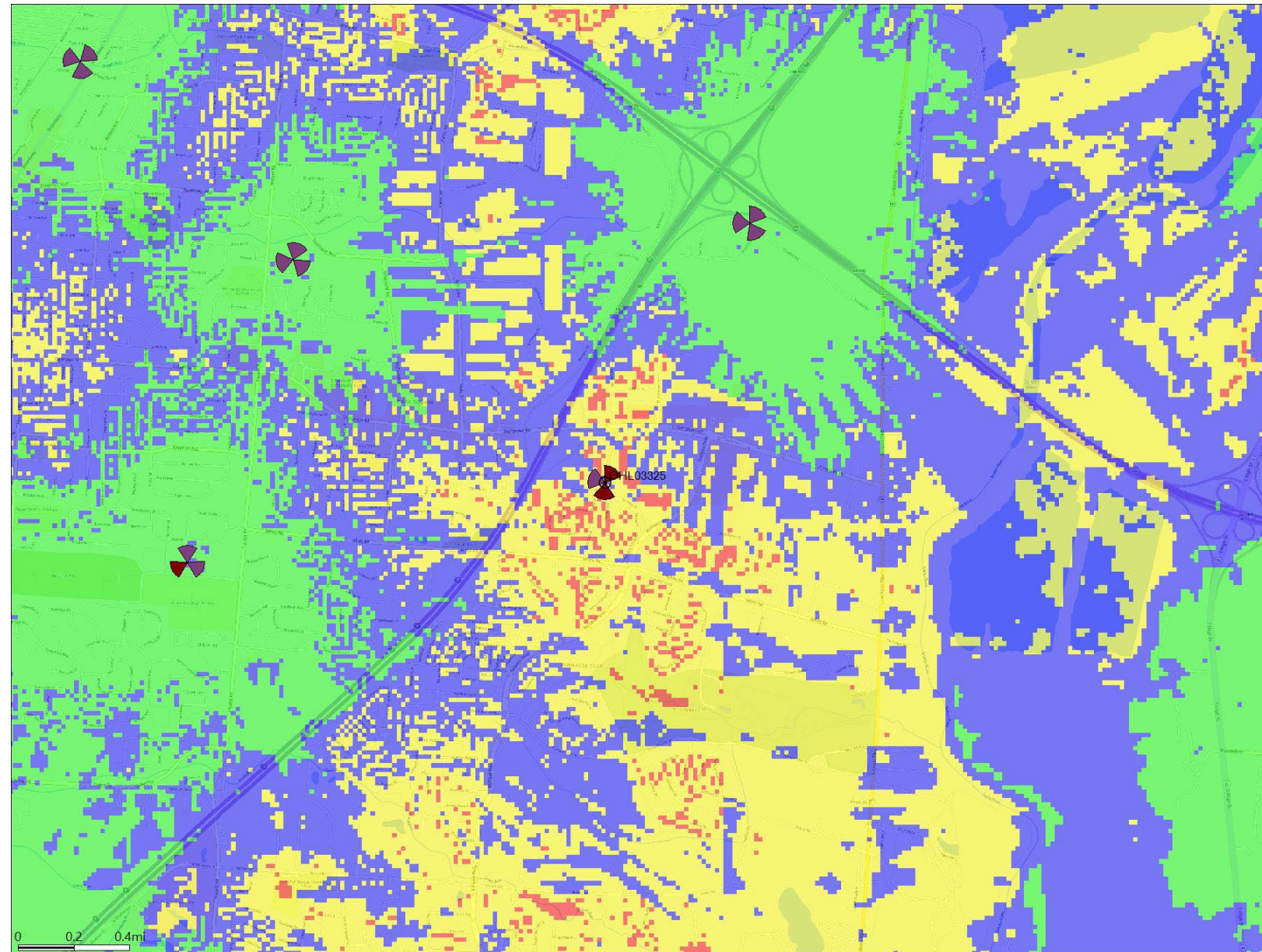
ATT existing sites around proposed OHL03325



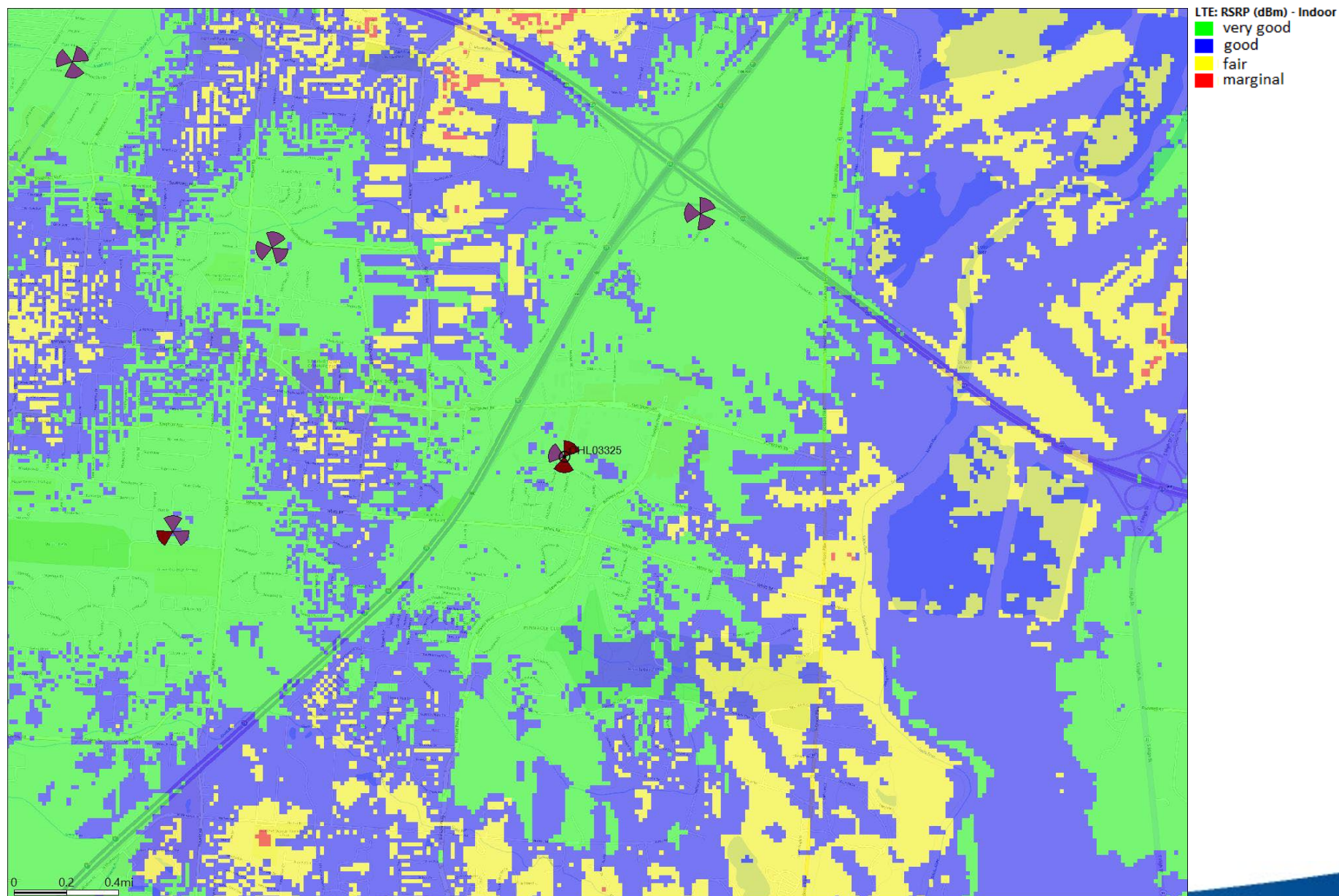
Existing Coverage

LTE: RSRP (dBm) - Indoor

- very good
- good
- fair
- marginal



Coverage with new Site OHL03325 at Proposed Location 165ft Center Line



ORDINANCE C-31-25

AN ORDINANCE TO AMEND SECTION 1135.09(b)(12)F9(c) OF THE CODIFIED ORDINANCES TITLED RETAIL DISPENSING OF MEDICAL AND RECREATIONAL MARIJUANA

WHEREAS, in 2024 the City enacted rules and regulations for new medical and recreational marijuana retail establishments; and

WHEREAS, the provisions of the Ohio Administrative Code that set forth the manner of determining the distance between a medical or recreational marijuana retail establishment and a prohibited facility differ from the manner of determining the distance between a medical or recreational marijuana retail establishment set forth in the city's rules and regulations; and

WHEREAS, to better align the manner of determining the distance between a medical or recreational marijuana retail establishment and a prohibited facility set forth in the Ohio Administrative Code with the manner of determining the distance between a medical or recreational marijuana retail establishment and a prohibited facility set forth in the city's rules and regulations, it is necessary to amend the rules and regulations previously enacted by the City.

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

SECTION 1. Section 1135.09(b)(12)F9(c) is hereby amended as follows:

9. Retail Dispensing of Medical and Recreational Marijuana. In addition to the provisions found in B. of this Section, the following regulations shall apply:
 - c. No medical and/or recreational marijuana retailer shall be located within 500 feet, measured from ~~the boundaries of~~ **the shortest distance between the parcel line of the prohibited facility and the physical structure under the control of the marijuana facility**, of an opioid treatment center, residential use, church, public library, public playground, public park, school, or child care facility

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

Date: 07/15/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-27-25
1st Reading: 07/21/25
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-27-25

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR GINN DRIVE BUNGALOWS LOCATED AT THE NORTHEAST CORNER OF PARK STREET AND GINN DRIVE WITHIN THE BEULAH PARK LIVING COMMUNITY

WHEREAS, on July 08, 2025, the Planning Commission recommended approval of the Development Plan for Ginn Drive Bungalows, located at the northeast corner of Park Street and Ginn Drive, as submitted.

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

SECTION 1. This Council hereby approves the Development Plan for Ginn Drive Bungalows, located at the northeast corner of Park Street and Ginn Drive, as submitted.

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

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

Christine Houk, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

ITEM 4: 202505270018 – Ginn Drive Bungalows- Final Development Plan

Site Location

Northeast Corner of Park Street and Ginn Drive
(PID 040-017265).

Proposal

A development plan for a three-family structure

Current Zoning

PUD-R (Planned Unit Development – Residential)

Future Land Use

Mixed Neighborhood

Property Owner

BP TH LLC

Property Incentives

CRA #3, Beulah Park TIF

Applicant/Representative

Patrick Kelley, Falco, Smith and Kelley Ltd.

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Chapter 1135.14
- C-21-18 – Beulah Park Zoning Text
- GroveCity2050 Future Land Use and Character Map

Staff Recommendation

Approval with one stipulation.

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4. Recommendation	6
5. Detailed History	6

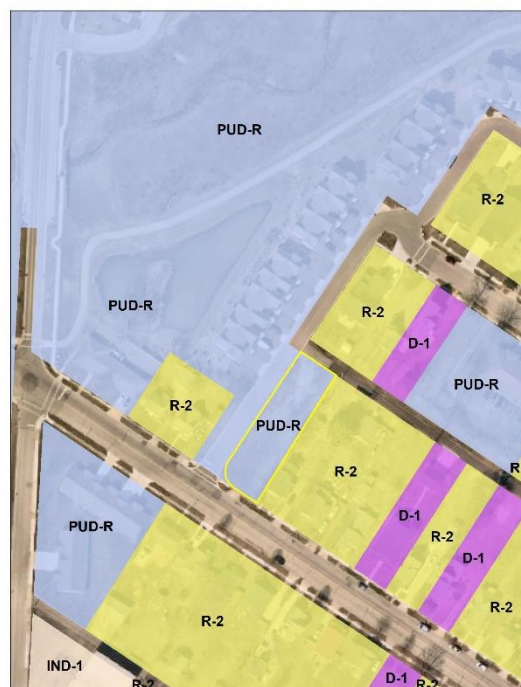
Case Manager

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

Summary

This proposal is a development plan to construct a three-family structure at the corner of Park Street and Ginn Drive, within subarea G of Beulah Park.

