



GROVE CITY, OHIO - CITY COUNCIL Agenda

December 1, 2025

7:00 PM

Regular Meeting

Roll Call / Approval of Minutes / Oath of Office / Welcome & Reading of Agenda

LANDS:

- | | |
|--------------------------|---|
| <u>Ordinance C-46-25</u> | Accept the Plat of Courtyards at Harris Farms, Phase 1. Second reading and public hearing. |
| <u>Ordinance C-48-25</u> | Accept the Annexation of 26.904 acres located at 4910 Hoover Road in Jackson Township to the City of Grove City. First reading. |
-

SAFETY:

- | | |
|--------------------------|--|
| <u>Ordinance C-49-25</u> | Adopt Chapter 550 of the Codified Ordinances titled Unlawful Discrimination Prohibited. First reading. |
| <u>Ordinance C-50-25</u> | Amend Section 376.02 of the Codified Ordinances titled Restrictions. First reading. |
-

FINANCE:

- | | |
|--------------------------|--|
| <u>Ordinance C-47-25</u> | Appropriate \$25,000.00 from the Senior Nutrition Fund for Current Expenses. Second reading and public hearing. |
| <u>Ordinance C-51-25</u> | Amend and Extend the Pinnacle No. 1 Incentive District, the Pinnacle No. 2 Incentive District and the Pinnacle No. 3 Incentive District. First reading. |
| <u>Ordinance C-52-25</u> | Appropriate \$150,000.00 from the Scioto Township Joint Economic Development District (JEDD) Fund for the Current Expense of making payments in accordance with the JEDD Contract. First reading |
| <u>Ordinance C-53-25</u> | Appropriate \$1,500,000.00 from the Deposit Trust Fund and Reduce Appropriation Amounts for Various Funds. First reading. |
-

ADMIN./RULES

- | | |
|----------------------------|--|
| <u>Resolution CR-52-25</u> | Accept and Approve the Cybersecurity Program and designate the Director of Information Systems responsible for said Program. |
|----------------------------|--|
-

New Business: Budget Review - Department Reports - Closing Comments - Adjourn

ON FILE

Minutes of: 11/17/25, Council

Date: 11/10/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Plan Comm
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-46-25
1st Reading: 11/17/25
Public Notice: 11/18/25
2nd Reading: 12/01/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-46-25

AN ORDINANCE TO ACCEPT THE PLAT OF COURTYARDS AT HARRIS FARMS, PHASE 1

WHEREAS, Courtyards at Harris Farms, Phase 1, a subdivision containing lots 104 - 174 inclusive, and Reserve "A1, A2, B, C, D, E, and F", 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 Courtyards at Harris Farms, Phase 1, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6115, being out of that 22.946 acres of land, more or less. Said 22.946 acres conveyed to Epcon Harris 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

Project Narrative

Courtyards at Harris Farm Phase 1 Subdivision plat impacts 25.41 acres creating the lots and reserves of Sub-Area B and Sub-Area C of the Harris Farm development. This subdivision plat also creates the public right of way for the Hawthorne Parkway Public Road Extension through the development. This subdivision plat creates 75 single family lots on private streets and 6 reserves including a reserve for the private streets.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY AND LOCATED IN VIRGINIA MILITARY SURVEY NUMBER 6115, BEING OUT OF THAT 22.946 ACRE TRACT OF LAND, AS CONVEYED TO EPCON HARRIS, LLC OF RECORD IN INSTRUMENT NUMBER 202506250066948, OUT OF THAT 9.308 ACRE (ORIGINAL) TRACT OF LAND, AS CONVEYED TO PAUL E. HARRIS JR. OF RECORD IN OFFICIAL RECORD 16644, PAGE A16, OUT OF THAT 99.478 ACRE (ORIGINAL) TRACT OF LAND, AS CONVEYED TO PAUL E. HARRIS JR. OF RECORD IN OFFICIAL RECORD 17753, PAGE J08, AND OFFICIAL RECORD 04889, PAGE F07, ALL REFERENCE'S REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY OHIO.

THE UNDERSIGNED, EPCON HARRIS, LLC OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "COURTYARDS AT HARRIS FARM SECTION 1", A SUBDIVISION CONTAINING LOTS NUMBERED 104-174, RESERVE "A", RESERVE "B", RESERVE "C", RESERVE "D", RESERVE "E" AND RESERVE "F", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, HAWTHORNE PARKWAY, BORROR ROAD AND LONDON-GROVEPORT ROAD (S.R. 668) AS SHOWN HEREON.

THE UNDERSIGNED, PAUL E. HARRIS JR., OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "COURTYARDS AT HARRIS FARM SECTION 1", A SUBDIVISION CONTAINING LOTS NUMBERED 146, 175-178, AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS, WITHIN THOSE AREAS DESIGNATED AS "SANITARY EASEMENT" (SAN ESMT.), AND "DRAINAGE EASEMENTS (DRAINAGE ESMT.)" ON THIS PLAT, ARE HEREBY GRANTED TO THE CITY OF GROVE CITY, OHIO, THEIR SUCCESSORS AND ASSIGNS, EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND QUASI PUBLIC UTILITIES, ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND, AND WHERE NECESSARY, ARE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN SAID 99.478 ACRE TRACT OF LAND AS CONVEYED TO PAUL E. HARRIS JR., WITHIN SAID 22.946 ACRE TRACT AS CONVEYED TO EPCON HARRIS, LLC, ARE FOR THE PURPOSES STATED IN THE FORGOING "EASEMENTS" PARAGRAPHS.

IN WITNESS WHEREOF, CRAIG CHERRY, REGIONAL PRESIDENT, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS ____ DAY OF _____,

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

EPCON HARRIS, LLC
AN OHIO LIMITED LIABILITY COMPANY

CRAIG CHERRY
REGIONAL PRESIDENT,

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CRAIG CHERRY, REGIONAL PRESIDENT, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED OF SAID COURTYARDS AT HARRIS FARM SECTION 1, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

THIS ____ DAY OF _____, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES _____,

IN WITNESS WHEREOF, PAUL E. HARRIS JR., OWNER, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS ____ DAY OF _____,

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

PAUL E. HARRIS JR.

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL E. HARRIS JR., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED OF SAID COURTYARDS AT HARRIS FARM SECTION 1, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

THIS ____ DAY OF _____, NOTARY PUBLIC WITH SEAL

MY COMMISSION EXPIRES _____,

COURTYARDS AT HARRIS FARM SECTION 1

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NO. 6115

APPROVED THIS ____ DAY OF _____ 20__

CHAIRPERSON, PLANNING COMMISSION, GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____ 20__

CITY ENGINEER, GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____ 20__

DIRECTOR OF PUBLIC SERVICE, GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____ 20__

MAYOR, GROVE CITY, OHIO

APPROVED THIS ____ DAY OF _____ 20__

APPROVED AND ACCEPTED BY ORDINANCE No. _____,
PASSED THIS DAY OF _____,
WHEREIN THE PLAT OF COURTYARDS AT HARRIS FARM SECTION 1 IS ACCEPTED
BY THE COUNCIL OF THE CITY OF GROVE CITY.

APPROVED 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__

RECORDER, FRANKLIN COUNTY OHIO

AT _____, FEE _____

AT _____, FEE _____

DEPUTY RECORDER, FRANKLIN COUNTY OHIO

FILE No. _____

PLAT BOOK _____, PAGE _____

PLAT NOTES:
PLAT NOTES WITH REGARD TO COURTYARDS AT HARRIS FARM SECTION 1 ARE LOCATED ON PAGE 4.

BASIS OF BEARING
THE BEARINGS HEREIN ARE BASED ON GPS OBSERVATIONS USING THE OHIO CORS NETWORK (OHIO SOUTH ZONE) TO DETERMINE A GRID BEARING IN NAD83 (2011) EPOCH 2010. THE COLUMBUS, MOUNT VERNON, AND MCCONNELSVILLE CORS STATIONS WERE USED IN DETERMINING THE GRID BEARING, AND ESTABLISHING A BEARING OF SOUTH 2°19'10" WEST FOR A PORTION OF THE CENTERLINE OF BORROR ROAD, BETWEEN FCGS 1169 AND FCGS 1170.

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

CESO IRON PIN LEGEND

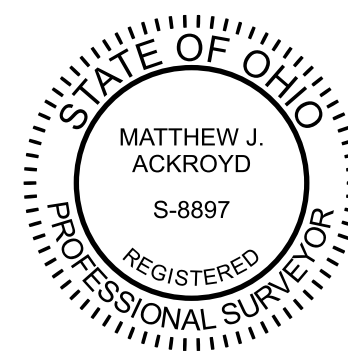
- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
- △ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
- ✂ MAG NAIL FOUND
- ⊙ IRON PIN FOUND AS DESCRIBED
- ▣ FCGS MONUMENT FOUND AS DESCRIBED

CESO LEGEND

S/B SETBACK

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS

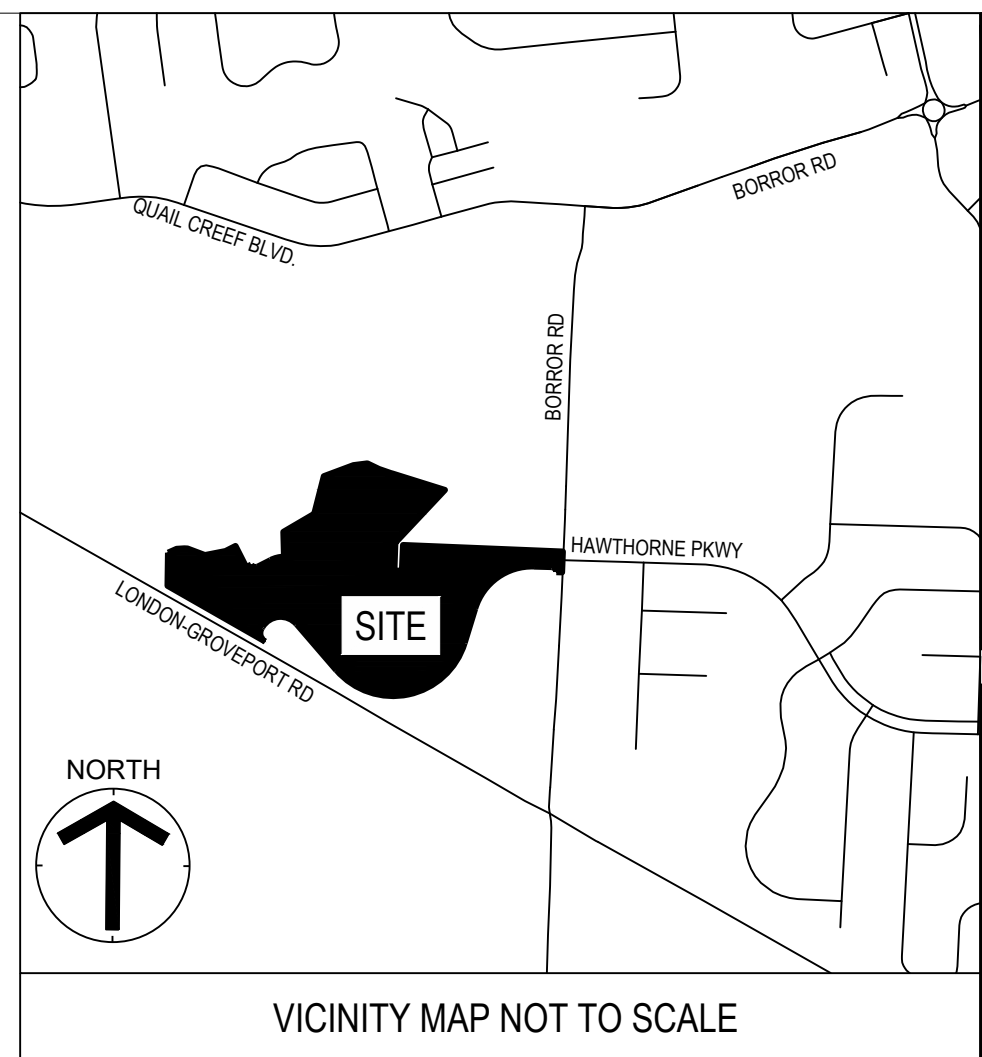
CERTIFICATION
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.



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

10/31/25

DATE:



2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 614.858.208.4826

COURTYARDS AT HARRIS FARM SECTION 1

State of Ohio, County of Franklin, City of Grove City,
Virginia Military Survey No. 6115

Revisions / Submissions

ID	Description	Date
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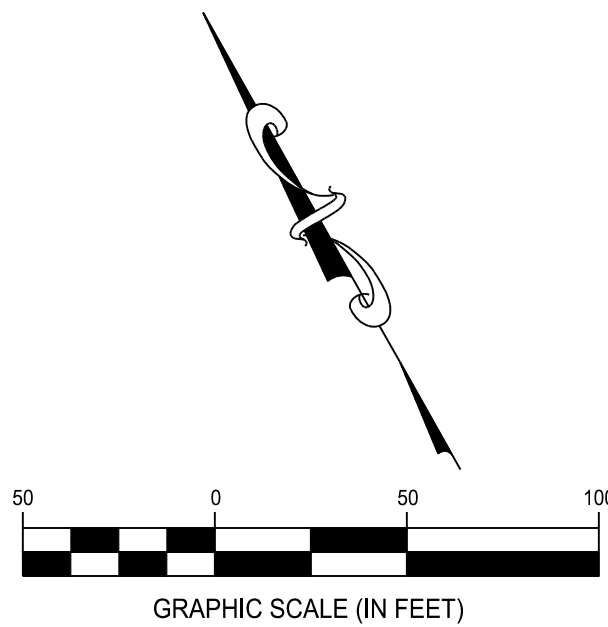
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Project Number:	766141
Scale:	N/A
Drawn By:	CLD
Checked By:	MJA
Date:	10/31/2025
Issue:	N/A

Drawing Title:

PLAT

1



SEE SHEET 5

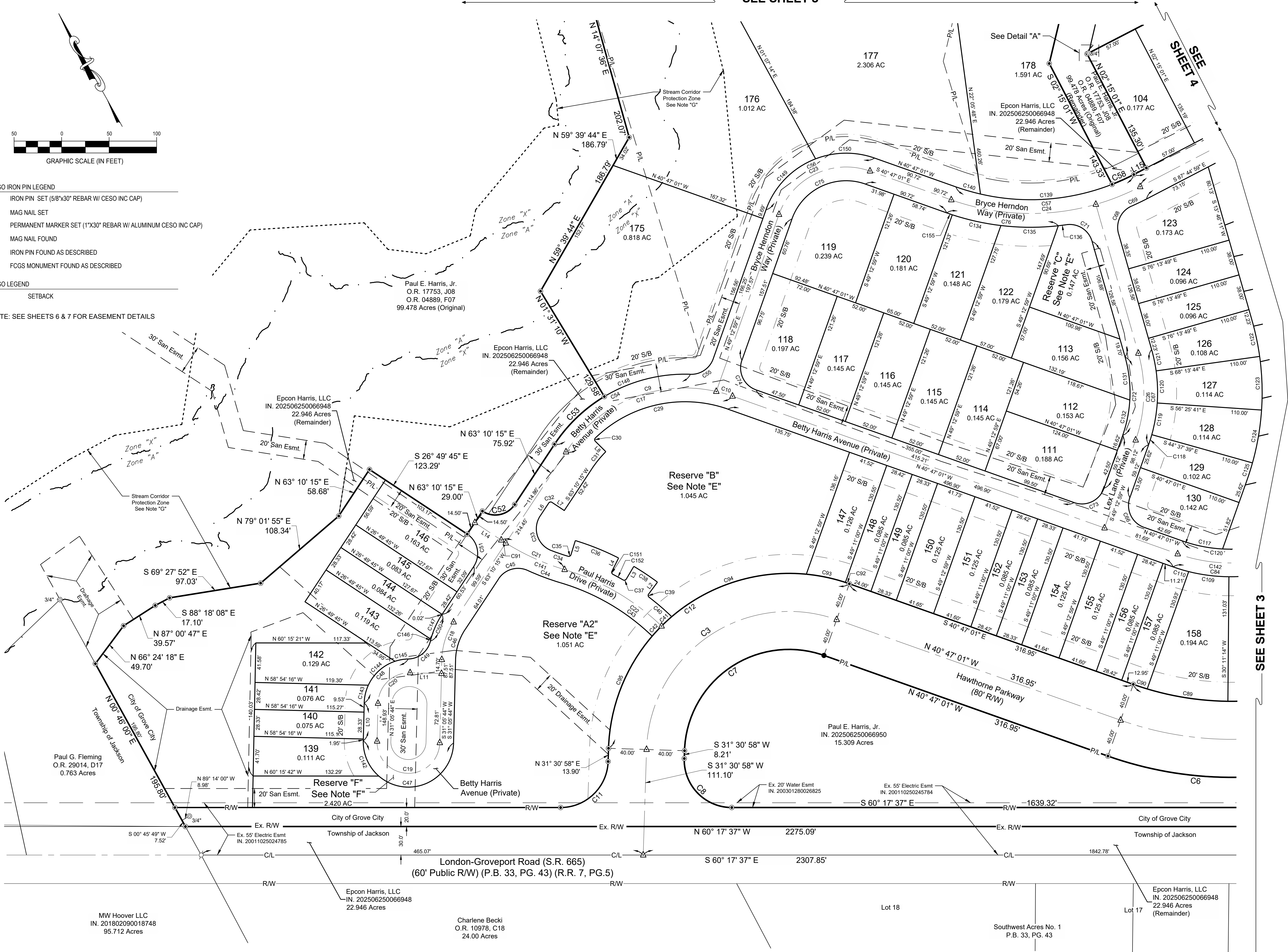
SEE SHEET 4

- CESO IRON PIN LEGEND
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 - ⊙ IRON PIN FOUND AS DESCRIBED
 - ⊠ FCGS MONUMENT FOUND AS DESCRIBED

CESO LEGEND

S/B SETBACK

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS



CESO
WWW.CESOINC.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43221
Phone: 614.794.7080 Fax: 614.794.4826

COURTYARDS AT HARRIS FARM

SECTION 1

State of Ohio, County of Franklin, City of Grove City,
Virginia Military Survey No. 6115

Revisions / Submissions		
ID	Description	Date

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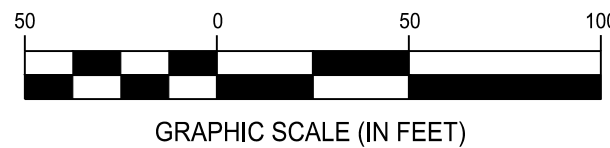
Project Number:	766141
Scale:	1"=50'
Drawn By:	CLD
Checked By:	MJA
Date:	10/31/2025
Issue:	N/A

Drawing Title:
PLAT



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Phone: 614.794.7080 Fax: 614.208.4826



COURTYARDS AT HARRIS FARM SECTION 1

State of Ohio, County of Franklin, City of Grove City,
Virginia Military Survey No. 6115

Revisions / Submissions

ID	Description	Date
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Project Number: 766141

Scale: 1"=50'

Drawn By: CLD

Checked By: MJA

Date: 10/31/2025

Issue: N/A

Drawing Title:

PLAT

SEE SHEET 7

SEE SHEET 5

SEE SHEET 3

NOTE "A": THE 25.410 ACRE TRACT OF LAND SHOWN HEREIN IS LOCATED IN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AND ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AND FLOODWAY WITHIN ZONE A (AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (DATED JUNE 17, 2008) THE COUNTY OF FRANKLIN, OHIO COMMUNITY PANEL NO. 39049C0404K AN 39049C0408K.

NOTE "B" ACREAGE BREAKDOWN:

ACREAGE IN RW	5.292 ACRES
ACREAGE IN RESERVE "A1"	0.871 ACRES
ACREAGE IN RESERVE "A2"	1.051 ACRES
ACREAGE IN RESERVE "C"	0.147 ACRES
ACREAGE IN RESERVE "D"	0.168 ACRES
ACREAGE IN RESERVE "E"	0.392 ACRES
ACREAGE IN RESERVE "B"	1.045 ACRES
ACREAGE IN RESERVE "F" (PRIVATE DRIVE)	2.420 ACRES
ACREAGE IN REMAINING LOTS	15.233 ACRES
TOTAL ACREAGE	26.619 ACRES

PID 040-018464-00 (22.946 ACRE TRACT)	21.137 ACRES
PID 040-017499-00 (9.308 ACRE TRACT)	3.327 ACRES
PID 040-017497-00 (99.478 AC TRACT)	2.155 ACRES
TOTAL ACREAGE	26.619 ACRES

NOTE "C": AT THE TIME OF PLATTING ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR THE INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "COURTYARDS AT HARRIS FARM SECTION 1" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

NOTE "D": RESERVE "A1", AS DESIGNATED AND DELINEATED HEREON, ARE TO BE OWNED BY THE CITY OF GROVE CITY AND MAINTAINED BY THE COURTYARDS AT HARRIS FARM HOMEOWNERS' ASSOCIATION, INC., A PLANNED COMMUNITY ASSOCIATION, COMPRISED OF THE FEE SIMPLE LOTS IN THE COURTYARDS AT HARRIS FARM SUBDIVISIONS, INCLUDING LOTS DELINEATED IN "COURTYARDS AT HARRIS FARM SECTION 1" FOR THE PURPOSE OF OPEN SPACE, RECREATION AND STORM WATER CONTROL AND MAINTENANCE.

NOTE "E": RESERVE "A2", "B", "C", "D", AND "E", AS DESIGNATED AND DELINEATED HEREON, ARE TO BE OWNED AND MAINTAINED BY THE COURTYARDS AT HARRIS FARM HOMEOWNERS' ASSOCIATION, INC., A PLANNED COMMUNITY ASSOCIATION, COMPRISED OF THE FEE SIMPLE LOTS IN THE COURTYARDS AT HARRIS FARM SUBDIVISIONS, INCLUDING LOTS DELINEATED IN "COURTYARDS AT HARRIS FARM SECTION 1". A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY GRANTED WITHIN RESERVE "F" TO ANY GOVERNMENT EMPLOYEE OR LICENSEES FOR ITS USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO RESERVE "F".

NOTE "F": RESERVE "F", AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED AND MAINTAINED BY THE COURTYARDS AT HARRIS FARM HOMEOWNERS' ASSOCIATION, INC., A PLANNED COMMUNITY ASSOCIATION, COMPRISED OF THE FEE SIMPLE LOTS IN THE COURTYARDS AT HARRIS FARM SUBDIVISIONS, INCLUDING LOTS DELINEATED IN "COURTYARDS AT HARRIS FARM SECTION 1". A NON-EXCLUSIVE ACCESS EASEMENT IS HEREBY GRANTED WITHIN RESERVE "F" TO ANY GOVERNMENT EMPLOYEE OR LICENSEES FOR ITS USE IN THE COURSE OF PROVIDING POLICE, FIRE, MEDICAL OR OTHER GOVERNMENTAL SERVICES TO LOTS AND LANDS ADJACENT TO RESERVE "F".

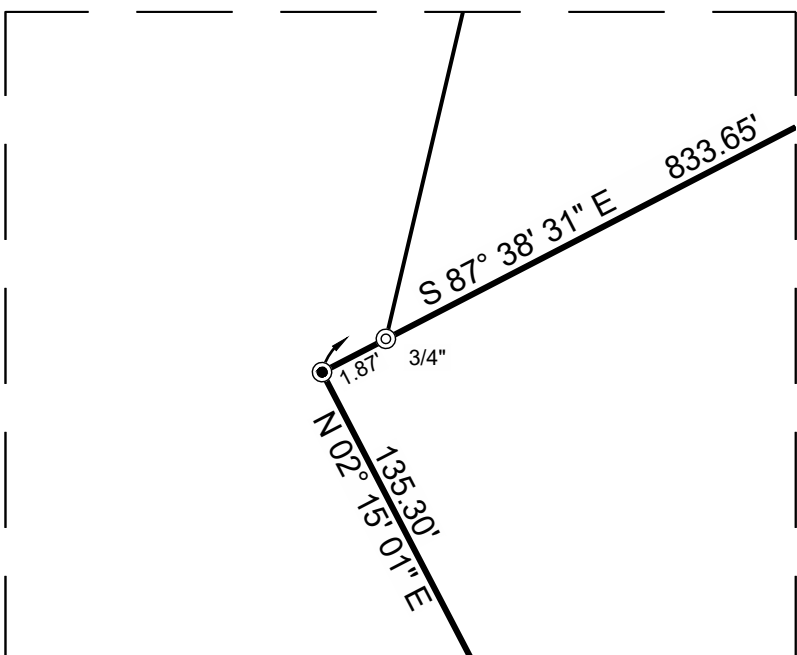
NOTE "G": THE "STREAM CORRIDOR PROTECTION ZONE" SHALL FOREVER BE RESTRICTED FROM DEVELOPMENT WITH BUILDINGS, STRUCTURES, AND USES AND THE NATURAL STATE OF SAID ZONE SHALL REMAIN UNDISTURBED. IT IS ALSO THE INTENT AND PURPOSE OF THE SAID ZONE SHALL REMAIN UNDISTURBED TO RESTRICT AND FORBID ANY ACTIVITY OR USE WHICH WOULD AS A NATURAL CONSEQUENCE OF SUCH, IMPEDE OR MAKE MORE DIFFICULT THE ACCOMPLISHMENT OF THE PURPOSE OF WHICH THE SAID ZONE WAS CREATED. SEE SHEET 6 AND 7 FOR DETAILS.