Zoning Map

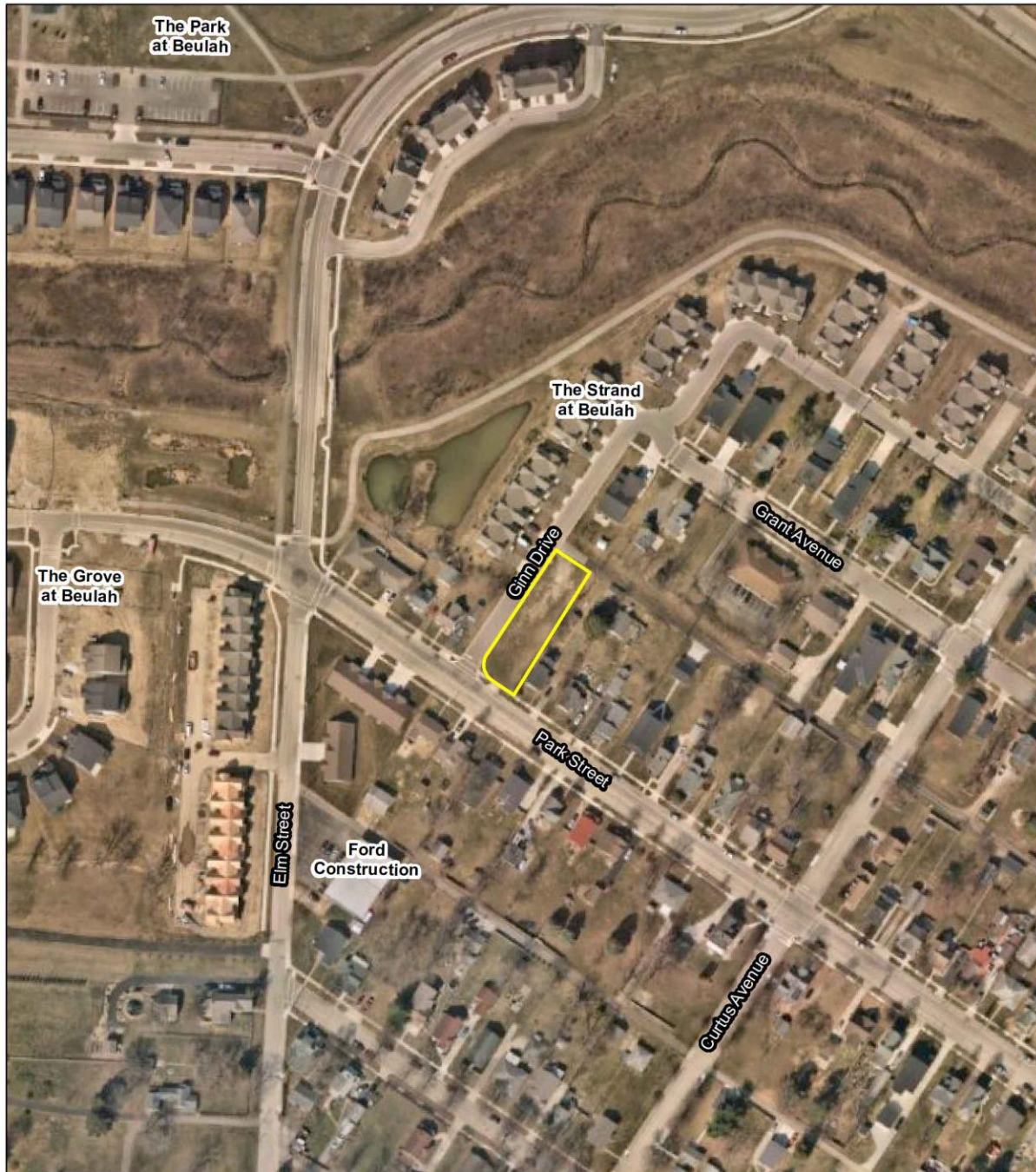


Next Steps

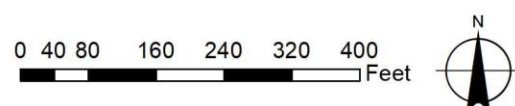
Upon receiving a recommendation from Planning Commission, the application can move to City Council for final action

1. Context Map

This property is located at the Northeast Corner of Park Street and Ginn Drive (PID 040-017265).



202505270018
Ginn Drive Bungalows
Final Development Plan
PID: 040-017265

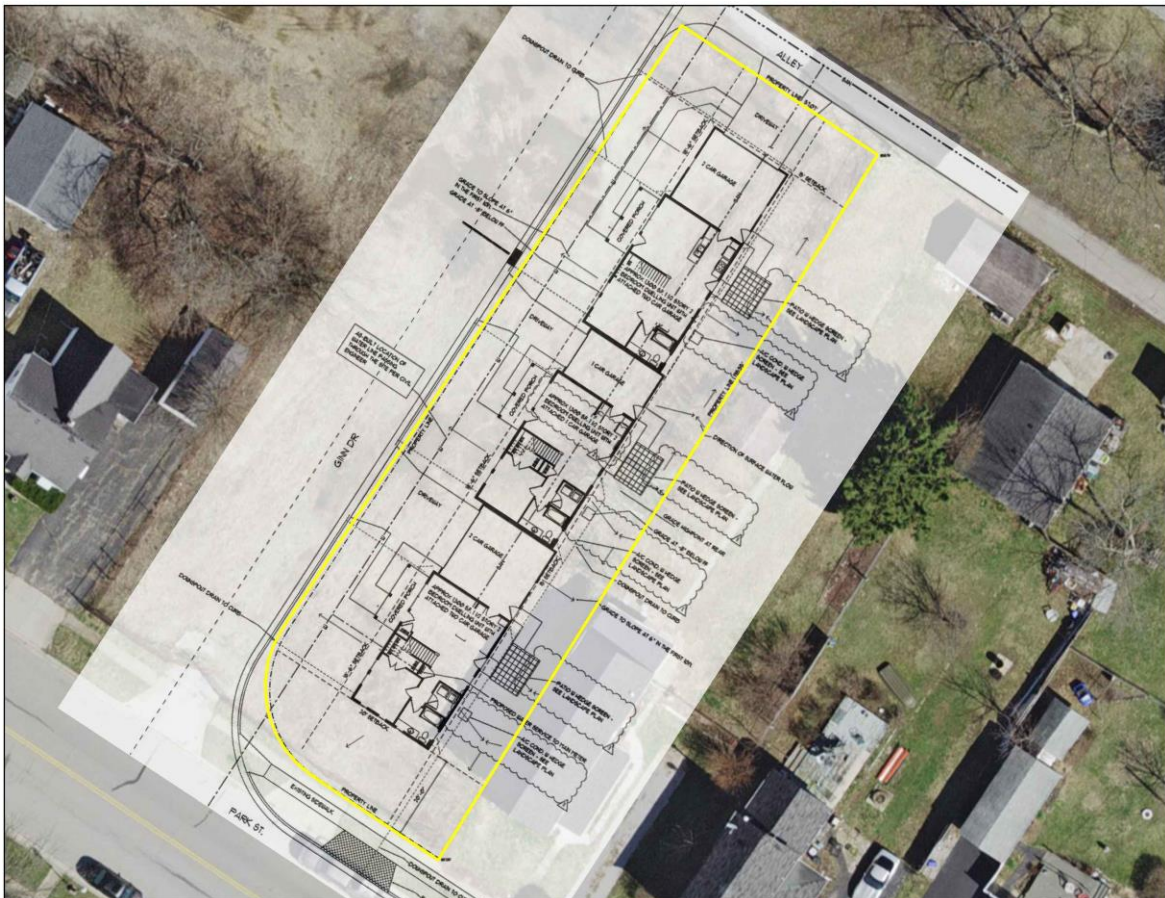


2. Analysis

The applicant is requesting approval of a development plan to allow for the construction of a three-family structure at the corner of Park Street and Ginn Drive. The 0.26-acre lot is located within Subarea G of Beulah Park and is currently vacant. The GroveCity2050 Community Plan Future Land Use and Character map identifies this site as Mixed Neighborhood, which is characterized as residential areas that feature a mix of housing types ranging from multifamily, townhomes and small-lot single family detached homes. Staff believe the proposed development aligns with this land use, providing a transition from the single-family homes along Park Street to the multi-family townhomes within Beulah Park Subarea G.

Site Plan

The three-unit structure will be located on a 0.26-acre parcel at the northeast corner of Park Street and Ginn Drive and will have a footprint of approximately 3,600 square feet. Materials state that each unit will be 1,279 square feet. The structure will front on Ginn Drive and is set back 18' 6" inches from the property line. The side setback from Park Street is 20', which matches the front setback of the existing homes along Park Street. The structure is set back 15' from the east property line, which is adjacent to an existing single-family residence. The setback requirements outlined in the zoning text for Subarea G only require a 15-foot minimum side yard setback. While the proposed plan meets this requirement, the text does not include front or rear yard setbacks. Staff believe the 18' 6" front setback from Ginn Drive, and the 15' rear setback from the property to the east are appropriate, as the front setback matches the setback of the existing structures along Ginn Drive, and the 20-foot rear setback will provide adequate separation from the existing residence on Park Street to the east.



The structure includes a garage for each unit. Two new driveways are proposed along Ginn Drive, and one new driveway is proposed from the alley to the North of the proposed structure to service the garages. The existing curb cut along Park Street is proposed to be removed. Each unit will include a covered porch in front of the building, which appear to encroach into the front building setback. The development standards for Subarea G do not include any language allowing porches to encroach into building setbacks. However, the standards for other subareas (Subareas C and D) do allow for porches to encroach into the setback areas, and staff is supportive of allowing for the proposed porches to encroach into the setback area, as shown on the plan sheets. Each unit also includes a patio located at the rear of the structure.

Building Architecture

The proposed 1 ½ structure will measure 28' from grade to the roof peak. The zoning text for Subarea G does not include specific height standards but does require that any structure within 125 feet of existing single-family residential not exceed 2 ½ stories in height, and the proposed structure complies with this requirement. Staff believe the height is appropriate, as straight-zoned residential districts in code permit a maximum of height of 35 feet, which is greater than the maximum height of proposed structure.



GINN DRIVE VIEW



PARK ST. VIEW



REAR VIEW

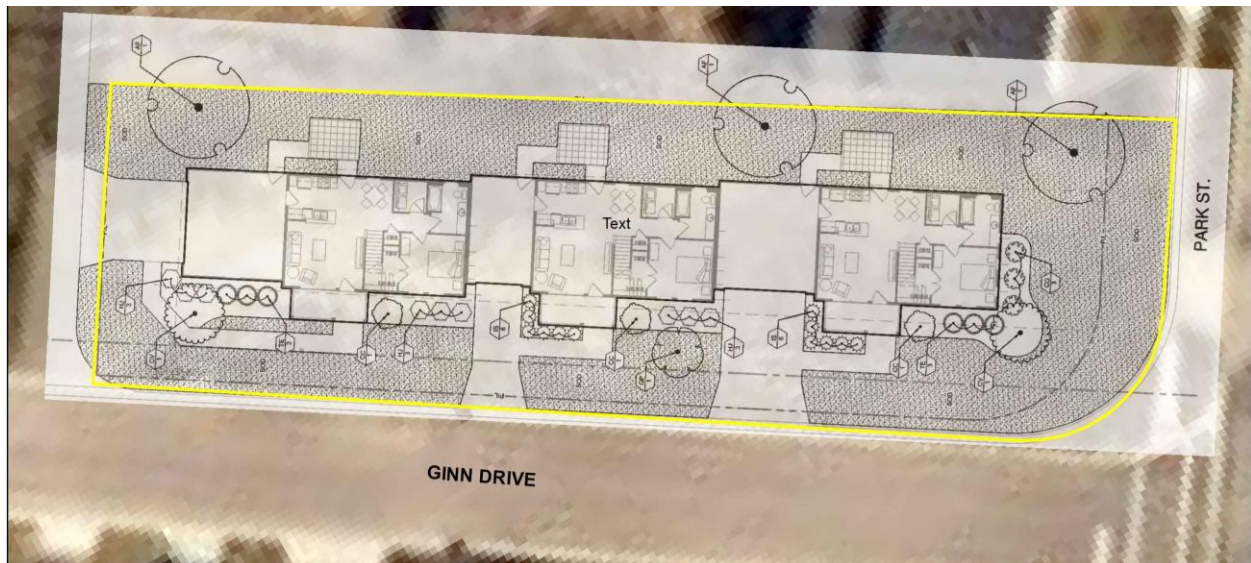


ALLEY VIEW

The structure is proposed to be finished primarily in vinyl, with both vertical board and batten siding (*"Cape Cod Gray"*) and horizontal vinyl siding (*"Platinum Gray"*), with asphalt dimensional shingles (*"Weathered Wood"*) and will include white vinyl windows. The architectural requirements outlined in the zoning text for Subarea G require that no more than 70% of any exterior building elevation fronting on a public right-of-way be finished with vinyl siding, and the proposed elevations do not meet this requirement. The applicant has stated that they are requesting a variance from this requirement, as they believe the design to be consistent with single-family homes found within another subarea of Beulah Park. However, it should be noted that other recent area development in the immediate vicinity of the proposed structure was required to include brick or stone veneer on any elevation visible from a public right-of-way. Additionally, the site is located within one of the City's Community Reinvestment Areas, which typically have heightened architectural requirements.