ADDITIONAL RESTRICTIONS INCLUDE:

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

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

NOTICE IS HEREBY GIVEN TO THE OWNERS OF ALL OF THE LOTS IN THE COURTYARDS AT HARRIS FARM SECTION 1 SUBDIVISION(S) THAT THE CITY OF GROVE CITY, OHIO, SHALL BE HELD HARMLESS FOR ANY ISSUES AND/OR IMPACTS ARISING FROM THE AREA DELINEATED AND SHOWN HEREON AS "STREAM CORRIDOR PROTECTION ZONE" INCLUDING, BUT NOT LIMITED TO STORM WATER DRAINAGE, INSECT CONTROL OR WET SOIL CONDITIONS.



Detail "A"
Scale 1"=5'

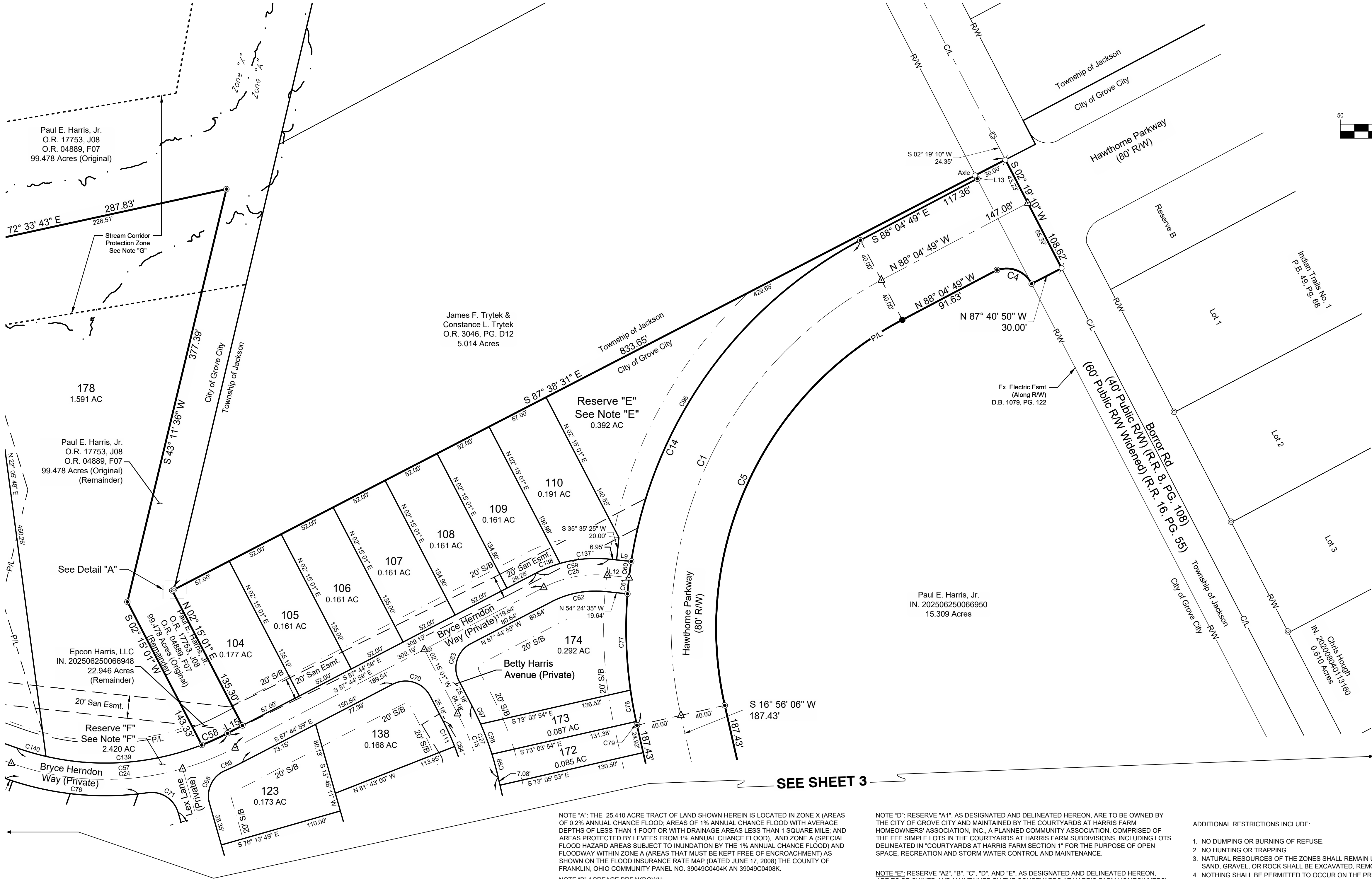
CESO IRON PIN LEGEND

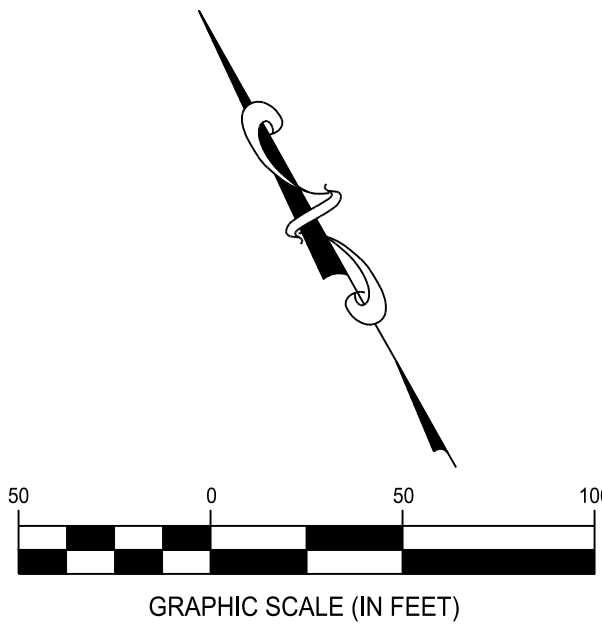
- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
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- MAG NAIL FOUND
- ◎ IRON PIN FOUND AS DESCRIBED
- ▣ FCGS MONUMENT FOUND AS DESCRIBED

CESO LEGEND

S/B SETBACK

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS

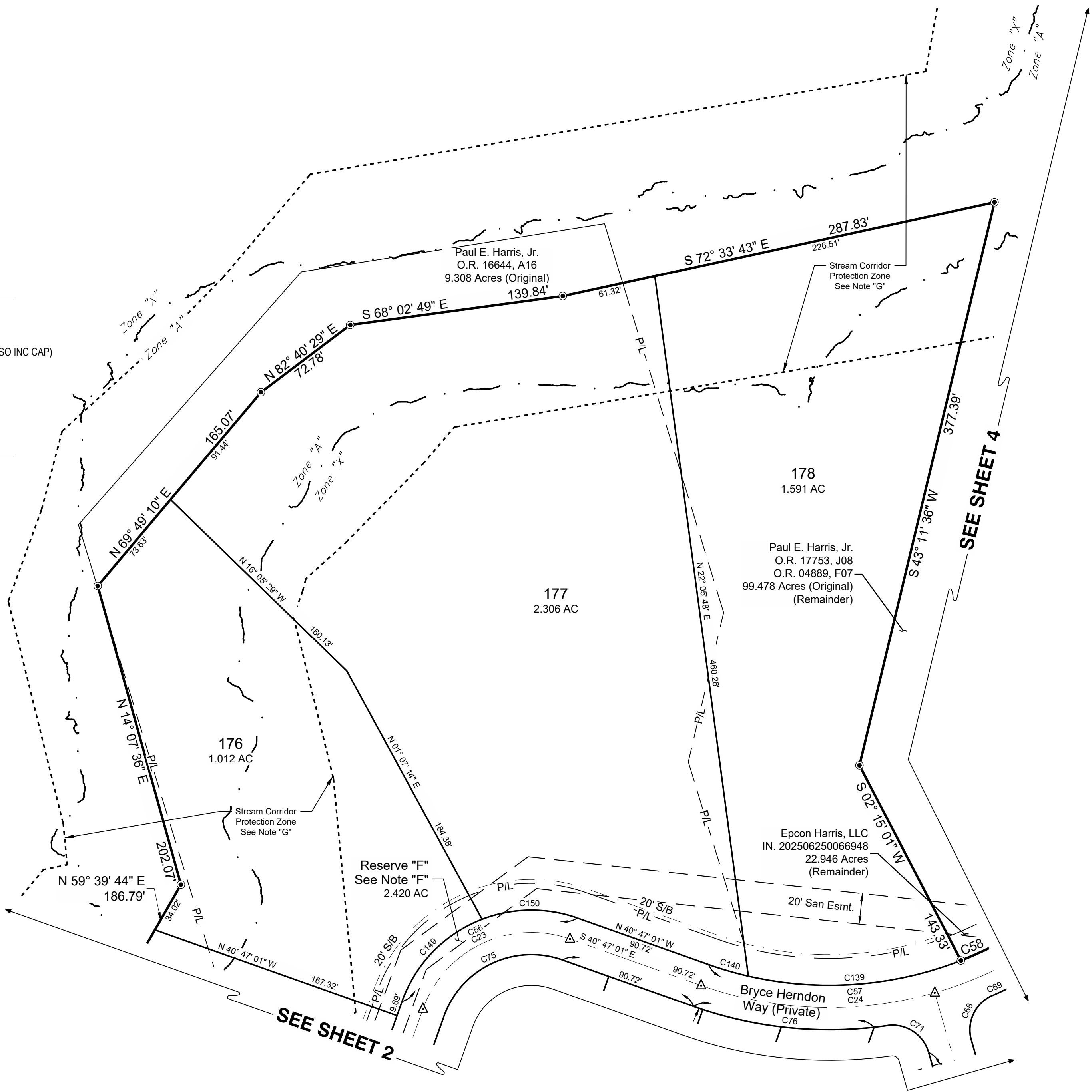




- CESO IRON PIN LEGEND
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CESO LEGEND
S/B SETBACK

NOTE: SEE SHEETS 6 & 7 FOR EASEMENT DETAILS



LINE TABLE		
Line #	Direction	Length
L1	N31° 05' 44"E	39.81'
L2	S66° 18' 54"W	15.52'
L3	N60° 27' 18"E	15.52'
L4	S56° 32' 51"W	15.52'
L5	N46° 46' 51"E	15.52'
L6	S63° 10' 15"W	16.21'
L7	N26° 49' 45"W	15.50'
L8	S15° 37' 06"E	15.47'
L9	S54° 24' 35"E	20.02'
L10	N31° 05' 44"E	39.81'
L11	S58° 54' 16"E	33.00'
L12	S54° 24' 35"E	19.56'
L13	S02° 19' 10"W	3.46'
L14	N26° 49' 45"W	33.27'

CURVE TABLE					
Curve	Delta	Radius	Arc Length	Chord	
C1	74° 59' 05"	350.00'	458.05'	S54° 25' 39"W, 426.06'	
C2	122° 16' 53"	350.00'	746.97'	S78° 04' 33"W, 613.07'	
C3	107° 42' 02"	150.00'	281.96'	S85° 21' 59"W, 242.24'	
C6	122° 16' 53"	390.00'	832.34'	S78° 04' 33"W, 683.13'	
C9	69° 14' 01"	150.00'	181.25'	S82° 12' 44"E, 170.43'	
C10	6° 48' 43"	150.00'	17.83'	S44° 11' 22"E, 17.82'	
C11	88° 11' 25"	50.00'	76.96'	N75° 36' 40"E, 69.59'	
C12	107° 42' 02"	190.00'	357.15'	N85° 21' 59"E, 306.84'	
C13	122° 16' 53"	310.00'	661.61'	N78° 04' 33"E, 543.00'	
C14	74° 59' 05"	390.00'	510.40'	N54° 25' 39"E, 474.75'	
C15	14° 41' 05"	250.00'	64.07'	S9° 35' 34"W, 63.90'	
C16	122° 16' 53"	166.00'	354.28'	S78° 04' 33"W, 290.77'	
C17	76° 02' 44"	150.00'	199.09'	N78° 48' 23"W, 184.79'	
C18	32° 04' 31"	75.00'	41.99'	S47° 08' 00"W, 41.44'	
C19	180° 00' 00"	33.00'	103.67'	N58° 54' 16"W, 66.00'	

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C20	90° 00' 00"	33.00'	51.84'	N76° 05' 44"E, 46.67'
C21	16° 55' 30"	250.00'	73.85'	N35° 17' 30"W, 73.58'
C22	27° 18' 58"	250.00'	119.19'	N30° 05' 46"W, 118.06'
C23	90° 00' 00"	75.00'	117.81'	S85° 47' 01"E, 106.07'
C24	46° 57' 58"	250.00'	204.93'	S64° 16' 00"E, 199.24'
C25	33° 20' 24"	100.00'	58.19'	S71° 04' 47"E, 57.37'
C26	35° 26' 48"	150.00'	92.80'	S31° 29' 35"W, 91.33'
C27	14° 41' 05"	264.50'	67.79'	S9° 35' 34"W, 67.61'
C28	122° 16' 53"	180.50'	385.23'	S78° 04' 33"W, 316.17'
C29	63° 32' 32"	135.50'	150.27'	N72° 33' 17"W, 142.69'
C30	91° 17' 33"	2.50'	3.98'	S30° 01' 41"W, 3.58'
C31	11° 27' 17"	117.50'	23.49'	S68° 53' 54"W, 23.45'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C32	90° 00' 00"	2.50'	3.93'	N71° 49' 45"W, 3.54'
C33	102° 14' 19"	24.50'	43.72'	S12° 03' 06"W, 38.14'
C34	4° 33' 43"	235.50'	18.75'	S41° 20' 55"E, 18.75'
C35	89° 35' 23"	2.50'	3.91'	S88° 25' 28"E, 3.52'
C36	9° 58' 10"	282.50'	49.15'	S38° 20' 09"E, 49.09'
C37	89° 21' 22"	2.50'	3.90'	S74° 52' 01"E, 3.52'
C38	6° 03' 46"	282.50'	29.89'	S26° 36' 54"E, 29.88'
C39	89° 21' 22"	2.50'	3.90'	S21° 38' 13"W, 3.52'
C40	6° 47' 31"	264.50'	31.35'	S19° 38' 43"E, 31.34'
C41	4° 22' 52"	190.00'	14.53'	S77° 00' 13"W, 14.52'
C42	4° 22' 27"	190.00'	14.51'	S72° 37' 33"W, 14.50'
C43	27° 22' 25"	235.50'	112.51'	N30° 04' 03"W, 111.45'
C44	8° 01' 18"	264.50'	37.03'	N39° 44' 36"W, 37.00'
C45	81° 05' 48"	24.50'	34.68'	N76° 16' 51"W, 31.85'
C46	32° 04' 31"	60.50'	33.87'	S47° 08' 00"W, 33.43'
C47	180° 00' 00"	47.50'	149.23'	N58° 54' 16"W, 95.00'
C48	87° 17' 41"	47.50'	72.37'	N74° 44' 34"E, 65.57'
C49	75° 01' 50"	24.50'	32.08'	S80° 52' 30"W, 29.84'
C50	19° 48' 40"	89.50'	30.95'	N53° 15' 55"E, 30.79'
C51	90° 00' 00"	24.50'	38.48'	S18° 10' 15"W, 34.65'
C52	90° 00' 00"	24.50'	38.48'	S71° 49' 45"E, 34.65'
C54	58° 33' 32"	164.50'	168.13'	S87° 32' 59"E, 160.90'
C55	72° 30' 48"	24.50'	31.01'	S85° 28' 23"W, 28.98'
C56	90° 00' 00"	89.50'	140.59'	S85° 47' 01"E, 126.57'
C57	46° 57' 58"	235.50'	193.04'	S64° 16' 00"E, 187.68'
C59	33° 20' 24"	114.50'	66.63'	S71° 04' 47"E, 65.69'
C60	2° 07' 53"	390.00'	14.51'	S37° 24' 46"W, 14.51'
C61	2° 07' 49"	390.00'	14.50'	S35° 16' 55"W, 14.50'
C62	33° 20' 24"	85.50'	49.75'	N71° 04' 47"W, 49.05'
C63	90° 00' 00"	24.50'	38.48'	S47° 15' 01"W, 34.65'
C64	14° 41' 05"	235.50'	60.36'	S9° 35' 34"W, 60.19'
C65	122° 16' 53"	151.50'	323.33'	S78° 04' 33"W, 265.37'
C66	90° 00' 00"	24.50'	38.48'	N4° 12' 59"E, 34.65'
C67	35° 26' 48"	164.50'	101.77'	N31° 29' 35"E, 100.15'
C68	82° 14' 40"	24.50'	35.17'	N54° 53' 31"E, 32.23'
C69	3° 45' 50"	264.50'	17.38'	S85° 52' 04"E, 17.37'
C70	90° 00' 00"	24.50'	38.48'	S42° 44' 59"E, 34.65'
C71	82° 14' 40"	24.50'	35.17'	S27° 21' 09"E, 32.23'
C72	35° 26' 48"	135.50'	83.83'	S31° 29' 35"W, 82.50'
C73	90° 00' 00"	24.50'	38.48'	N85° 47' 01"W, 34.65'
C74	90° 00' 00"	24.50'	38.48'	N4° 12' 59"E, 34.65'
C75	90° 00' 00"	60.50'	95.03'	S85° 47' 01"E, 85.56'
C76	27° 41' 28"	264.50'	127.83'	S54° 37' 45"E, 126.59'
C77	12° 36' 13"	390.00'	85.79'	S27° 54' 54"W, 85.62'
C78	4° 10' 04"	390.00'	28.37'	S19° 31' 45"W, 28.36'
C79	0° 30' 37"	390.00'	3.47'	S17° 11' 25"W, 3.47'
C80	8° 04' 38"	310.00'	43.70'	S20° 58' 25"W, 43.67'
C81	17° 04' 54"	310.00'	92.42'	N33° 33' 12"E, 92.08'
C82	5° 14' 39"	310.00'	28.37'	N44° 42' 58"E, 28.36'
C83	5° 15' 23"	310.00'	28.44'	N49° 57' 59"E, 28.43'
C84	17° 17' 22"	310.00'	93.54'	N61° 14' 21"E, 93.19'
C85	20° 06' 07"	310.00'	108.76'	N79° 56' 05"E, 108.21'
C86	5° 14' 39"	310.00'	28.37'	S87° 23' 32"E, 28.36'
C87	5° 15' 23"	310.00'	28.44'	S82° 08' 31"E, 28.43'
C88	19° 57' 29"	310.00'	107.98'	S69° 32' 05"E, 107.44'
C89	15° 55' 38"	310.00'	86.17'	S51° 35' 32"E, 85.90'
C90	2° 50' 43"	310.00'	15.39'	S42° 12' 22"E, 15.39'
C91	1° 18' 46"	250.00'	5.73'	N27° 29' 08"W, 5.73'
C92	1° 19' 52"	190.00'	4.41'	S41° 26' 57"E, 4.41'
C93	12° 41' 03"	190.00'	42.06'	S48° 27' 24"E, 41.98'
C94	46° 00' 26"	190.00'	152.57'	N77° 48' 09"W, 148.50'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C95	38° 55' 22"	190.00'	129.07'	S50° 58' 38"W, 126.60'
C96	53° 26' 28"	390.00'	363.76'	S65° 11' 57"W, 350.72'
C97	3° 50' 53"	264.50'	17.76'	N4° 10' 28"E, 17.76'
C98	6° 11' 49"	264.50'	28.61'	N9° 11' 49"E, 28.59'
C99	4° 38' 23"	264.50'	21.42'	N14° 36' 55"E, 21.41'
C100	8° 22' 56"	180.50'	26.41'	N21° 07' 34"E, 26.38'
C101	13° 19' 47"	180.50'	41.99'	S31° 58' 56"W, 41.90'
C102	9° 01' 38"	180.50'	28.44'	S43° 09' 38"W, 28.41'
C103	9° 04' 54"	180.50'	28.61'	S52° 12' 54"W, 28.58'
C104	13° 10' 56"	180.50'	41.53'	S63° 20' 49"W, 41.44'
C105	16° 03' 51"	180.50'	50.61'	S77° 58' 12"W, 50.44'
C106	9° 02' 01"	180.50'	28.46'	N89° 28' 51"W, 28.43'
C107	9° 04' 29"	180.50'	28.59'	N80° 25' 36"W, 28.56'
C108	16° 04' 36"	180.50'	50.65'	N67° 51' 04"W, 50.48'
C109	13° 35' 05"	180.50'	42.80'	N53° 01' 13"W, 42.70'
C110	5° 26' 40"	180.50'	17.15'	N43° 30' 21"W, 17.15'
C111	6° 01' 59"	235.50'	24.80'	S5° 16' 01"W, 24.79'
C112	8° 39' 06"	235.50'	35.56'	S12° 36' 33"W, 35.53'
C113	0° 07' 31"	151.50'	0.33'	S16° 59' 52"W, 0.33'
C114	14° 31' 50"	151.50'	38.42'	S24° 19' 33"W, 38.32'
C115	19° 37' 28"	151.50'	51.89'	S41° 24' 12"W, 51.64'
C116	71° 35' 16"	151.50'	189.29'	S87° 00' 34"W, 177.22'
C117	16° 24' 48"	151.50'	43.40'	N48° 59' 24"W, 43.25'
C118	3° 50' 38"	164.50'	11.04'	N47° 17' 40"E, 11.03'
C119	11° 48' 03"	164.50'	33.88'	N39° 28' 20"E, 33.82'
C120	11° 48' 03"	164.50'	33.88'	N27° 40' 17"E, 33.82'
C121	8° 00' 05"	164.50'	22.97'	N17° 46' 14"E, 22.95'
C122	8° 00' 05"	274.50'	38.33'	S17° 46' 14"W, 38.30'
C123	11° 48' 03"	274.50'	56.54'	S27° 40' 17"W, 56.44'
C124	11° 48' 03"	274.50'	56.54'	S39° 28' 20"W, 56.44'
C125	3° 50' 38"	274.50'	18.42'	S47° 17' 40"W, 18.41'
C126	9° 51' 46"	274.50'	47.25'	S44° 17' 07"W, 47.19'
C127	8° 21' 31"	274.50'	40.05'	S35° 10' 28"W, 40.01'
C128	8° 03' 41"	274.50'	38.62'	S26° 57' 52"W, 38.59'
C129	7° 56' 35"	274.50'	38.05'	S18° 57' 44"W, 38.02'
C130	1° 13' 16"	274.50'	5.85'	S14° 22' 49"W, 5.85'
C131	19° 19' 17"	135.50'	45.69'	S23° 25' 50"W, 45.48'
C132	16° 07' 31"	135.50'	38.14'	S41° 09' 14"W, 38.01'
C133	1° 21' 24"	264.50'	6.26'	S41° 27' 42"E, 6.26'
C134	11° 22' 06"	264.50'	52.48'	S47° 49' 28"E, 52.40'
C135	13° 06' 34"	264.50'	60.52'	S60° 03' 48"E, 60.39'
C136	1° 51' 24"	264.50'	8.57'	S67° 32' 47"E, 8.57'
C137	21° 53' 32"	114.50'	43.75'	N65° 21' 21"W, 43.48'
C138	11° 26' 52"	114.50'	22.88'	N82° 01' 33"W, 22.84'
C139	34° 17' 05"	235.50'	140.92'	N64° 29' 30"W, 138.83'
C140	6° 33' 57"	235.50'	26.99'	N44° 03' 59"W, 26.97'
C141	15° 36' 44"	250.00'	68.12'	N35° 56' 53"W, 67.91'
C142	50° 26' 29"	47.50'	41.82'	S5° 52' 30"W, 40.48'
C143	23° 25' 58"	47.50'	19.43'	S42° 48' 43"W, 19.29'
C144	46° 42' 49"	47.50'	38.73'	S77° 53' 06"W, 37.66'
C145	17° 08' 54"	47.50'	14.22'	N70° 11' 02"W, 14.16'
C146	1° 21' 59"	89.50'	2.13'	S44° 02' 35"W, 2.13'
C147	18° 26' 41"	89.50'	28.81'	S53° 56' 55"W, 28.69'
C148	33° 02' 29"	164.50'	94.86'	N74° 47' 27"W, 93.55'
C149	49° 26' 39"	89.50'	77.24'	S73° 56' 19"W, 74.86'
C150	40° 33' 21"	89.50'	63.35'	N61° 03' 41"W, 62.04'
C151	89° 21' 22"	2.50'	3.90'	S11° 52' 10"W, 3.52'
C152	2° 37' 12"	264.50'	12.09'	S31° 29' 56"E, 12.09'
C153	148° 57' 42"	54.00'	140.39'	N14° 11' 14"E, 104.06'
C154	86° 22' 17"	25.00'	37.69'	N45° 28' 56"E, 34.22'
C155	1° 21' 24"	264.50'	6.26'	S41° 27' 42"E, 6.26'



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Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4111