Landscaping

A landscape plan was provided, showing compliance with the planting requirements outlined in code. A total of nine (9) trees are proposed to be planted throughout the site and shrubs will be planted along the front of the structure, as well as along the building's Park Street frontage. Plans show that arborvitae shrubs will be planted to screen the proposed patio areas from the adjacent properties, and that shrubs will be planted to screen proposed ground mounted mechanical units.



Utilities

The proposed development will be serviced by existing public utilities already in place. Sanitary service will come from the existing 8" sanitary line in the alley to the north of the site, and water to the site will be from an existing 4" water line running along the east side of Ginn Drive. Plans show that the site will be graded to ensure that runoff will flow away from the structure.

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 development is scaled appropriately to integrate into the existing neighborhood and will provide a transition from the single-family homes along Park Steet to the multi-family townhomes within Beulah Park Subarea G. Additionally, the development will add three new residential units into the Town Center area.

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

Finding Can Be Met: The design and massing of the proposed structure will help integrate the proposed development into the existing neighborhood, and transition between single family to the east and multi-family townhomes to the west. While the proposed structure will be finished with quality materials, including board and batten siding, the zoning text requires that no more than 70% of any elevation fronting on a public right-of-way be finished with vinyl. Although both board and batten siding and horizontal vinyl siding are used, the elevations do not comply with this requirement. Staff believe that the elevations should comply with this requirement, noting both the requirement of the text as well as the fact that other recent area

development in the immediate vicinity of the proposed structure were required to include brick or stone veneer on any elevation visible from a public right-of-way.

(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: While the existing curb cut along Park Street will be removed, the existing sidewalk will remain.

(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 built character.

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

Finding is Met: The proposed development will not add an undue burden to the City's infrastructure and will allow for three additional residential options within the City's Town Center.

4. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following stipulation:

1. No more than seventy (70) percent of any exterior building elevation fronting on a public way shall be finished with vinyl siding.

5. Detailed History

2017

City Council approved the preliminary development plan for Beulah Park located at south of Southwest and east of Demorest Rd at the December 4th meeting with Resolution CR-49-17.

2018

City Council approved the Development Plan for Beulah Park Roadways- Phase 1 at the September 4th meeting with Resolution CR-34-18.

City Council approved the rezoning of 215+/- acres located south of Southwest Blvd and east of Demorest Road (Beulah Park) from SD-3 & IND-3 to PUD-R and PUD-C with zoning text at the May 7th meeting with Resolutions C-24-18.

2020

City Council approved the Development Plan for Beulah Park Roadways- Phase 2 at the November 11th meeting with Resolution CR-51-21.

2021

City Council approved the Development Plan for Beulah Park - Subarea G, located North of Curtis Ave. at the March 15th meeting with Resolution CR-15-21.

2021

City Council accepted the plat for Beulah Park Subarea G with Ordinance C-77-21.

2022

City Council accepted an amended plat for Beulah Park Subarea G, originally approved by Ordinance C-77-21.



4035 Broadway
Grove City, OH 43123
614-277-3004
grovecityohio.gov

Grove City Planning Commission Final Development Plan Application

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Ginn Drive Bungalows within the Beulah Park Living Community

PROJECT LOCATION: Northeast Corner of Park Street and Ginn Drive, Grove City, Ohio 43123
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-017265-00 **ACREAGE AFFECTED BY THIS APPLICATION:** 0.262

EXISTING ZONING: PUD-R **EXISTING LAND USE:** 500 - VACANT PLATTED RES LAND

PROPOSED ZONING: PUD-R **PROPOSED LAND USE:** Three family dwelling

FUTURE LAND USE DESIGNATION: Three family dwelling

PROPERTY OWNER INFORMATION

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

BP TH LLC **250 E BROAD ST STE 1100** **COLUMBUS OH 43215**

Name Address City, State, Zip

(614) 228-5775 pat@kelley-co.com

Phone Fax Email

APPLICANT INFORMATION

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

Patrick Kelley **BP TH LLC, Manager** **Falco, Smith & Kelley, Ltd**

Name Title Company / Organization

250 E Broad St STE 1100 **OH 43215**

Address City, State, Zip

(614) 228-5775 pat@kelley-co.com

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:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE:		

ADDITIONAL PROJECT INFORMATIONPROJECT NAME: Ginn Drive BungalowsDEVELOPMENT TYPE: Commercial Retail ☐ Commercial Office ☐ Residential ☒ Industrial ☐ Mixed ☐ Other ☐ACREAGE DISTURBED: 0.262 TOTAL FLOOR AREA: 3,561 sfNUMBER OF BUILDINGS: One BUILDING HEIGHT: 28'ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): 0ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \$500,000 ESTIMATED VALUATION OF SITE IMPROVEMENTS: \$75,000**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I, Patrick Kelley (BP TH LLC, Manager), the current property owner hereby authorize the applicant Patrick Kelley 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: Patrick Kelley Date: May 27, 2025

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 27th day of MAY

Danette Ina Calderwood
Official Seal and Signature of Notary Public



Danette Ina Calderwood
Notary Public, State of Ohio
Commission #: 2024-RE-884664
My Commission Expires 12-08-2029

APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Patrick Kelley, 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: Patrick Kelley Date: May 27, 2025

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 27th day of MAY

Danette Ina Calderwood
Official Seal and Signature of Notary Public



Danette Ina Calderwood
Notary Public, State of Ohio
Commission #: 2024-RE-884664
My Commission Expires 12-08-2029

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: \$ 300.00
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 the following five (5) guiding 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.



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

- ☐ One signed and notarized application
 - ☐ Appropriate fee (\$300 plus applicable engineering and planning review fees – see [Fee Recovery Policy](#)). **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 nature of the project 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 and survey of the property, stamped by a certified surveyor of the proposed Development Standards Text (if applicable)
 - ☐ If applicable, the following scaled plans showing:
 - a. Cover Page with signature block (see image below)
 - b. Site Plan
 - c. Grading Plan
 - d. Landscape Plan
 - e. Irrigation Plan
 - f. Utility Plan
 - g. Photometric Plan
 - h. Tree Survey
 - i. Demolition Plan
 - j. Site Details
 - k. Stormwater Management (per the [Stormwater Design Manual](#))
- | | |
|-------------------------------------|-------|
| City Administrator | _____ |
| Service Director | _____ |
| Reviewer for the City of Grove City | _____ |
| Fire Department Jackson Township | _____ |
- ☐ If applicable, scaled drawings showing:
 - a. Location of sign(s) and sign type (wall, ground, projecting or window)
 - b. Sign dimensions, including letter sizes and proposed distance from sign to grade
 - c. Copy layout and lettering styles (fonts) of signage
 - d. Materials and manufacturer to be used in fabrication
 - e. Total area of sign face (including frame)
 - f. Type of illumination
 - ☐ If applicable, architectural elevations – **in color** – with proposed colors and finish materials noted
 - ☐ If applicable, the preliminary stormwater calculations stamped by a professional engineer
 - ☐ A photograph of the finish material/color samples board (swatches, plans or product specifications)
 - ☐ A materials detail sheet listing material, manufacturer and color for all proposed exterior materials
 - ☐ If applicable, a traffic study indicating potential traffic generation for the proposed site
 - ☐ 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.

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 our 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.