COURTYARDS AT HARRIS FARM SECTION 1

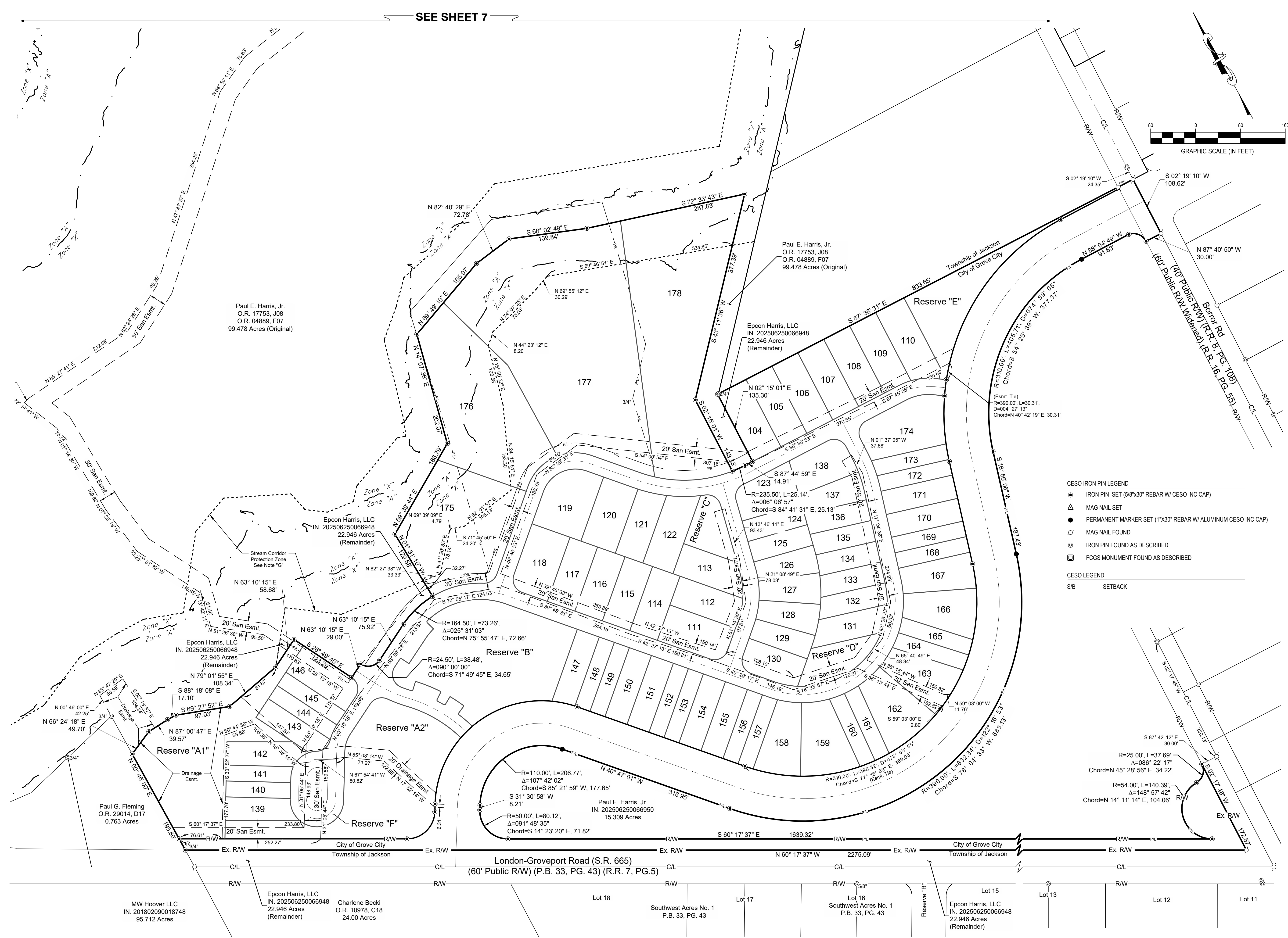
State of Ohio, County of Franklin, City of Grove City,
Virginia Military Survey No. 6115

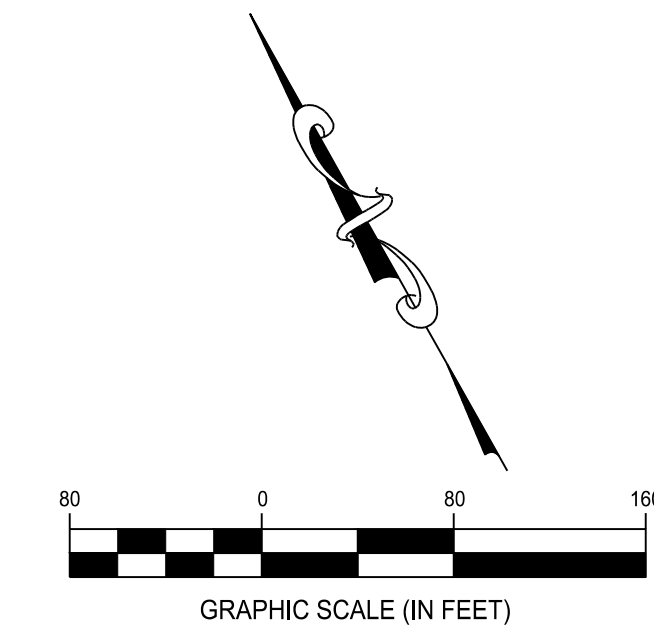
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Revisions / Submissions		
ID	Description	Date
© 2025 CESO, INC.		
Project Number:	76614	
Scale:	1"=80'	
Drawn By:	CLD	
Checked By:	MJA	
Date:	10/31/2023	
Issue:	N/A	

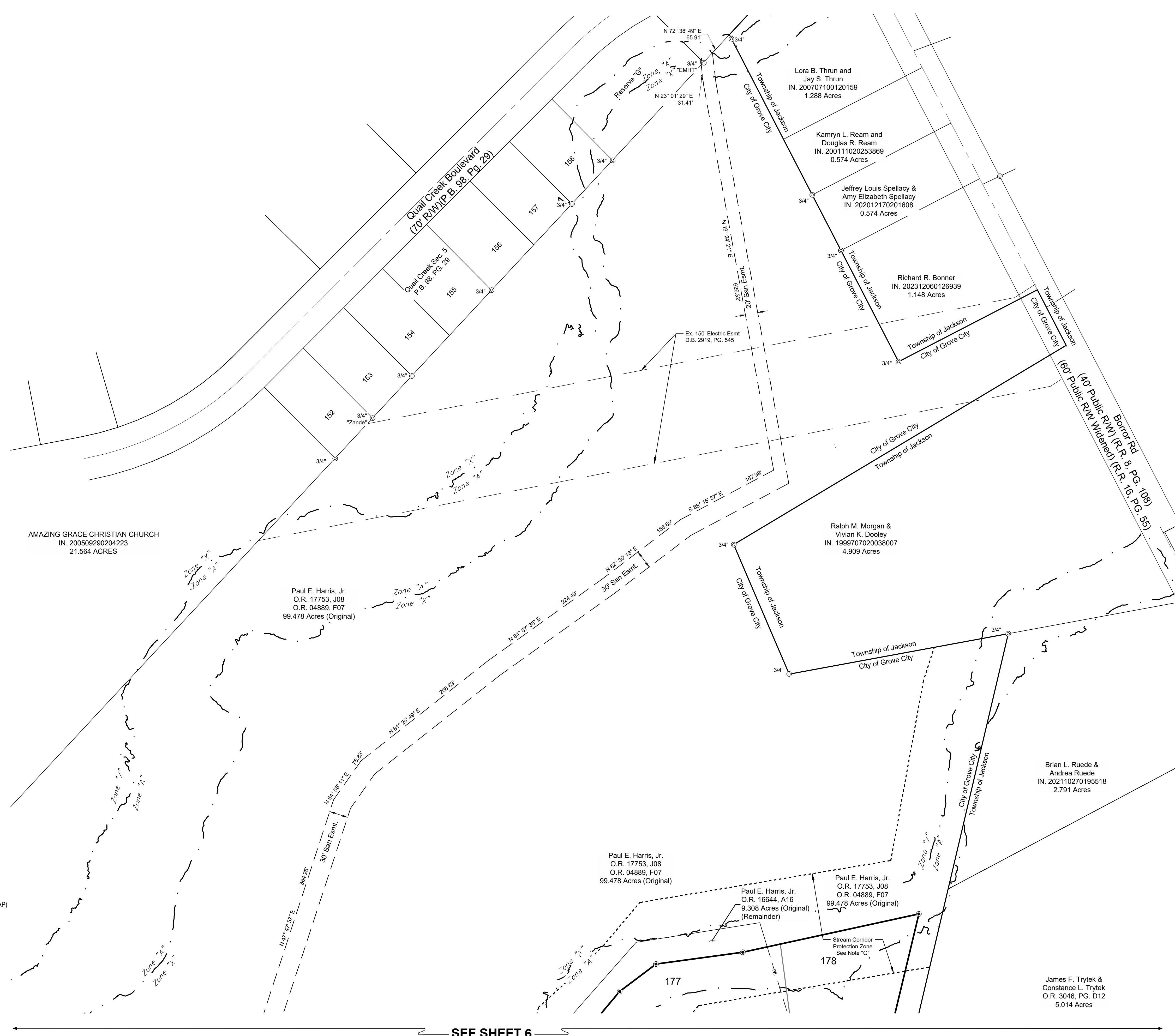
PLAT

6





- CESO IRON PIN LEGEND
- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
 - ▲ MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
 - MAG NAIL FOUND
 - ◎ IRON PIN FOUND AS DESCRIBED
 - ▣ FCGS MONUMENT FOUND AS DESCRIBED
- CESO LEGEND
- S/B SETBACK



COURTYARDS AT HARRIS FARM

SECTION 1

State of Ohio, County of Franklin, City of Grove City,
Virginia Military Survey No. 6115

Revisions / Submissions		
ID	Description	Date
© 2025 CESO, INC.		
Project Number:	766141	
Scale:	1"=80'	
Drawn By:	CLD	
Checked By:	MJA	
Date:	10/31/2025	
Issue:	N/A	
Drawing Title:		
PLAT		
7		

Date: 11/24/25
Introduced By: Ms. Burroughs
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-48-25
1st Reading: 12/01/25
Public Notice: 12/02/25
2nd Reading: 12/15/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-48-25

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 26.904[±] ACRES LOCATED AT 4910 HOOVER ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 26.904[±] acres, more or less, in Jackson Township was duly filed by the Grove City Church of the Nazarene; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on September 23, 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 September 29, 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 Grove City Church of the Nazarene, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on August 11, 2025 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on September 23, 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. 6840. 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 SF-1, Single Family Residential, and shall be placed in Ward 3. 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 26.742± ACRE TRACT FOR ANNEXATION PURPOSES
From: Jackson Township, To: Grove City

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 6840, and being part of a 26.904-acre tract as conveyed to Grove City Church of the Nazarene by Official Record 20662 Page J04, and part of a 0.284-acre tract as conveyed to Grove City Church of the Nazarene by Official Record 34023 Page B17, and of the Recorder's Office, Franklin County, Ohio and being more particularly described for annexation purposes as follows:

Commencing at the centerline intersection of Hoover Crossing Way (60 feet wide) and Hoover Road (Width Varies);

Thence along the centerline of Hoover Road, South 03°54'07" West for a distance of 261 feet to a point being the southwesterly corner of a 0.302 acre tract conveyed to the City of Grove City, Ohio by Instrument Number 200306240190486 and being the northwesterly corner of a 0.092 acre tract as known as Parcel 3-WD, conveyed to the City of Grove City by Instrument Number 200309160294446;

Thence along the northerly line of a said 0.092 acre tract Parcel 3-WD and being the northerly line of a 0.338 acre tract conveyed to Grove City Church of the Nazarene by Instrument Number 202403210027518 and being the southerly line of a 11.724 acre tract conveyed to Grove City Church of the Nazarene by Official Record 1045 Page B02 and being the southerly line of the existing City of Grove City corporation line established by Ordinance C-2-72 and in Miscellaneous Record 155 Page 27, North 85°59'42" East for a distance of 187 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said northerly and southerly lines and the southerly line of said existing City of Grove City corporation line, South 85°59'42" East for a distance of 934.98 feet to a point being the northwesterly corner of a 9.762 acre tract conveyed to the State of Ohio by Deed Book 2922 Page 221;

Thence along the westerly line of said 9.762 acre tract, South 04°06'27" West for a distance of 975.67 feet to a point on the westerly line of a Highway Easement also known as Parcel No. 29-LA, conveyed to the State of Ohio by Deed Book 2090 Page 73 and being the northerly limited access right of way line of Interstate 71;

Thence along the westerly line of said Highway Easement and northerly limited access right of way line of Interstate 71, South 46°50'48" West for a distance of 287.09 feet to a point being the northeasterly corner of a 5.511 acre tract conveyed to HSL Hoover LLC by Instrument Number 201812210172513 and being on the northerly line of the existing City of Grove City corporation line established by Ordinance C-74-95 and in Official Record 30954E18;

Thence along the northerly line of said 5.511 acre tract and the northerly line of said existing City of Grove City corporation line, North 87°11'27" West for a distance of 876.88 feet to a point being the northeasterly corner of Highway Easement conveyed to Franklin County Commissioner by Official Record 20044C13 and being the southeasterly corner of a Highway Easement also known as Parcel No. 29 conveyed to the State of Ohio by Deed Book 2090 Page 73, said point being on the easterly existing right of way line of Hoover Road and being the easterly line of the existing City of Grove City corporation line established by Ordinance C-88-2015 and in Instrument Number 201601150005804;

Thence along said easterly existing right of way line and across said 26.904 acre tract and being the easterly line of the City of Grove City corporation line, North 02°40'16" West for a distance of 151.00 feet to a point on the southerly line of a 0.115 acre tract conveyed to the City of Grove City, Ohio by Instrument Number 200310230339960;

Thence continuing along said easterly existing right of way line and said easterly corporation line and along the southerly line of said 0.115 acre tract, South 86°01'15" East for a distance of 20.00 feet to a point being the southeasterly corner of said 0.115 acre tract;

Thence continuing along said easterly existing right of way line and said easterly corporation line and along the easterly line of said 0.115 acre tract, North 03°58'11" East for a distance of 100.04 feet to a point being the northeasterly corner of said 0.115 acre tract;

Thence continuing along said easterly existing right of way line and said easterly corporation line and along the northerly line of said 0.115 acre tract, North 86°04'24" West for a distance of 20.00 feet to a point;

Thence continuing along said easterly existing right of way line and said easterly corporation line and across said 26.904 acre tract, North 03°58'11" East for a distance of 228.10 feet to a point on the southerly line of a 0.092 acre tract conveyed to City of Grove City by Instrument Number 200310280344238;

Thence leaving said easterly existing right of way line and said easterly corporation line, and along the southerly line of said 0.092 acre tract and the southerly line of a tract of land conveyed to Keith R. Bradshaw, Trustee of The Keith R. Bradshaw Revocable Living Trust by Instrument Number 201912050163719, South 86°07'12" East for a distance of 176.00 feet to a point being the southeasterly corner of said Bradshaw tract;

Thence along the easterly line of said Bradshaw tract and being the easterly line of 0.832 acre tract conveyed to Grove City Church of the Nazarene by Instrument Number 202310100106270, North 03°58'11" East for a distance of 415.96 feet (passing the northeasterly corner of said Bradshaw tract and the southeasterly corner of said 0.832 acre tract

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Franklin County, OH



at 205.97 feet) to a point being the northeast corner of said 0.832 acre tract and being the southeasterly corner of a 0.284 acre tract conveyed to Grove City Church of the Nazarene by Official Record 34023 Page B17;

Thence along the northerly line of said 0.832 acre tract and the southerly line of said 0.284 acre tract, **North 86°07'03" West** for a distance of **166.00 feet** to the northwesterly corner of said 0.832 acre tract, the southwesterly corner of the remainder of said 0.284 acre tract and being the southeasterly corner of a 0.055 acre tract conveyed to The City of Grove City, Ohio by Instrument Number 200306240190486 and being on the easterly line of the existing City of Grove City corporation line established by Ordinance C-88-2015 and in Instrument Number 201601150005804;

Thence along the westerly line of the remainder of said 0.284 acre tract and the easterly line of said 0.055 acre tract and the easterly line of said existing City of Grove City corporation line, **North 03°58'11" East** for a distance of **60.00 feet** to the northwesterly corner of said remainder of the said 0.284 acre tract, the northeasterly corner of said 0.055 acre tract, and being the southeasterly corner of a 0.138 acre tract conveyed to the City of Grove City by Instrument Number 200309160294447 and the southwesterly corner of a tract of land conveyed to Jack Ward by Instrument Number 201709190130159, also being on the southerly line of the existing City of Grove City corporation line established by Ordinance C-16-89 and in Official Record 13654H07;

Thence along the northerly line of the remainder of said 0.284 acre tract, the southerly line of said Ward tract, and the southerly line of said existing City of Grove City corporation line, **South 86°07'03" East** for a distance of **147.11 feet** to the southeasterly corner of said Ward tract;

Thence continuing along said corporation line and the easterly line of said Ward tract and the easterly line of a 0.338 acre tract conveyed to Grove City Church of the Nazarene by Instrument Number 202403210027518, **North 03°54'57" East** for a distance of **250.00 feet** (passing the northeasterly corner of said Ward tract and the southeasterly corner of said 0.338 acre tract at 150.00 feet) to the **TRUE POINT OF BEGINNING** and containing **26.742± Acres**, of which 0.000 acres are within the right of way of Hoover Road.

The total length of the annexation perimeter is 4819.08± feet, of which 2788.18± feet is contiguous with existing City of Grove City corporation lines, resulting in 58% perimeter contiguity.

Bearings are based on the centerline of Hoover Road being North 03°58'11" East as referenced to the Ohio State Plane Coordinate System (South Zone), NAD 83, with the 2011 NSRS adjustment (Epoch 2010.0)

This description was prepared by David R. Himmelman, Ohio Professional Surveyor Number 8862, from an actual field survey performed in August 2023 and publicly available records. The above description is not valid for the transfer of real property and is not to be utilized in place of a boundary survey as defined by the OAC 4733-37.

Property Address: 4910 Hoover Road, Grove City, OH 43123

Franklin County Auditor Parcel No.: 160-000824 & 160-001395

David R. Himmelman, P.S. 8862
Korda-Nemeth Engineering Inc.



6/9/25

Date

PRELIMINARY APPROVAL
ADAM W. FOWLER, P.E., P.S.

Insante
06/10/2025 10:06:45 AM
PENDING ORIGINALS
Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

"Pending Originals for Final Approval"

RECEIVED

JUL 01 2025

FRANKLIN COUNTY ENGINEER
ADAM W. FOWLER, P.E., P.S.

**ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE**
ADAM W. FOWLER, P.E., P.S.
FRANKLIN COUNTY ENGINEER

BY: FDA DATE: 07/07/25

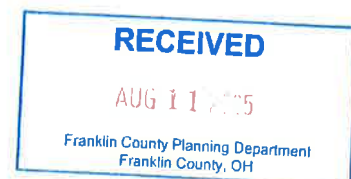
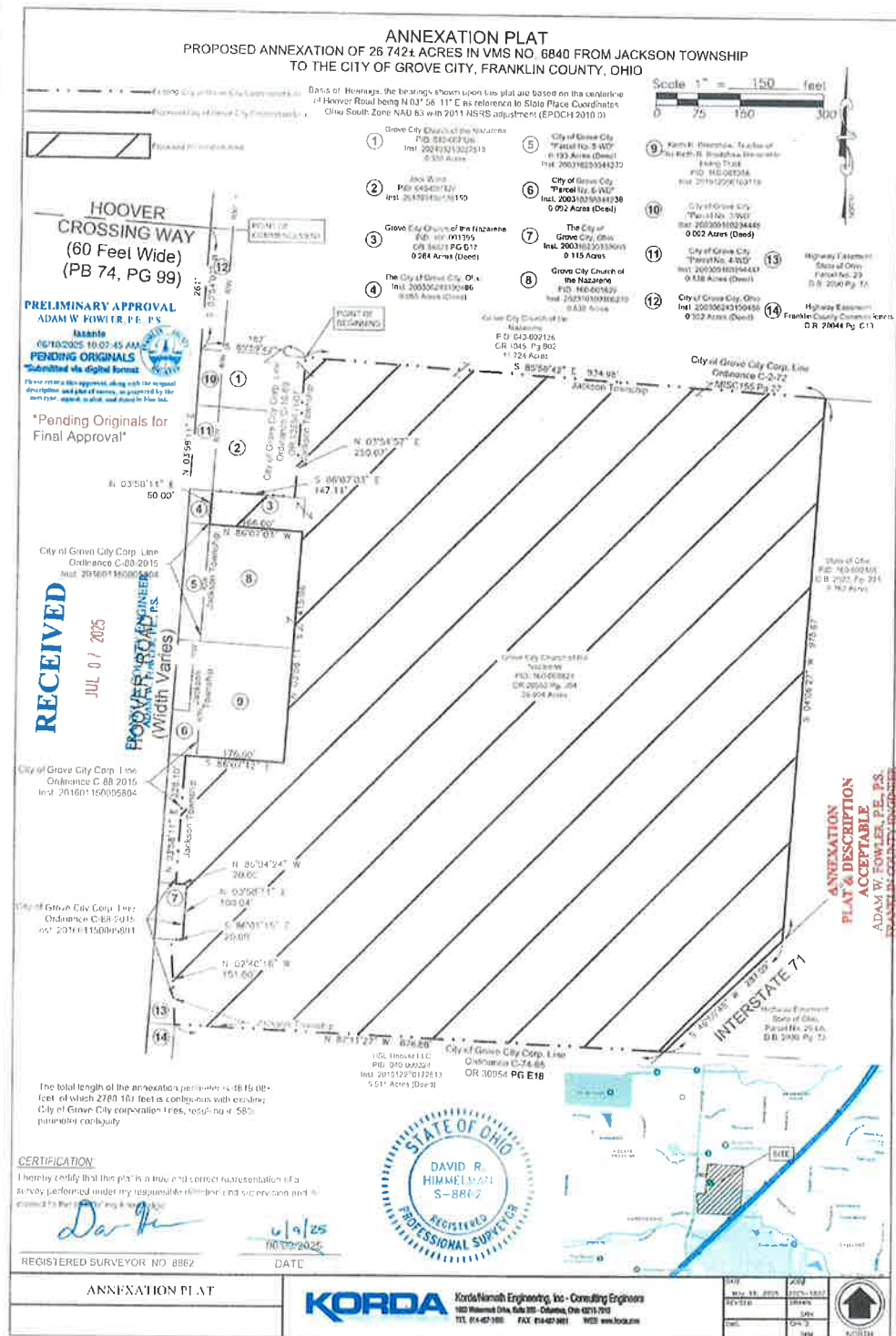


Exhibit B

C-48-25



Date: 11-24-25
Introduced By: Ms. Anderson
Committee: Safety
Originated By: Ms. Anderson
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-49-25
1st Reading: 12/01/25
Public Notice: 12/02/25
2nd Reading: 12/15/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-49-25

AN ORDINANCE TO ADOPT CHAPTER 550 OF THE CITY OF GROVE CITY CODIFIED ORDINANCES TITLED UNLAWFUL DISCRIMINATION PROHIBITED

WHEREAS, Federal and State law expressly prohibit discriminatory practices in housing, employment, and public accommodations based on race, sex, color, religion, ancestry, national origin, age, disability, familial status, marital status, or military status; and

WHEREAS, Federal courts have interpreted the prohibition on discrimination on the basis of sex to include discrimination based on sexual orientation and gender identity in the employment context, but State of Ohio Courts have not yet done the same; and

WHEREAS, numerous municipalities have adopted ordinances prohibiting discrimination in housing, employment, and public accommodations based on those classes already protected by state and federal law and additional, unprotected classes including sexual orientation, gender identity, gender expression, and pregnancy; and

WHEREAS, the City of Grove City does not currently have an ordinance prohibiting discrimination in employment, housing and public accommodations; and

WHEREAS, the City desires to enact Chapter 550 under Part Five of the City of Grove City Codified Ordinances to prohibit unlawful discriminatory practices within the City; and

WHEREAS, the City desires to eliminate discrimination in Grove City based on race, color, religion, sex, national origin, age, disability, military status, status as a veteran or special disabled veteran, ancestry, familial status, pregnancy, sexual orientation, gender identity, or gender expression; and

WHEREAS, the City believes that adopting Chapter 550 promotes the general health, safety, and welfare of the City and its residents.

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

SECTION 1. Section 550 titled Unlawful Discrimination Prohibited is hereby enacted as follows:

Chapter 550 – Unlawful Discrimination Prohibited

550.01 Definitions

For the purposes of this Chapter, the following terms, phrases, and words shall have the meanings given to them herein.

“Age” means at least 40 years old, except as otherwise provided in this Chapter.

“Aggrieved individual” means an individual who claims to have been injured by an unlawful discriminatory act or practice described in this Chapter.

“Burial lot” means any lot for the burial of deceased individuals within any public burial ground or cemetery, including, but not limited to, cemeteries owned and operated by companies or associations incorporated for cemetery purposes.

“Common use areas” means rooms, spaces, or elements inside or outside a building that are made available for the use of residents of the building or their guests, and includes, but is not limited to, hallways, lounges, lobbies, laundry rooms, refuse rooms, mail rooms, recreational areas, and passageways among and between buildings.

“Complainant” means an aggrieved individual who, pursuant to the provisions of this section, files a written complaint alleging an unlawful discriminatory act or practice with the Law Director.

“Controlled substance” has the same meaning as in Ohio Rev. Code 3719.01.

“Covered multifamily dwellings” means buildings consisting of four or more units if such buildings have one or more elevators and ground floor units in other buildings consisting of four or more units.

“Disability” or “disabled” means a physical or mental impairment that substantially limits one or more major life activities, including the functions of caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working; a record of a physical or mental impairment. “Disability” does not include any physiological disorder or condition, mental or psychological disorder, or disease or condition caused by an illegal use of any controlled substance if an employer, employment agency, personnel placement service, labor organization, or joint labor-management committee acts on the basis of that illegal use.

“Disabled tenant” means a tenant or prospective tenant who is an individual with a disability.

“Discriminate” means to differentiate and to treat differently people based on any protected class as defined herein.

“Discriminatory restrictive covenant” means any specification in a deed, land contract, or lease limiting the transfer, rental, lease, or other use of any housing accommodations because of race, color, religion, sex, national origin, age, familial status, disability, pregnancy, sexual orientation, gender identity, or gender expression, as a condition of affiliation or approval.