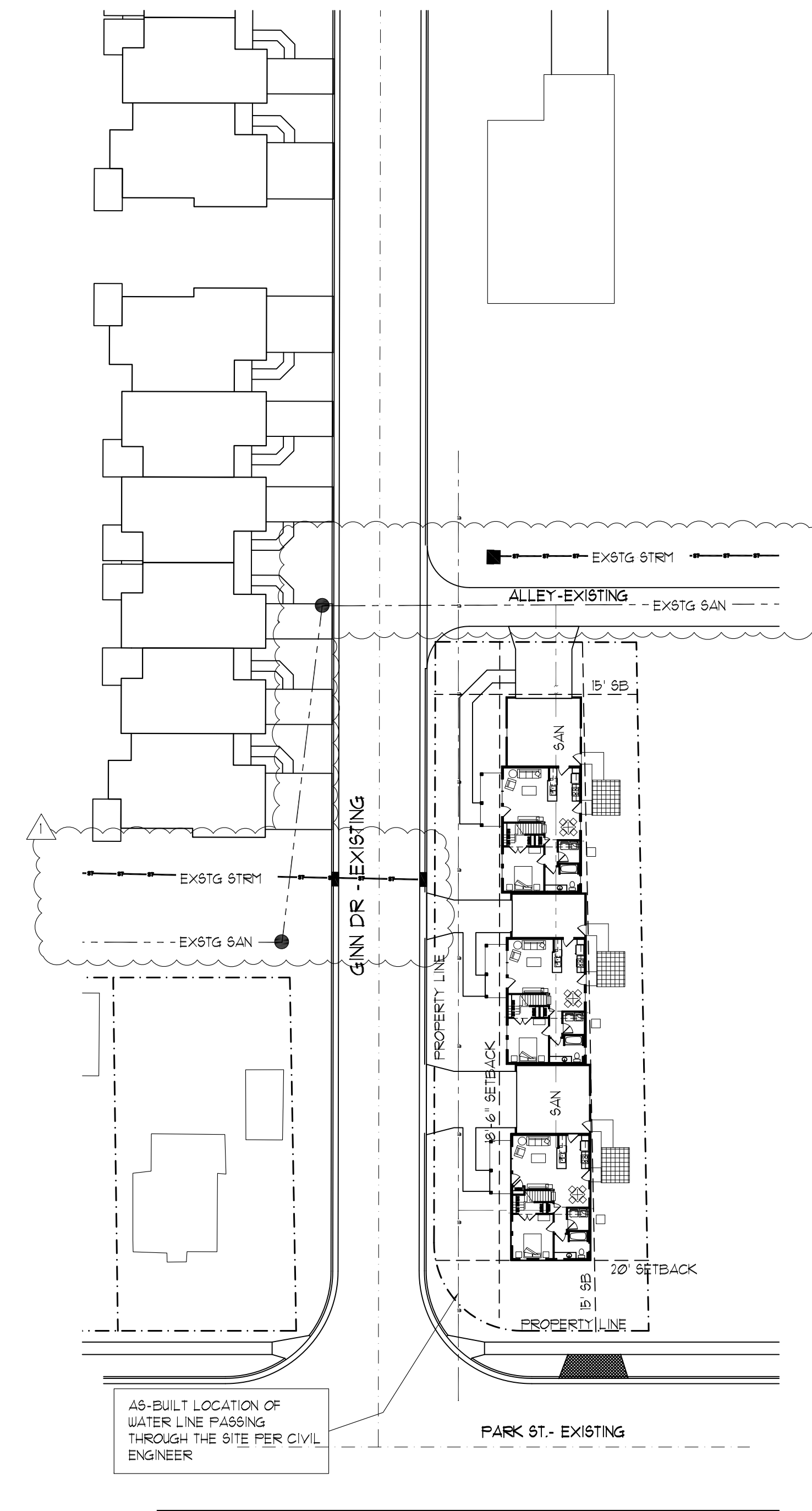
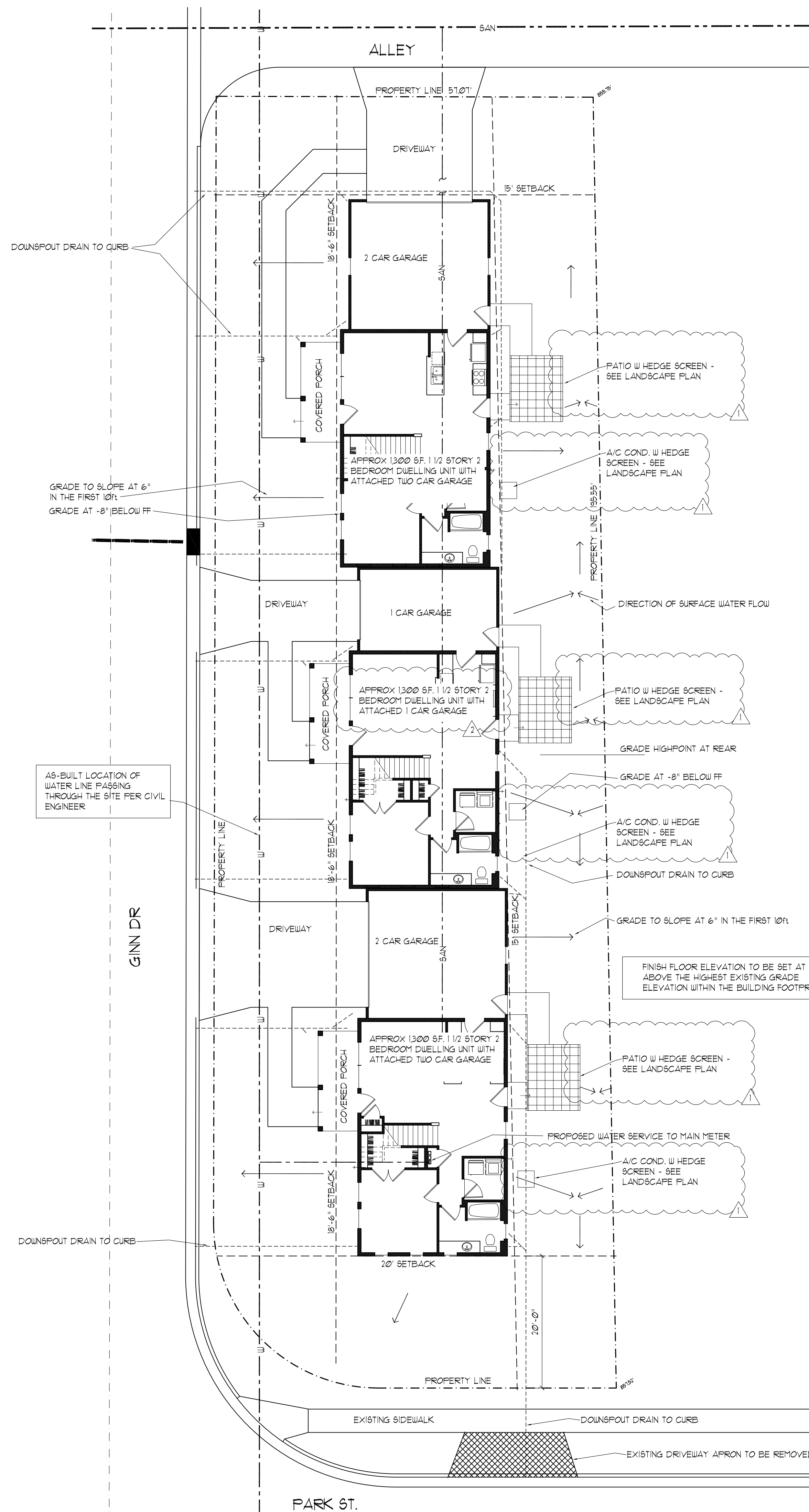
Additional Notes:

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.

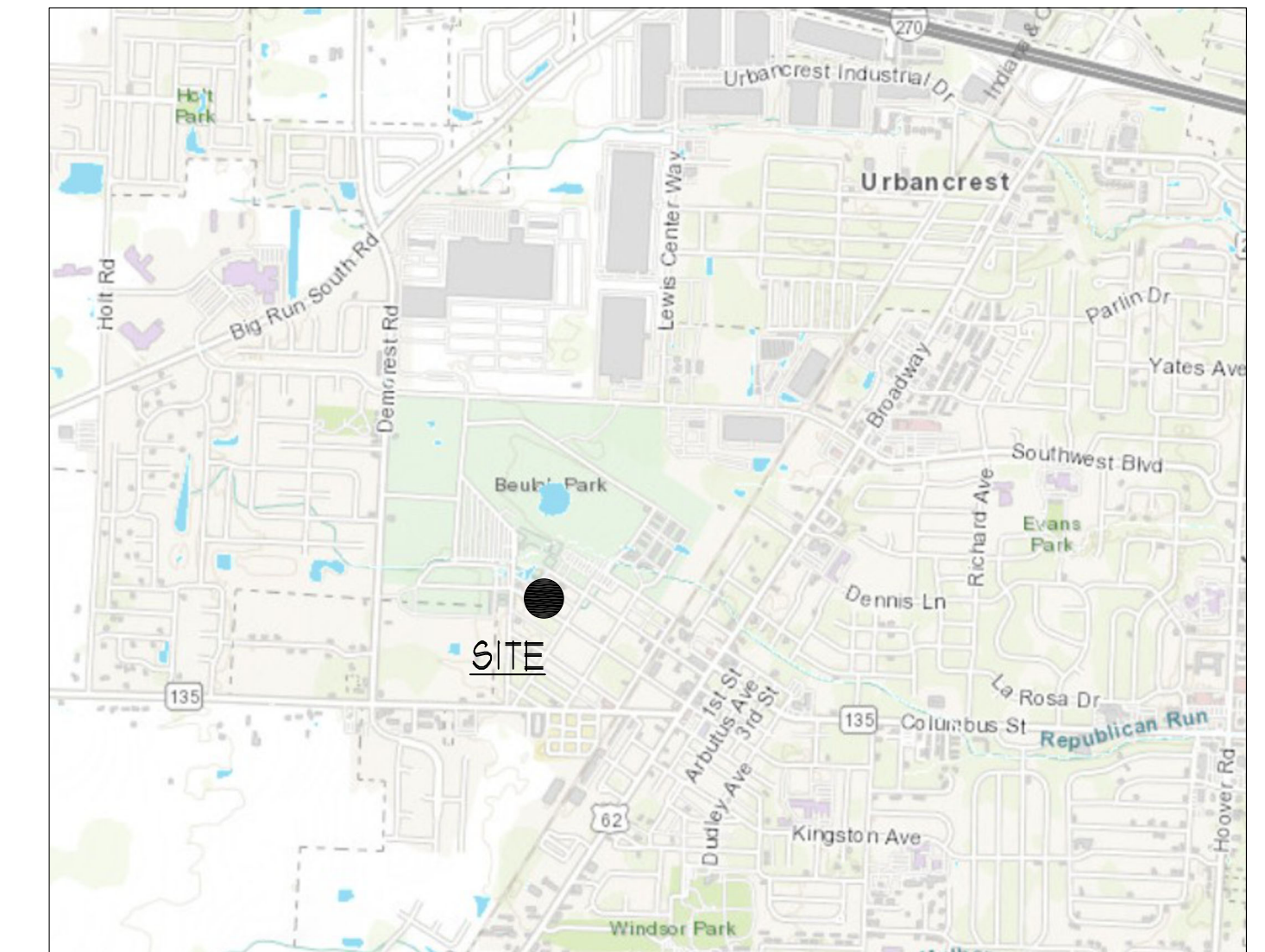
Revised 3/25/2025

GINN DRIVE BUNGALOWS



SITE PLAN
1"=30'-0"

SITE PLAN ENLARGEMENT
 " = 1" = 10'

VICINITY MAP

GENERAL NOTES:
THE CONTRACTOR SHALL FOLLOW ALL STATE AND LOCAL REGULATIONS/ REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- SITE WORK/ GRADING
- DEBRIS/ TRASH MANAGEMENT
- STORM WATER MANAGEMENT INCLUDING EROSION AND SEDIMENT CONTROL.
- UTILITIES LOCATION AND COORDINATION - (CALL OUP'S)

-THE CONTRACTOR SHALL BE RESPONSIBLE FOR METHODS, MEANS, SEQUENCE, AND PROCEDURES OF THE WORK.

LAYOUT NOTES:
1-ALL DIMENSIONS ARE FEET/ INCHES U.N.O.
2-DO NOT SCALE THE DRAWINGS
3-DIMENSIONS ARE TO PROP LINE AND TO
FACE OF BUILDING WALL SHEATHING U.N.O.

INDEX

A00 COVER PAGE WITH SITE PLAN

A10 BUILDING FLOOR PLANS

A20 BUILDING EXTERIOR ELEVATIONS

L101 LANDSCAPE PLAN

L501 LANDSCAPE DETAILS

City Administrator _____

Service Director _____

Reviewer for the City of Grove City _____

Fire Department Jackson Township _____



Craig W. Murdick
ARCHITECT LTD.

1441 Kingsgate Rd.
Columbus, Oh 43221

For quick response send questions to:
craig@murdick-arch.com

GINN DR. BUNGALOWS
Grove City, Oh
for
owner BP TH LLC

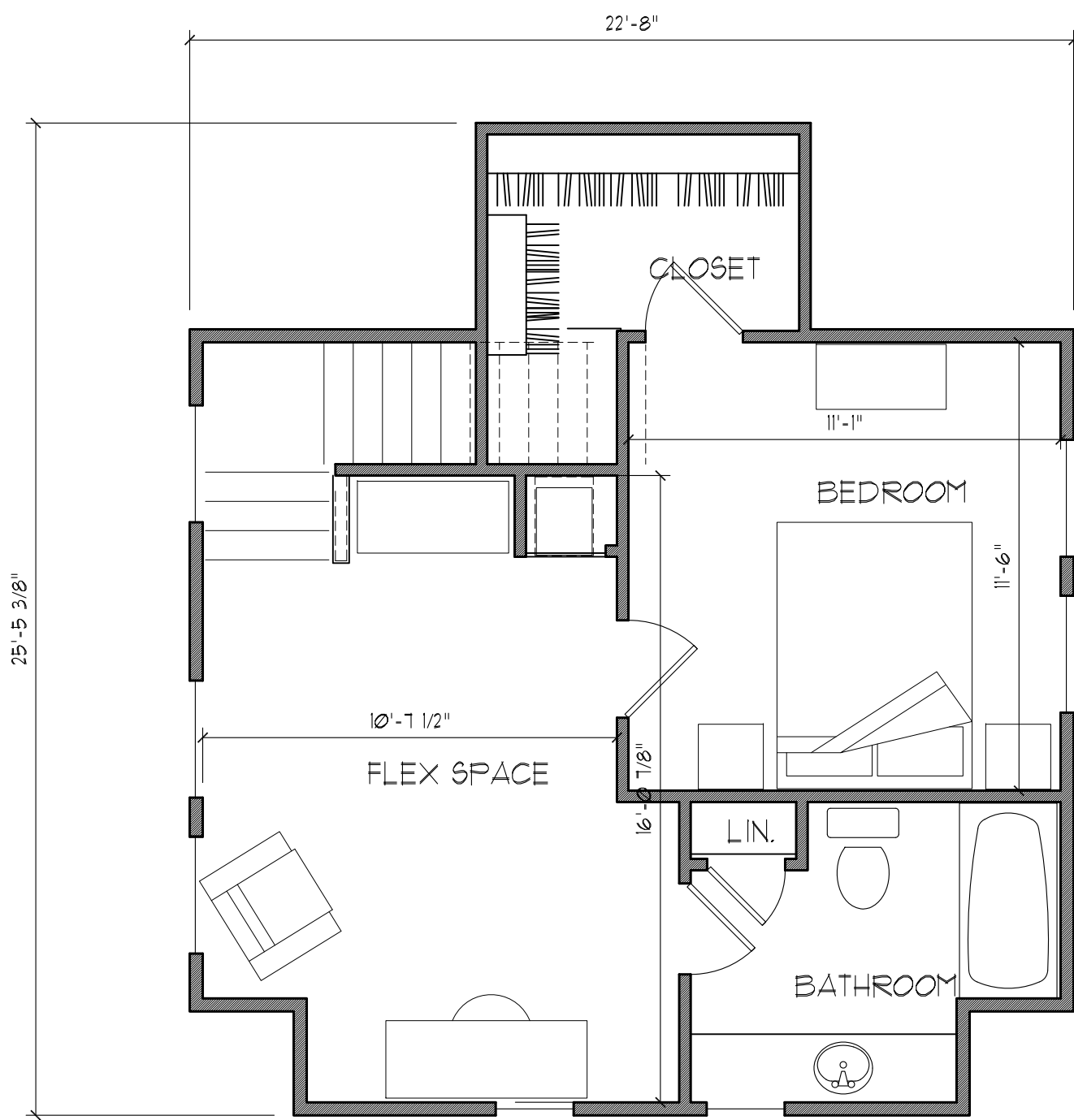
Copyright CWMaltd 2025.,
All drawings are and shall
remain the property of
Craig W. Murdick, Architect, Ltd.
and shall not be used,
duplicated or altered without
expressed written consent.