“Dwelling unit” means a single unit of residence for a family of one or more individuals.

“Employee” means an individual employed by any employer but does not include any individual employed in the domestic service of any person.

“Employer” includes any person who regularly employs for compensation four or more individuals, excluding the employer’s parents, spouse, and children, including any person acting directly or indirectly in the interest of an employer, but does not include the United States or any State or political subdivision of a State, except for the City of Grove City, its departments, boards, commissions, and authorities.

“Employment agency” means any person who regularly endeavors, with or without compensation, to procure opportunities for employment or to procure, recruit, refer, or place employees.

“Familial status” means demonstrating any of the following characteristics, where “family” also includes an individual:

- A. One or more individuals who are under 18 years of age and who are domiciled with a parent or guardian having legal custody of the individual or domiciled, with the written permission of the parent or guardian having legal custody, with a designee of the parent or guardian;
- B. Any individual who is pregnant or in the process of securing legal custody of any individual who is under 18 years of age.

“Gender expression” means the external appearance of one's gender, usually expressed through behavior or appearance which may or may not conform to socially defined behaviors and characteristics typically associated with being either masculine or feminine.

“Gender identity” means an individual’s sense of having, or being perceived as having, a gender that may or may not be those traditionally associated with the individual’s assigned sex at birth.

“Hearing Officer” means the person appointed by the City Administrator or the Administrator’s designee to conduct a mediation and/or administrative hearing based on a complaint filed with the City alleging a discriminatory act or practice.

“Housing accommodations” means any buildings or structure or portion thereof which is used or occupied or is intended, arranged, or designed to be used or occupied as a home residence, dwelling, dwelling unit, or sleeping place of one or more individuals, groups or families whether or not living independently of each other; and any vacant land offered for sale or lease. It also includes any housing accommodations held or offered for sale or rent by a real estate broker, salesman, or agent, or by any other person pursuant to authorization of the owner, by the owner, or by such person's legal representative. “Housing accommodations” does not include any housing accommodations owned or operated by a religious organization when they are owned or operated for other than a commercial purpose and offered to individuals of the same religion.

“Labor organization” means any organization which exists for the purpose, in whole or in part, of collective bargaining or for other mutual aid or protection in relation to employment.

“Law Director” means the City of Grove City Law Director.

“Person” means one or more individuals, partnerships, associations, organizations, corporations, legal representatives, trustees, and trustees in bankruptcy, receivers, and other organized groups of persons. It also includes, but is not limited to, any owner, lessor, assignor, builder, manager, broker, salesman, agent, employee, lending institution, and the City of Grove City.

“Physical or mental impairment” includes any of the following:

- A. Any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genitor-urinary; hemic and lymphatic; skin; and endocrine.
- B. Any mental or psychological disorder, including, but not limited to, orthopedic, visual, speech, and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, sickle cell, human immunodeficiency virus infection, intellectual disabilities, emotional illness, drug addiction, and alcoholism.
- C. “Physical or mental impairment” does not include any of the following:

1. Pedophilia, exhibitionism, voyeurism, or other sexual behavior disorders;
2. Compulsive gambling, kleptomania, or pyromania; or
3. Psychoactive substance use disorders resulting from current illegal use of controlled substances.

“Place of public accommodation” means any restaurant, bar, hotel, motel, bank or other financial services institution, barbershop, public transportation by air, land, or water, theater, store, other place for the sale of merchandise, or any other place of public accommodations, advantages, facilities, or privileges available to the public, provided it shall not apply to an agency of government other than the City.

“Protected class” means a classification of individuals based on one or more of the following characteristics: race, color, religion, sex, national origin, age, disability, military status, status as a veteran or special disabled veteran, ancestry, familial status, pregnancy, sexual orientation, gender identity, or gender expression.

“Public use areas” means interior or exterior rooms or spaces of a privately owned building that are made available to the public.

“Religious organization” means a not-for-profit church or integrated auxiliary of a church, as those terms are used by the United States Internal Revenue Service and includes any school that incorporates substantial religious teachings or religious practices of that church in that school. Religious organization does not include any hospital or medical facility that offers medical services to the public.

“Respondent” means the person who is alleged to have committed unlawful discriminatory acts or practices and who is identified in a written complaint filed by a complainant.

“Senior citizen” means an individual at least 60 years old.

“Sex” means male or female. The terms “because of sex” and “on the basis of sex” include pregnancy, any illness arising out of and occurring during the course of pregnancy, childbirth, or related medical conditions.

“Sexual orientation” means an individual’s actual or perceived heterosexuality, homosexuality, or bisexuality.

“Unlawful discriminatory practice” means any act prohibited by Chapter 550 of the Grove City Codified Ordinances.

550.02 Unlawful Discriminatory Employment Practices

(A) It shall be an unlawful discriminatory practice, except where based upon applicable federal regulations:

- (1) For any employer, because of an individual being in a protected class to fire without cause, to refuse to hire, or otherwise to discriminate against that individual with respect to hiring, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment.
- (2) For any employment agency to establish, announce, or follow a policy of denying or limiting the membership opportunities of any individual or group of individuals because of their inclusion in a protected class, or to comply with a request from an employer if the request directly or indirectly indicates that the employer fails to comply with the divisions of this Chapter.

- (3) For any labor organization to limit or restrict its membership because of an individual being in a protected class or to discriminate against or limit the employment opportunities of any individual as an employee because of that individual being in a protected class.
- (4) For any employer, employment agency, or labor organization to publish or circulate, or to cause to be published or circulated, any notice or advertisement relating to employment or membership which indicates any preference, limitation, specifications, or discrimination based upon a protected class.
- (5) For any employment agency to refuse or fail to accept, register, classify properly, or refer for employment or otherwise to discriminate against any individual because of their membership in a protected class.
- (6) For any employer, employment agency, or labor organization to use in the recruitment or hiring of individuals, any employment agency, placement service, labor organization, training school or center, or any other employee-referring source, proven to discriminate against individuals because of an individual's protected class.
- (7) For any labor organization to discriminate against any individual or limit that individual's employment opportunities, or otherwise adversely affect that individual's status as an employee, or that individual's wages, hours, or employment conditions, because of their membership in a protected class.
- (8) For an employment agency to comply with, accommodate, or otherwise assist with locating an employee related to a request from an employer if the request indicates, directly or indirectly, that the employer fails, or may fail, to comply with this Chapter.
- (9) For any labor organization to limit or classify its membership on the basis of any protected class.
- (10) Except where based on a bona fide occupational qualification certified in advance by an agency of the state or federal government or a political subdivision, for any employer, employment agency, personnel placement service, or labor organization, prior to employment or admission to membership, to either:
- (a) Elicit or attempt to elicit any information concerning the protected class status of an applicant for employment or membership;
 - (b) Use any form of application for employment or personnel or membership seeking to elicit information regarding an individual's protected class status. However, an employer, employment agency, or labor organization holding a contract with the government of the United States may be required to follow federal law as a condition of the contract.
- (11) For any employer, employment agency or labor organization to discriminate against any individual because that individual has opposed any practice forbidden by this Chapter, or because that individual has made a complaint or assisted in any manner in any investigation or proceeding under Section 550.05 of the Grove City Codified Ordinances.
- (12) For any employer to discriminate against an individual with a disability by:
- (a) Limiting, segregating, or classifying a job applicant or employee in a way that adversely affects the opportunities or status of such applicant or employee because of the disability of such applicant or employee;

(b) Denying employment opportunities to a job applicant or employee who is an otherwise qualified individual with a disability, if such denial is based on the need of such employer to make reasonable accommodations to the physical or mental impairments of the employee or applicant;

(c) Failing to make reasonable accommodations to the known physical or mental limitations of an otherwise qualified individual who is an applicant or employee, unless the employer can demonstrate that the accommodation would impose an undue hardship on the operation of the business of the employer;

(d) Denying employment opportunities to a job applicant or employee who is an otherwise qualified individual with a disability, on the basis of such disabled individual's use of a service animal, provided nothing in this section shall be construed to require any employer, as a reasonable accommodation, to provide a service animal to a disabled individual.

(13) For any employer to discriminate against a birth parent because of pregnancy, childbirth, or related medical conditions for any employment-related purposes, including receipt of benefits under fringe benefit programs, or to fail to treat a birth parent with pregnancy related conditions the same as other individuals not so affected but similar in their ability or inability to work.

(14) It shall be an unlawful employment practice for a covered entity to:

(a) Not make reasonable accommodations to the known limitations related to the pregnancy, childbirth, or related medical conditions of a job applicant or employee, unless such covered entity can demonstrate that the accommodation would impose an undue hardship on the operation of the business of such covered entity;

(b) Require a job applicant or employee affected by pregnancy, childbirth, or related medical conditions to accept an accommodation that such applicant or employee chooses not to accept, if such accommodation is unnecessary to enable the applicant or employee to perform their job;

(c) Deny employment opportunities to a job applicant or employee, if such denial is based on the need of the covered entity to make reasonable accommodations to the known limitations related to the pregnancy, childbirth, or related medical conditions of an employee or applicant;

(d) Require an employee to take leave, whether paid or unpaid, if another reasonable accommodation can be provided to the known limitations related to the pregnancy, childbirth, or related medical conditions of an employee; or

(e) Take adverse action in terms, conditions, or privileges of employment against an employee on account of the employee requesting or using a reasonable accommodation to the known limitations related to the pregnancy, childbirth, or related medical conditions of the employee.

(15) For any employer to discriminate against an employee or potential employee because of age in offering any job opening or in the discharge of an employee without just cause who is physically able to perform the duties and otherwise meets the established requirements of the job and laws pertaining to the relationship between employer and employee.

(B) With regard to age, it shall not be an unlawful discriminatory practice and it shall not constitute a violation of this Chapter for any employer, employment agency, joint labor-management committee controlling apprenticeship training programs, or labor organization to:

(1) Establish bona fide employment qualifications reasonably related to the particular business or occupation that may include standards for skill, aptitude, physical capability, intelligence, education, maturation, and experience;

(2) Observe the terms of a bona fide seniority system or any bona fide employee benefit plan, including, but not limited to, a retirement, pension, or insurance plan, that is not a subterfuge to evade the purposes of this section. However, no such employee benefit plan shall excuse the failure to hire any individual, and no such seniority system or employee benefit plan shall require or permit the involuntary retirement of any individual, because of the individual's age except as provided for in the "Age Discrimination in Employment Act Amendment of 1978," 29 U.S.C.A. 623, as amended by the "Age Discrimination in Employment Act Amendments of 1986," 29 U.S.C.A. 623, as amended, or as later amended;

(3) Retire an employee who has attained sixty-five years of age who, for the two-year period immediately before retirement, was employed in a bona fide executive or a high policymaking position, if the employee is entitled to an immediate nonforfeitable annual retirement benefit from a pension, profit-sharing, savings, or deferred compensation plan, or any combination of those plans of the employer, which equals, in the aggregate, at least forty-four thousand dollars, in accordance with the conditions of the "Age Discrimination in Employment Act Amendment of 1978," 29 U.S.C.A. 631, as amended by the "Age Discrimination in Employment Act Amendments of 1986," 29 U.S.C.A. 631, as amended, or as later amended;

(4) Observe the terms of any bona fide apprenticeship program if the program is registered with the Ohio apprenticeship council pursuant to Ohio Rev. Code 4139.01 to 4139.06 and is approved by the federal committee on apprenticeship of the United States Department of Labor.

(C) Nothing in this Chapter shall be construed to prohibit any of the following:

(1) The designation of uniform age the attainment of which is necessary for public employees to receive pension or other retirement benefits pursuant to Ohio Rev. Code Chapters 145, 742, 3307, 3309, or 5505;

(2) The establishment of maximum age requirements for original appointment to a police department or fire department pursuant to Ohio Rev. Code 124.41 and 124.42;

(3) Any establishment of a maximum age not in conflict with federal law that may be established by a municipal charter, municipal ordinance, or resolution of a board of township trustees for original appointment as a police officer or firefighter;

(4) Any establishment of a mandatory retirement provision not in conflict with state, federal law, or local charter, municipal ordinance, or resolution pertaining to police officers and firefighters.

(D) Nothing in this section shall be construed to require an individual with a disability to be employed or trained under circumstances that would significantly increase the occupational hazards affecting either the individual with a disability, other employees, the general public, or the facilities in which the work is to be performed, or to require the employment or training of an individual with a disability in a job that requires the individual with a disability routinely to undertake any task, the performance of which is substantially and inherently impaired by the individual's disability.