REVISED

1	JUNE 30, 2025
2	JULY 02, 2025

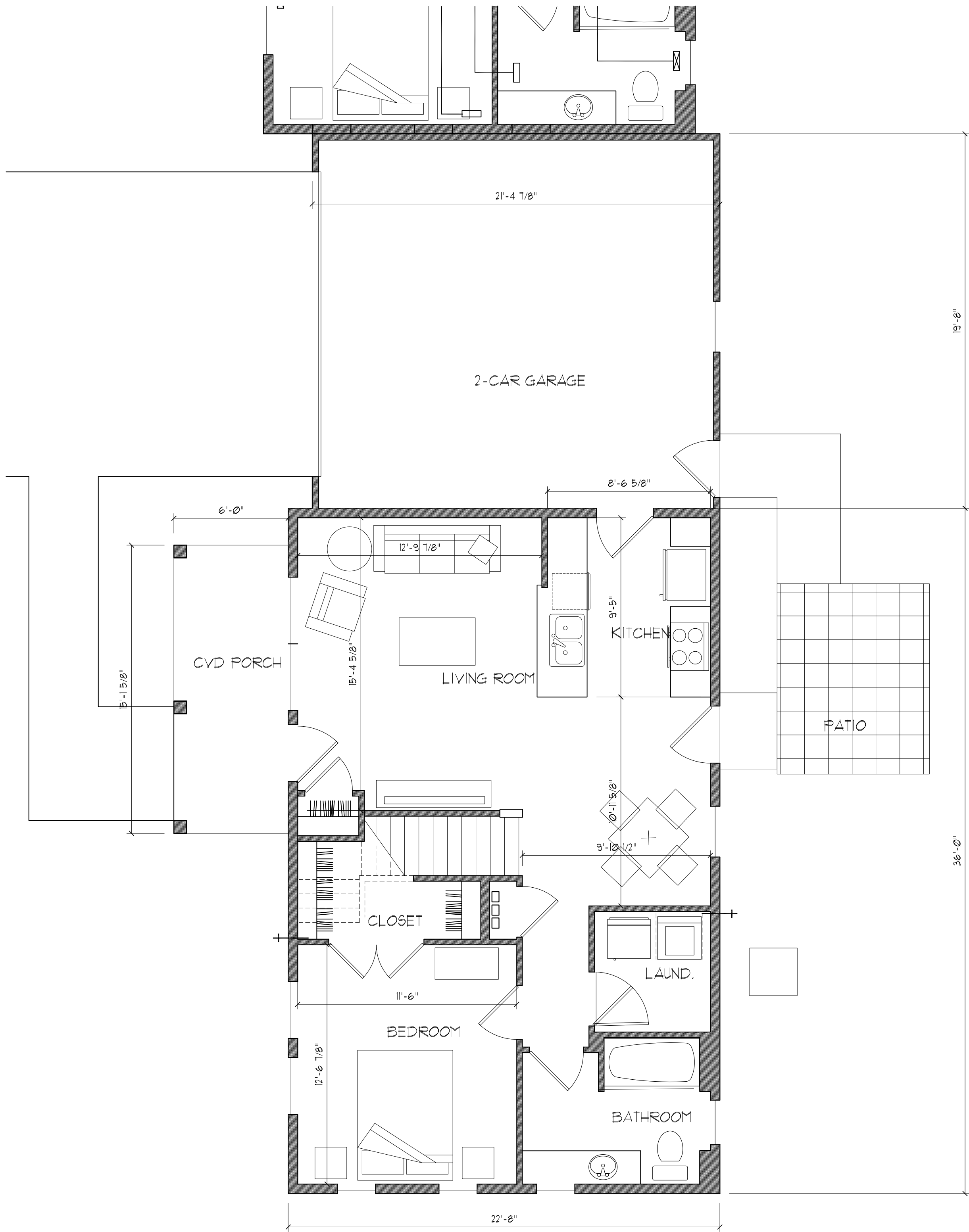
UNIT FLOOR PLAN

DATE: MAY 27, 2025
SET: DEVELOPMENT PLAN
PAGE: 400



TYPICAL SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



TYPICAL FIRST FLOOR PLAN - 2 CAR GARAGE

SCALE: 1/4"=1'-0"

1279 s.f. TOTAL UNIT



Craig W. Murdick
ARCHITECT LTD.

1441 Kingsgate Rd.
Columbus, OH 43221

For quick response send questions to:
craig@murdick-arch.com

GINN DR. BUNGALOWS
Grove City, Oh
for
owner BP TH LLC

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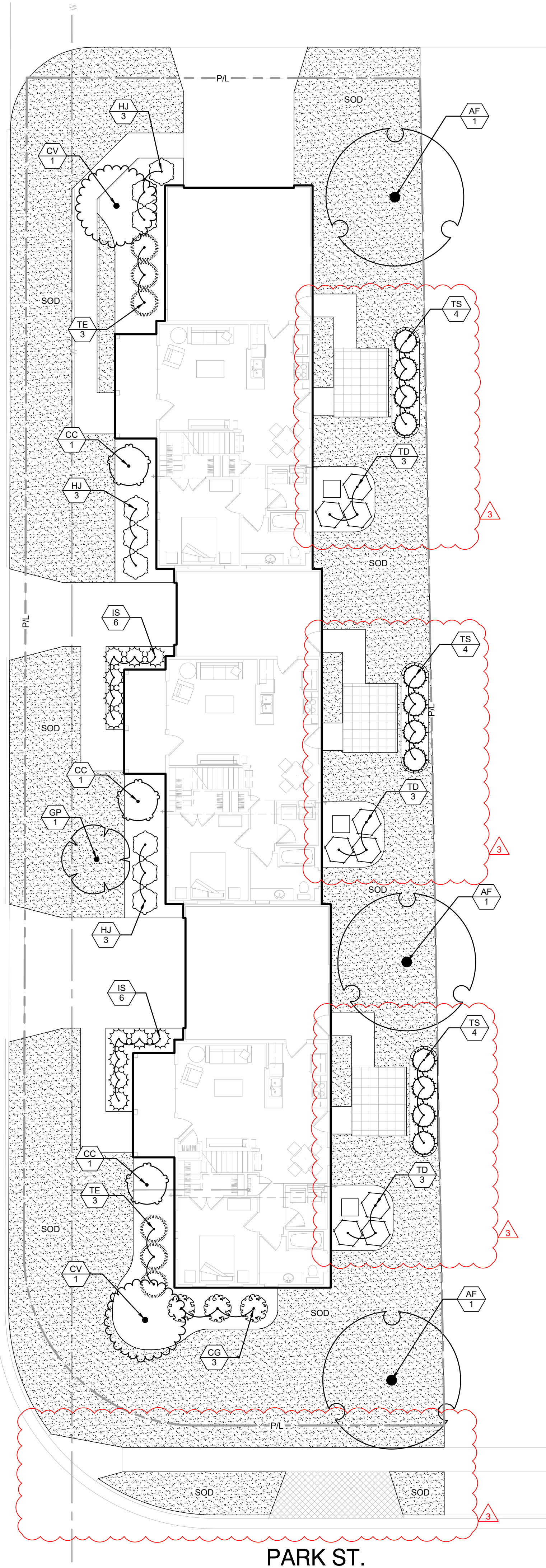
REVISED
JUNE 30, 2025

UNIT FLOOR PLAN

DATE: MAY 27, 2025

SET: DEVELOPMENT PLAN

PAGE: A1.0



SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
	AF	3	Redpointe® Maple / <i>Acer rubrum</i> 'Frank Jr.'	B & B	2"Cal	
	CC	3	Lavender Twist® Eastern Redbud / <i>Cercis canadensis</i> 'Covey'	B & B	2"Cal	
	CV	2	White Fringetree / <i>Chionanthus virginicus</i>	B & B	2"Cal	
	GP	1	Princeton Sentry® Maidenhair Tree / <i>Ginkgo biloba</i> 'PNI 2720'	B & B	2"Cal	
	TS	12	Emerald Green Arborvitae / <i>Thuja occidentalis</i> 'Smaragd'	B & B	6" HT MIN	3
SHRUBS						
	CG	3	Golden Mop Threadleaf Sawara Cypress / <i>Chamaecyparis pisifera</i> 'Golden Mop'	No. 3 cont. or B & B	24" ht. min.	
	HJ	9	Little Lime® Panicle Hydrangea / <i>Hydrangea paniculata</i> 'Jane'	No. 3 cont. or B & B	24" ht. min.	
	IS	12	Shamrock Inkberry Holly / <i>Ilex glabra</i> 'Shamrock'	No. 3 cont. or B & B	24" ht. min.	
	TD	9	Anglo-Japanese Yew / <i>Taxus x media</i>	No. 3 cont. or B & B	36" ht. min.	3
	TE	6	Everlow Anglo-Japanese Yew / <i>Taxus x media</i> 'Everlow'	No. 3 Cont. 24" min.		
SYMBOL						
	TA	5,663 sf	RTF® sod / Turf sod Rhizomatous Tall Fescue	SOD		3

1. PER THE GROVE CITY, OH ZONING CODE:

"Service structures, including, but not limited to, propane tanks, trash dumpsters, electrical transformers, air conditioners/cooling towers, heat pumps, utility vaults which extend above grade, and other equipment or elements providing service to a building or site, are to be screened in all zoning districts. A continuous 100% opaque landscape hedge, solid fence, wall, or earthen mound is required to enclose any service structure on all exposed sides."

All service structures to be screened with evergreen hedge or fence.

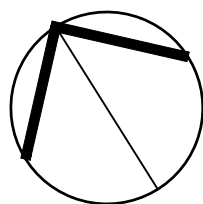
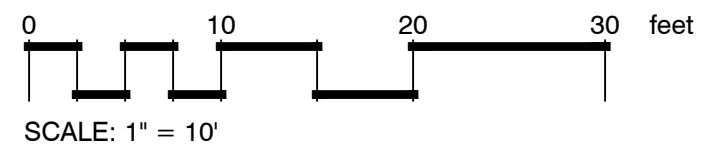
(a) Planting Requirements for All New Developments

"(1) Residential and PUD Districts. There shall be a minimum of three trees planted per single family residence, doubles, twins or duplexes. Multi-family structures are to include two trees per dwelling unit. Trees may be either small or medium species. Medium or small species trees shall be 2" minimum caliper and clear trunk. No clump or multi-stem form trees are permitted. Trees are to be arranged within the front, side or rear yard areas with emphasis on the front facades. In addition a minimum of one-third (1/3) of the facade (or facades in the case of corner lots) fronting the street or vehicular use area is to be landscaped adjacent to the foundation with a minimum of five (5) shrubs, ground cover or other ornamental plantings. The average initial height of these plantings is to be 24" minimum."

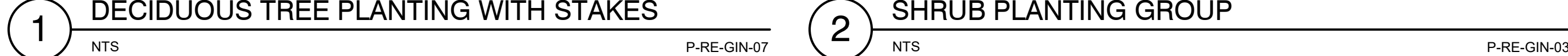
Trees Required per Dwelling Unit
Total Required Trees = 2 trees x 3 units = 6 trees
Total Proposed Trees = 6 trees

Total Facade to be Planted
 Facade along Ginn Dr. = 160'-0"
 Required Plantings = 53'-4"
 Proposed Plantings = 108'-7"

Facade along Park St. = 22'-8"
Required Plantings = 7'-6"
Proposed Plantings = 15'-0"



L101



1. SURVEY INFORMATION OBTAINED ELECTRONICALLY CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, UTILITIES, EASEMENTS OR FIELD GATHERED DATA.
2. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR SHALL INCLUDE FOR PAYMENT THE COSTS OF REMOVAL AND DISPOSAL OF ALL TREES, BRUSH AND STUMPS WITHIN THE SCOPE OF PROPOSED WORK.
4. LOCATION, SUPPORT PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.
5. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
6. CONTRACTOR SHALL CALL UTILITIES PROTECTION SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL NOT REMOVE ANY TREES, SHRUBS, OR OTHER LANDSCAPE FEATURES NOT IDENTIFIED FOR REMOVAL WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS AT ALL TIMES.
9. ALL DIMENSIONS AND WALL RADII ARE TAKEN TO FACE OF CURB OR WALL, UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY OWNERS REP OF ANY DISCREPANCIES.
11. ALL CONCRETE WORK TO RECEIVE CONTROL JOINTS AT 5' O.C., AND EXPANSION JOINTS AT 30' O.C. MAXIMUM, WITH LIGHT BROOM FINISH UNLESS OTHERWISE NOTED ON PLANS.
12. CONTRACTOR SHALL ADJUST MULCH AT WEEP HOLE LOCATIONS ON BUILDING OR RETAINING WALLS TO AVOID CLOGGING OF WEEP HOLES FOR PROPER DRAINAGE.

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLANT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6". ADDITIONAL AMENDMENTS TO BE ADDED PER SOILS REPORT.
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.

17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.



GINN DRIVE VIEW



PARK ST. VIEW



REAR VIEW



ALLEY VIEW

EXTERIOR RENDERINGS

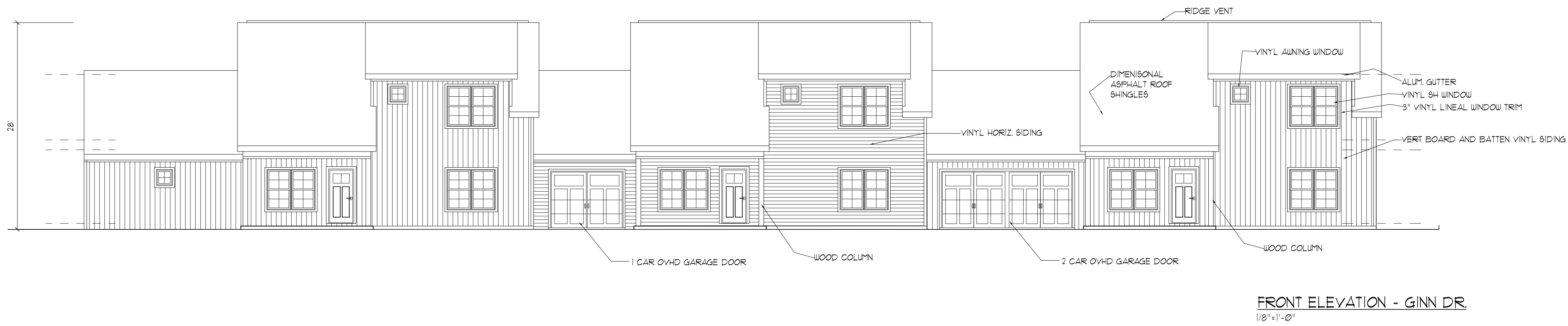
GINN DRIVE BUNGALOWS

3 UNIT COTTAGE BUILDING - MAY 27, 2025 rev. JUNE 30,2025



Craig W. Murdick, Architect Ltd.
 1 4 4 1 Kingsgate Rd. Columbus Oh. 4 3 2 2 1
 6 1 4 - 4 0 2 - 1 5 1 4 craig@murdick-arch.com

A3.0



UNNECESSARY AND ILLEGIBLE NOTES
HAVE BEEN REMOVED

SITE PLAN
NO SCALE



Craig W. Murdick

ARCHITECT LTD.

1441 Kingsgate Rd.

Columbus, OH 43221

For quick response send questions to:
craig@murdick-arch.com

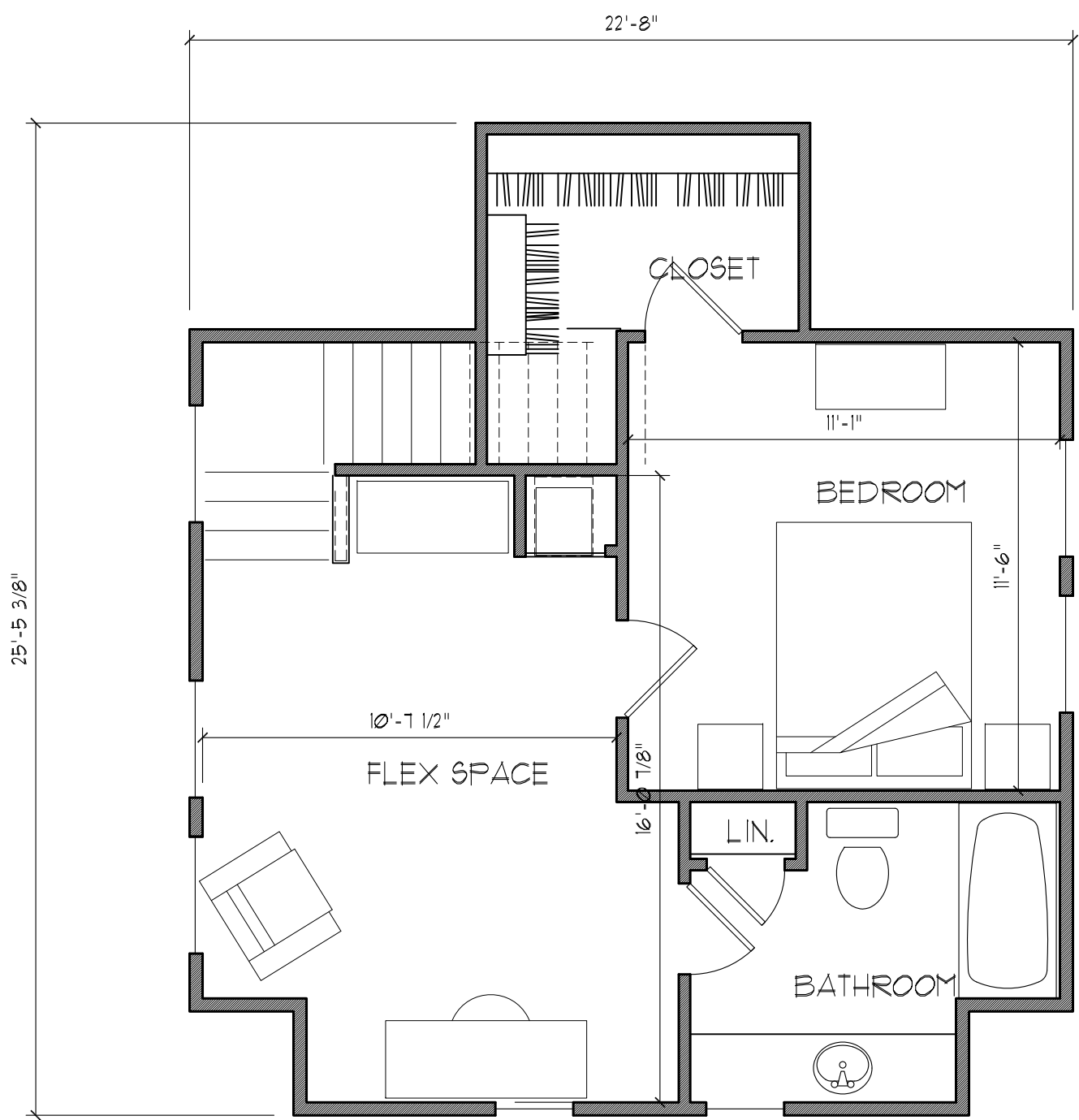
GINN DR. BUNGALOWS
Grove City, Oh
for
owner BP TH LLC

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remain the property of
Craig W. Murdick, Architect, Ltd.
and shall not be used,
duplicated or altered without
expressed written consent.

REVISED
JUNE 30, 2025

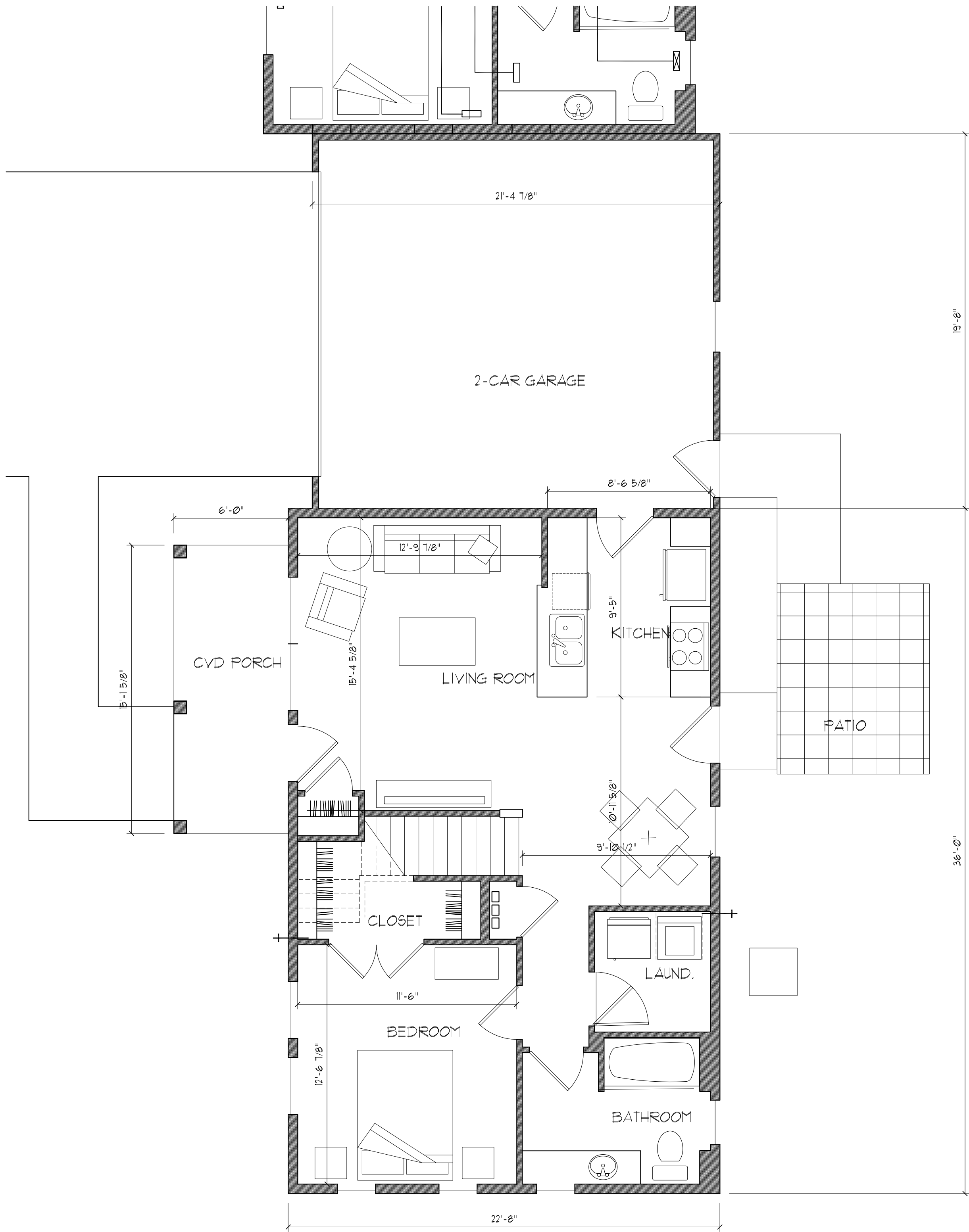
EXT. ELEVATIONS

DATE: MAY 27, 2025
SET: DEVELOPMENT PLAN
PAGE: A2.0



TYPICAL SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



TYPICAL FIRST FLOOR PLAN - 2 CAR GARAGE

SCALE: 1/4"=1'-0"

1279 s.f. TOTAL UNIT



Craig W. Murdick
ARCHITECT LTD.

1441 Kingsgate Rd.
Columbus, OH 43221

For quick response send questions to:
craig@murdick-arch.com

GINN DR. BUNGALOWS
Grove City, Oh
for
owner BP TH LLC

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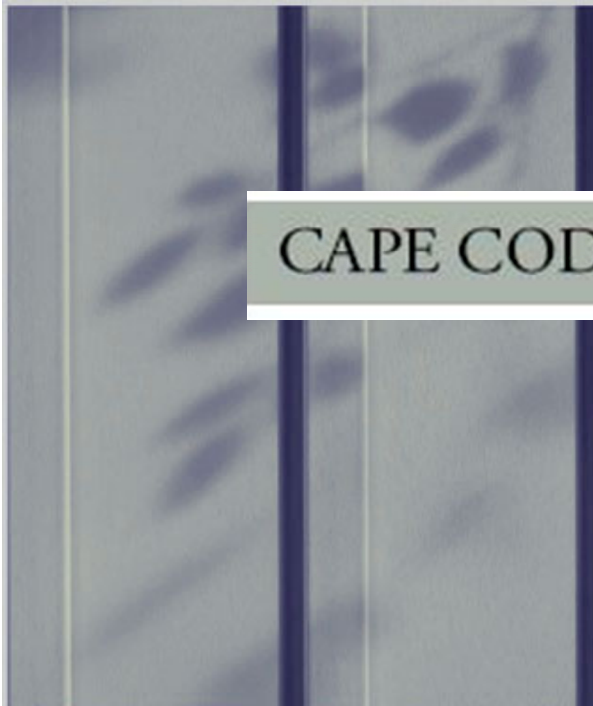
REVISED
JUNE 30, 2025

UNIT FLOOR PLAN

DATE: MAY 27, 2025
SET: DEVELOPMENT PLAN
PAGE: A1.0



Color/Finish: Weathered Wood



CAPE COD GRAY



PLATINUM GRAY

New Construction Vinyl Window Collection

Beauty and Performance Designed for Your Homes

Alside

The new 1700 and 1900 Series new construction windows offer classically inspired solutions to meet the ever-changing aesthetic, architectural and budgetary needs in new construction.

Solid vinyl construction with fusion-welded corners provide added strength, energy efficiency and weather-tight performance.

Block and tackle balances stand up to the debris of a construction site.

Reinforced meeting rail for superior structural performance.

Cam-style lock with adjustable keeper for increased security.

Sloped sill for a contemporary look and enhanced water shedding.

Single frame construction on several combo units reduces potential water entry points. Available in twin and triple single and double hung, as well as 9-lite sliding units.

Convenient Egress sizes in 3050 single-hung, 4040 single-sliding and 3052 double hung.

Multiple glass pack options to meet the thermal and energy-efficiency needs of any region.

Interior glazed fixed lites provide convenient access from the inside should the glass need to be replaced.

Drywall pass-through model available for convenient higher floor sheet drywall entry point.

Primed wood jamb extensions are available to support four exterior wall construction depths and reduce interior trim work. 4-9/16", 6-9/16", 7-1/16" and 7-9/16" options are available.

Convenient 1/2" or 5/8" drywall return channel offers an alternative to wood trim and caulking.

WHITE

MATERIALS

GINN DRIVE BUNGALOWS

3 UNIT COTTAGE BUILDING - MAY 27, 2025 rev. JUNE 30,2025



Craig W. Murdick, Architect Ltd.
1 4 4 1 Kingsgate Rd. Columbus Oh. 4 3 2 2 1
6 1 4 - 4 0 2 - 1 5 1 4 craig@murdick-arch.com

A3.1

Project Narrative

Development Plan – Ginn Drive Bungalows

Application Control Number: #202505270018

Part of Subarea G of Beulah Park

We are pleased to submit the Ginn Drive Bungalows at the NE corner of Park Street and Ginn Drive. The Ginn Drive Bungalows were designed as a 3-family specifically for a vacant corner lot nestled for approval among existing town center homes and our new development, The Strand at Beulah.

The Strand at Beulah development of 82 townhomes has proven to be a beautiful addition to the Beulah Park community. The development stretches from Lincoln Avenue to Elm Street, often hugging the conservation area and overlooking the Central Park. Just as notable, The Strand at Beulah has nicely integrated into the context of the existing neighborhood. It is a true connector, touching both the new and existing neighborhoods.

The vacant lot, known as parcel 040-017265-00, is the last remaining parcel within Subarea G. The Ginn Drive Bungalows will greatly enhance this lot and notable corner.

Each of the three units will have entrances on the ground floor, just off a small front porch. Each unit will also include an attached garage – 2-car on the end units, 1-car in the interior unit. Designed as a 1.5 story home, it was crucial to be able to provide 1st floor owners suite to meet the market demand for predominantly first floor living. A covered back porch is provided on each unit as an additional living amenity.

To maintain consistency and a continued standard of excellence, Craig W Murdick was retained as the architect on this project and Townsend Construction as the builder.

We are proud of the redevelopment of the former Beulah Park racetrack. While this is a relatively small project, we have gone to great lengths to ensure it compliments and integrates the overall community well.

General Property Details: See page 2.



June 19, 2025

Dash Logan, AICP
Senior Planner
The City of Grove City
4035 Broadway
Grove City, OH 43123

RE: *Ginn Drive Bungalows, Final Development Plan*
Control #202505270018
Staff Review Comment Letter Responses

Dear Mr. Logan,

This letter is in response to the comments provided on June 18, 2025, for the Ginn Drive Bungalows Final Development Plan project referenced under Control #202505270018. We have reviewed all the following comments and provided a response, as shown in red.

1. **Comment:** Architecture. The zoning text for Beulah Park Subarea G states that no more than 70% of any exterior building elevation fronting on a public right-of-way shall be finished with vinyl siding. To comply with this requirement, brick, stone, or another material should be incorporated into the elevations fronting Park Street and Ginn drive.

Response: We request a deviation to this zoning text. (a) The proposed design is consistent with the single-family homes in Subarea C. (b) Vinyl is consistent with a bungalow design. (c) Allows for this project to distinguish itself from The Strand at Beulah townhomes. Important to note that quality is not necessarily achieved by adding masonry vs. doing a better design in the form of the building as we are doing.

2. **Comment:** Architecture. The plan sheets note that the patios will include a screen fence. The zoning text does not allow for privacy fences unless approved as part of the Development Plan. Provide details on the proposed fencing, including height and proposed material.

Response: We request a deviation to this zoning text. Note the variance granted to the homeowners of 3680 Beulah Park Drive.

3. **Comment.** Utilities. The proposed sanitary line shown running south from the alley cannot be located under the proposed structure.

Response: This is a singular sanitary service line for the entire building; similar to the other townhomes along Ginn and not a public sanitary main.

4. **Comment:** Utilities. Label all existing utilities and show catch basins, manholes and inlets, including the items below. Utility information can be found on the City's online Web GIS page.

- a. Existing 4" water line along Ginn Drive frontage of site
- b. Existing 8" sanitary line in the alley to the north of the site.
- c. Existing Storm sewer on Ginn Drive
- d. Existing sanitary manholes on the west side of Ginn Drive

Response: To be shown on revised plan by Craig Murdick Architect.

5. **Comment:** Landscaping. The minimum caliper for all proposed trees should be 2 inches. The Lavender Twist Eastern Redbud is listed as 1.5 inches.

Response: Plan revised to 2" Cal. Revised plan provided.

6. **Comment:** Landscaping. Add a note to the plan sheets stating that all service structures will be screened per 1136.08 of Code.

Response: Plan revised to add above note. Revised plan provided.

7. **Comment:** General Comments. Include property ownership information and address for adjacent properties.

Response: Project Narrative has been updated to include such information. Revised Project narrative provided.

8. **Comment:** General Comments. The labels on sheet A2.0 appear to have been misprinted and are difficult to decipher.

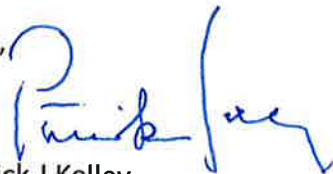
Response: Craig to revise

9. **Comment:** General Comments. On sheets A3.0 and A3.1, "Ginn" is misspelled as "Gin"

Response: Craig to revise

If you have any questions or additional comments, please contact Patrick J Kelley at (614) 395-5172 or Sarah J Backiewicz at (614) 560-9491.

Best,


Patrick J Kelley

BP TH LLC, Managing Partner

Logan, Dashiell

From: Pat Kelley <Pat@Kelley-co.com>
Sent: Tuesday, July 1, 2025 12:23 PM
To: Logan, Dashiell; Sarah Backiewicz; 'Craig Murdick Arch Ltd (craig@murdick-arch.com)'
Cc: Shields, Kimberly
Subject: RE: Ginn Drive Bungalows - Final Development Plan



Sorry for the confusion. We will not be seeking a variance for fencing, rather using natural material to screen.
Thanks

Patrick J. Kelley
President



From: Logan, Dashiell <dlogan@grovecityohio.gov>
Sent: Tuesday, July 1, 2025 9:21 AM
To: Pat Kelley <Pat@Kelley-co.com>; Sarah Backiewicz <sarah@kelley-co.com>; 'Craig Murdick Arch Ltd (craig@murdick-arch.com)' <craig@murdick-arch.com>
Cc: Shields, Kimberly <kshields@grovecityohio.gov>
Subject: Ginn Drive Bungalows - Final Development Plan

Pat, Sarah and Craig,

The response letter provided with the revised materials states that a variance is requested to allow for fencing. However, the fencing shown on the initial plans has been switched to landscape screening. Please confirm that this is correct, and clarify if you still would be applying for a variance.

Thank You,

Dashiell Logan, AICP
Senior Planner

City of Grove City
[Development Department](#)
4035 Broadway, Grove City, Ohio 43123
O 614.277.3024

NOTICE: This electronic mail transmission is for the use of the named individual or entity to which it is directed and may contain information that is privileged or confidential. It is not intended to be received by anyone other than the named addressee or a person authorized to deliver it to the named addressee. The City of Grove City will retain all electronic

Property Owner	BP TH LLC
Property Owner Mailing Address	250 E BROAD ST STE 1100 Columbus, Ohio 43215
Property Owner, Managing Partner	Patrick J Kelley
Other Properties owned by BP TH LLC	040-017262-00 Elm Street 040-017263-00 3764-3770 Beulah Park Drive 040-017265-00 Park Street 040-017506-00 3821 Beulah Park Drive 040-017507-00 3702 W Park Street
Adjacent Properties	040-000087-00 3666 W Park Street (east) WARD JULIE
	040-000012-00 3684 W Park Street (west) NEWLAND JUDITH D NEWLAND BRANDI
	040-000847-00 3651 Grant Avenue (north) WHALEY JEFFREY L WHALEY LORRIE A
	040-000240-00 3683 PARK ST (south) JOHNSON BETHANNE TR GIBBONEY DOUGLAS TR 040-000062-00 3677 PARK ST (south) MCCOY TIMOTHY EUGENE 040-000029-00 3671 PARK ST (south) HILES KATERINA

Date: 07/15/25
Introduced By: Ms. Anderson
Committee: Safety
Originated By: Mayor Stage
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-32-25
1st Reading: 07/21/25
Public Notice: 07/22/25
2nd Reading: 08/04/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-32-25

AN ORDINANCE TO AMEND SECTION 331.44 OF THE CODIFIED ORDINANCES TITLED TEXTING WHILE DRIVING PROHIBITED

WHEREAS; in 2023 the City’s Codified Ordinances were amended to update the texting while driving restrictions to be consistent with Ohio law; and

WHEREAS; the restrictions are broader than just restricting texting while driving, they regulate the use of electronic communication devices while driving; and

WHEREAS; the title “Texting While Driving” does not accurately reflect the extent of the restrictions and has created confusion for defendants and the courts; and

WHEREAS; this amendment changes the title to more accurately reflect what is prohibited.

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

SECTION 1. Section 331.44, titled Texting While Driving Prohibited, is hereby amended as follows:

331.44 **ELECTRONIC WIRELESS COMMUNICATIONS DEVICE REGULATIONS
TEXTING WHILE DRIVING PROHIBITED.**

SECTION 2. Section 331.44(f)(1) is hereby amended as follows:

(f) As used in this section:

(1) “Electronic wireless communications device” includes any of the following:

A. A wireless telephone **including, but not limited to, a telephone that is physically attached to the vehicle via a charging cable or otherwise;**

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

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 07/15/25
Introduced By: Anderson
Committee: Safety
Originated By: Mr. Vedra
Approved: Mr. Boso
Emergency: 30 Days:
Current Expense:

No.: CR-28-25
1st Reading: 07/21/25
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-28-25

A RESOLUTION TO WAIVE THE PROVISIONS OF SECTION 903.28(a) OF THE CODIFIED ORDINANCES FOR THE BOURBON & SPIRITS FESTIVAL ON AUGUST 09, 2025

WHEREAS, the Heart of Grove City hosts many events in the Town Center, including the Wine & Arts; Taco's & Tequila; and Bourbon & Spirits Festivals; and

WHEREAS, during a few of these events, Cigars are sold as part of the festival experience; and

WHEREAS, Section 903.28(a) of the Codified Ordinances of the City states: It shall be unlawful to vape, smoke or carry lighted cigarettes, pipes, cigars, other tobacco products or smoking materials within all areas of public parks leased or owned by the City, which have been wholly designated as smoke free zones.

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

SECTION 1. The provisions of Section 903.28(a) of the Codified Ordinances that "it shall be unlawful to vape, smoke or carry lighted cigarettes, pipes, cigars, other tobacco products or smoking materials within all areas of public parks leased or owned by the City, which have been wholly designated as smoke free zones" is hereby waived for the 2025 Bourbon & Spirits Festival on August 09, being held in the Town Center Park.

SECTION 2. The provisions shall only be waived between the hours of 1:00 p.m. to 10:00 p.m. within the areas designated in Exhibit "A" attached hereto and made a part hereof.

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:

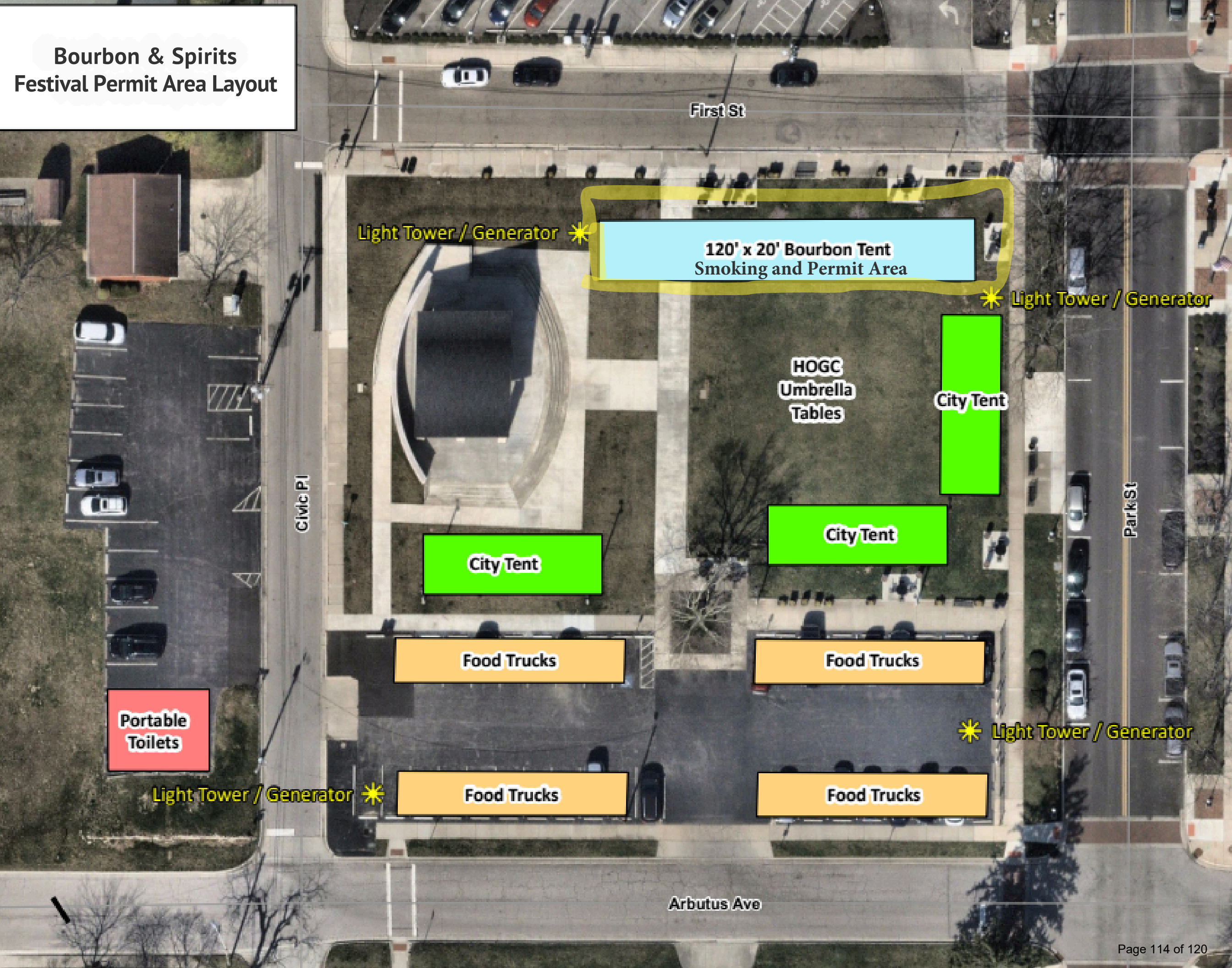
Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form

Stephen J. Smith, Director of Law

**Bourbon & Spirits
Festival Permit Area Layout**



Light Tower / Generator *

120' x 20' Bourbon Tent
Smoking and Permit Area

* Light Tower / Generator

HOGC
Umbrella
Tables

City Tent

City Tent

City Tent

Food Trucks

Food Trucks

* Light Tower / Generator

Portable
Toilets

Light Tower / Generator *

Food Trucks

Food Trucks

First St

Civic Pl

Park St

Arbutus Ave

Date: 07/15/25
Introduced By: Mr. Dew
Committee: Service
Originated By: Mr. Hamons
Sponsor: Mr. Boso
Emergency: 30 Days
Current Expense:

No.: CR-29-25
1st Reading: 07/21/25
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-29-25

RESOLUTION DECLARING THE NECESSITY OF CONSTRUCTING CERTAIN SIDEWALKS ON BALSAM AVE. BASSWOOD AVE., CYPRESS AVE., DEMOREST RD., DOGWOOD CT., HOLLY ST. JUNIPER ST., MAGNOLIA ST., SASSAFRAS CT. AND SEQUOIA AVE., AND REQUIRING THAT ABUTTING PROPERTY OWNERS CONSTRUCT SAME

WHEREAS, the City believes that sidewalks are necessary for the general welfare of the City and its residents in that they provide connectivity and a safe means of pedestrian travel; and

WHEREAS, Section 729.01 of the Ohio Revised Code provides that a municipal corporation may require the construction and/or repair of sidewalks within the municipal corporation limits; and

WHEREAS, ORC Section 729.01 further provides that if the abutting landowners fail to construct and/or repair the sidewalks within the specific time frame established by the municipality, the municipality may cause the construction and/or repairs to be completed and the total costs of such to be assessed against the abutting lots or lands; and

WHEREAS, in accordance with Ohio law, the City of Grove City Codified Ordinances also require that "all owners of property abutting on streets of the City shall, upon notice being given to them pursuant to Ohio R.C. 729.02 by the Clerk of the legislative authority, construct or repair sidewalks in the street or streets on which the lot or lots abut in accordance with the specifications adopted by Council"; and

WHEREAS, the City's Consulting Engineer has prepared the plans, specifications and cost estimates for the construction and repair of proper sidewalks, as authorized by Res. CR-25-25, for the properties described in Exhibits "A" & "B"; and

WHEREAS, the plans, specifications and cost estimates have been submitted to and are on file with the Clerk of Council; and

WHEREAS, as part of the annual sidewalk program, the City has budgeted funds to help assist the affected homeowners by paying part of the costs of the improvements required herein.

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

SECTION 1. It is necessary to construct and/or repair sidewalks in the City of Grove City in accordance with the plans, specifications and cost estimates prepared by the City's Consulting Engineer and now on file in the office of the Clerk of Council in front of all of the properties described by street address in Exhibit "A" attached hereto and incorporated herein.

SECTION 2. The owners of all of the lots and lands bounding and abutting upon the area of the

proposed sidewalk improvements shall construct and/or repair in accordance with the plans and specifications on file in the office of the Clerk of Council, the portions of such sidewalks abutting on their respective properties within a period of thirty (30) days after the service of notice of passage of this Resolution; and, if such construction and/or repair is not completed within the thirty (30) day period, then this Council shall have the same done and the entire cost thereof shall be assessed upon the property of each owner of abutting lots or lands and made a lien thereon, with penalty and interest, to be collected in the manner provided by law.

SECTION 3. The Clerk of this Council is directed to cause a written notice of the passage of this Resolution to be served as required by law.

SECTION 4. The plans, specifications and estimate of cost of said construction as heretofore filed are hereby approved.

SECTION 5. This resolution shall take effect at the earliest opportunity allowed by law.

Passed:
Effective:

Christine Houk, President of Council

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this resolution
is correct as to form

Stephen J. Smith, Director of Law

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

Date: 07/15/25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Ms. Lowe
Sponsor: Mr. Boso
Emergency: 30 Days:
Current Expense:

No.: CR-30-25
1st Reading: 07/21/25
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-30-25

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO APPLY FOR AND ACCEPT FUNDS THROUGH THE ODNR DIVISION OF FORESTRY, URBAN FORESTRY GRANT TO RESTORE THE URBAN CANOPY IN THE DISADVANTAGED AREAS OF THE CITY

WHEREAS, the Ohio Department of Natural Resources, Division of Forestry offers an Urban Forestry Grant with funding supplied by the USDA Forest Service; and

WHEREAS, the goals of this Grant Program and in direct alignment with the City's Sustainability Program; and

WHEREAS, the City desires to increase the Tree Canopy to restore tree planting in the disadvantaged areas of our city (eg: James Ct., Evans Dr., Homecomer Dr., LaRosa Dr., LaRosa Ct., Irwin Ct., Dennis Ln.) and improve the overall forestry of the community; and

WHEREAS, the inclusion of additional trees are part of the City's Sustainability Program; and

WHEREAS, the City of Grove City desires financial assistance offered through the USDA Forest Service and the ODNR Urban Forestry Grant in the amount of approximately \$72,000.00.

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

SECTION 1. The City Administrator is hereby authorized to file an application for a grant with the Ohio Department of Natural Resources, Division of Forestry Urban Forestry Grant 2025 and to provide all information and documentation required to become eligible for possible funding.

SECTION 2. The City Administrator is hereby authorized to submit an application and to enter into any agreements as may be necessary and appropriate for obtaining this assistance, in accordance with the fiscal requirements of the Director of Finance.

SECTION 3. This resolution 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
resolution is correct as to form.

Stephen J. Smith, Director of Law