(E) Nothing in this Chapter shall prohibit an employer, employment agency, personnel placement service, labor organization, or joint labor-management committee from:

(1) Adopting or administering reasonable policies or procedures, including, but not limited to, testing for the illegal use of any controlled substance, that are designed to ensure that an individual no longer is engaging in the illegal use of any controlled substance. For purposes of this Chapter, a test to determine the illegal use of any controlled substance does not include a medical examination;

(2) Prohibiting the illegal use of controlled substances and the use of alcohol at the workplace by employees;

(3) Requiring that employees not be under the influence of alcohol or not be engaged in the illegal use of any controlled substance at the workplace;

(4) Requiring that employees behave in conformance with the requirements established under "The Drug-Free Workplace Act of 1988," 41 U.S.C.A. 701, as amended;

(5) Holding an employee who engages in the illegal use of any controlled substance or who is an alcoholic to the same qualification standards for employment or job performance, and the same behavior, to which the employer, employment agency, personnel placement service, labor organization, or joint labor-management committee holds other employees, even if any unsatisfactory performance or behavior is related to an employee's illegal use of a controlled substance or alcoholism;

(6) Exercising other authority recognized in the "Americans with Disabilities Act of 1990," 42 U.S.C.A. 12101, as amended, including, but not limited to, requiring employees to comply with any applicable federal standards.

(F) For any person, whether or not an employer, employment agency or labor organization, to aid, incite, compel, coerce, or participate in the doing of any act declared to be an unlawful discriminatory practice, or to obstruct or prevent any person from enforcing or complying with the provisions of this section, or to attempt directly or indirectly to commit any act declared by this section to be an unlawful discriminatory practice, or to obstruct or prevent any person from enforcing or complying with the provisions of this section.

(G) This section does not apply to a religious corporation, association, educational institution, or society with respect to the employment of an individual of a particular religion to perform work connected with the carrying on by that religious corporation, association, educational institution, or society of its activities.

550.03 Unlawful Discriminatory Housing Practices

(A) Subject to Ohio Rev. Code 4112.024 it shall be an unlawful discriminatory housing practice for any person or entity to do any of the following:

(1) Refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of an individual's membership in a protected class.

(2) Represent to any individual that housing accommodations are not available for inspection, sale, or rental, when in fact they are available, and the representation of unavailability is based on the individual seeking accommodation being a member of a protected class.

(3) Discriminate against any individual in the making or purchasing of loans or the provision of other financial assistance for the acquisition, construction, rehabilitation, repair, or maintenance of housing accommodations, or any individual in the making or purchasing of loans or the provision of other financial assistance that is secured by residential real estate, because of that individual being in a protected class, or because the neighborhood in which the housing accommodations are located is

composed of one or more protected classes, provided that the person, whether an individual, corporation, or association of any type, lends money as one of the principal aspects or incident to the person's principal business and not only as a party of the purchase price of an owner-occupied residence the person is selling nor merely causally or occasionally renting to a relative or friend;

(4) Discriminate against any individual in the terms or conditions of selling, transferring, assigning, renting, or subleasing any housing accommodations or in furnishing facilities, services, or privileges in connection with the ownership, occupancy, or use of any housing accommodations, including the sale of fire, extended coverage, or homeowners insurance, because the individual is in a protected class, or because of the composition, in terms of protected class, of the neighborhood in which the housing accommodations are located;

(5) Discriminate against any individual in the terms or conditions of any loan of money, whether or not secured by a mortgage or otherwise, for the acquisition, construction, rehabilitation, repair, or maintenance of housing accommodations because of the individual being a member of a protected class, or because of the composition, in terms of protected class, of the neighborhood in which the housing accommodations are located;

(6) Refuse to consider without prejudice the combined income of both lawfully-married spouses for the purpose of extending mortgage credit to a married couple or either member of a married couple;

(7) Except as otherwise provided in this section, make any inquiry, elicit any information, or use any form of application containing questions or entries concerning an individual's protected class status in connection with the sale or lease of any housing accommodations or the loan of any money, whether or not secured by mortgage or otherwise, for the acquisition, construction, rehabilitation, repair, or maintenance of housing accommodations. Any person may make inquiries, and make and keep records, concerning an individual's status as a member of a protected class for the purpose of monitoring compliance with this Chapter.

(8) Include in any deed, land contract, transfer, rental, or lease of housing accommodations any discriminatory restrictive covenant, or honor or exercise, or attempt to honor or exercise, any discriminatory restrictive covenant;

(9) Induce or solicit, or attempt to induce or solicit, a housing accommodations listing, sale, or transaction by representing that a change has occurred or may occur with respect to the protected class composition of the neighborhood in which the housing accommodations are located, or induce or solicit, or attempt to induce or solicit, a housing accommodations listing, sale, or transaction by representing that the presence or anticipated presence of individuals of any protected class in the neighborhood will or may have results including, but not limited to, the following:

(a) The lowering of property values;

(b) A change in the composition, in terms of a protected class, of the neighborhood;

(c) An increase in criminal or antisocial behavior in the neighborhood;

(d) A decline in the quality of the schools serving the neighborhood.

(10) Discourage or attempt to discourage the purchase by a prospective purchaser of housing accommodations, by representing that any neighborhood has undergone or might undergo a change in composition with respect to a protected class;

(11) Deny any individual access to or membership or participation in any multiple-listing service, real estate broker's organization, or other service, organization, or facility relating to the business of selling or renting housing accommodations, or discriminate against any individual in the terms or conditions of that access, membership, or participation, because of the individual being in a protected class;

(12) Discriminate in any manner against any individual because that individual has opposed any unlawful practice defined in this Chapter, or because that individual has made a charge, testified, assisted, or participated in any manner, in any investigation, proceeding, or hearing under the provisions of this Chapter;

(13) Refuse to sell, transfer, assign, rent, lease, sublease, or finance, or otherwise deny or withhold, a burial lot from any individual because of that individual being in a protected class, or because of any prospective owner or user of the lot being in a protected class;

(14) Discriminate in the sale or rental of, or otherwise make unavailable or deny, housing accommodations to any buyer or renter because of the protected class status of any of the following:

(a) The buyer or renter;

(b) An individual residing in or intending to reside in the housing accommodations after they are sold, rented, or made available;

(c) Any individual associated with the individual described in this section.

(15) Discriminate in the terms, conditions or privileges of the sale or rental of housing accommodations to any individual or in the provision of services or facilities to any individual in connection with the housing accommodations because of the protected class of any of the following:

(a) That individual;

(b) An individual residing in or intending to reside in the housing accommodations after they are sold, rented, or made available;

(c) Any individual associated with the individual described in this section.

(16) Except as otherwise provided in this section, make an inquiry of an applicant to determine the protected class of the applicant for the sale or resale of housing accommodations, an individual residing in or intending to reside in the housing accommodations after they are sold, rented, or made available, or any individual associated with such individuals. The following inquiries may be made of all applicants for the sale or rental of housing accommodations, regardless of the applicant's protected class:

(a) An inquiry into an applicant's ability to meet the requirements of ownership or tenancy;

(b) An inquiry to determine whether an applicant is qualified for housing accommodations available only to individuals with disabilities or individuals with a particular type of disability;

(c) An inquiry to determine whether an applicant is qualified for a priority available to individuals with disabilities or individuals with a particular type of disability;

(d) An inquiry to determine whether an applicant currently uses a controlled substance in violation of Ohio Rev. Code 2925.11 or a substantively comparable municipal ordinance;

(e) An inquiry to determine whether an applicant at any time has been convicted of or pleaded guilty to any offense, an element of which is the illegal sale, offer to sell, cultivation, manufacture, other production, shipment, transportation, delivery, or other distribution of a controlled substance.

(17) Refuse to permit, at the expense of an individual with a disability, reasonable modifications of existing housing accommodations that are occupied or to be occupied by the individual with a disability, if the modifications may be necessary to afford the individual with a disability full enjoyment of the housing accommodations. This division does not preclude a landlord of housing accommodations that are rented or to be rented to a disabled tenant from conditioning permission for a proposed modification upon the disabled tenant's doing one or more of the following:

(a) Providing a reasonable description of the proposed modification and reasonable assurances that the proposed modification will be made in a workerlike manner and that any required building permits will be obtained prior to the commencement of the proposed modification;

(b) Agreeing to restore at the end of the tenancy the interior of the housing accommodations to the condition they were in prior to the proposed modification, but subject to reasonable wear and tear during the period of occupancy, if it is reasonable for the landlord to condition permission for the proposed modification upon the agreement;

(c) Paying into an interest bearing escrow account that is in the landlord's name, over a reasonable period of time, a reasonable amount of money not to exceed the projected costs at the end of the tenancy for the restoration of the interior of the housing accommodations to the condition they were in prior to the proposed modification, but subject to reasonable wear and tear during the period of occupancy, if the landlord finds the account reasonably necessary to ensure the availability of funds for the restoration work. The interest earned in connection with an escrow account described in this division shall accrue to the benefit of the disabled tenant who makes payments into the account.

(18) Condition permission for a proposed modification of a dwelling unit upon a disabled tenant's payment of a security deposit that exceeds the customarily required security deposit of all tenants of the particular housing accommodations.

(19) Refuse to make reasonable accommodations in rules, policies, practices, or services when necessary to afford an individual with a disability equal opportunity to use and enjoy a dwelling unit, including associated public and common use areas.

(20) Fail to comply with the standards and rules adopted under Ohio Rev. Code 3781.111(A).

(21) Discriminate against any individual in the selling, brokering, or appraising of real property because of the individual being in a protected class.

(22) Fail to design and construct covered multifamily dwellings for first occupancy in accordance with the following conditions:

(a) The dwellings shall have at least one building entrance on an accessible route, unless it is impractical to do so because of the terrain or unusual characteristics of the site;

(b) With respect to dwellings that have a building entrance on an accessible route, all of the following apply:

(i) The public use areas and common use areas of the dwellings shall be readily accessible to and usable by an individual with a disability.

(ii) All the doors designed to allow passage into and within all premises shall be sufficiently wide to allow passage by an individual with a disability who is in a wheelchair.

(iii) All premises within covered multifamily dwelling units shall contain an accessible route into and through the dwelling; all light switches, electrical outlets, thermostats, and other environmental controls within such units shall be in accessible locations; the bathroom walls within such units shall contain reinforcements to allow later installation of grab bars; and the kitchens and bathrooms within such units shall be designed and constructed in a manner that enables an individual in a wheelchair to maneuver about such rooms.

(23) For any person to discriminate in any manner against any individual because that individual has opposed any unlawful discriminatory practice defined in this section or because that individual has made a charge, testified, assisted, or participated in any manner in any investigation, proceeding, or hearing under this Chapter or Ohio Rev. Code 4112.01 to 4112.07.

(24) For any person to knowingly aid or abet the doing of any act declared by this section to be an unlawful discriminatory practice, to knowingly obstruct or prevent any person from complying with this Chapter or any order issued under it, or to knowingly attempt directly or indirectly to commit any act declared by this section to be an unlawful discriminatory practice.

(B) Nothing in this Chapter limits the applicability of any reasonable local, state, or federal restrictions regarding the maximum number of occupants permitted to occupy housing accommodations.

(C) Nothing in this Chapter shall bar any bona fide private or fraternal organization that incidental to its primary purpose, owns or operates lodgings for other than a commercial purpose, from limiting the rental or occupancy of the lodgings to its members or from giving preference to its members.

(D) Nothing in this Chapter prohibits owners or managers of housing accommodations from implementing reasonable occupancy standards based on the number and size of sleeping areas or bedrooms and the overall size of a dwelling unit, provided that the standards are not implemented to circumvent the purposes of this Chapter and are formulated, implemented, and interpreted in a manner consistent with this Chapter and any applicable local, state, or federal restrictions regarding the maximum number of occupants permitted to occupy housing accommodations.

(E) Nothing in this Chapter requires that housing accommodations be made available to an individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others.

(F) Nothing in this Chapter pertaining to unlawful discriminatory practices shall be construed to apply to "housing for older persons" as defined and provided in 42 U.S.C. 3607(b)(2), as amended.

(G) Nothing in this Chapter shall be construed to require any person selling or renting property to modify the property in any way or to exercise a higher degree of care for an individual with a disability, to relieve any individual with a disability of any obligation generally imposed on all individuals regardless of disability in a written lease, rental agreement, or contract of purchase or sale, or to forbid distinctions based on the inability to fulfill the terms and conditions, including financial obligations, of the lease, agreement, or contract.

550.04 Unlawful Discriminatory Practices in Public Accommodations

(A) No owner, operator, or manager of a place of public accommodation shall deny to any individual or permit any employee to deny to any individual, except for reasons applicable to all individuals regardless of them being in a protected class, the full enjoyment of the accommodations, advantages, facilities, or privileges of the place of public accommodation.

(B) No owner, operator, or manager of a place of public accommodation shall deny to any individual with a disability the full enjoyment of the accommodations, advantages, facilities, or privileges of the place of public accommodation because of such individual's use of a service animal, provided:

(1) The disabled individual using the service animal may be prohibited from having the service animal present in the place of public accommodation if:

(a) The animal is out of control, as provided by 28 CFR 35.136(d), and the animal's handler does not take effective action to control it; or

(b) The animal is not housebroken.

(2) If it is not readily apparent what service a service animal provides, the owner, operator, manager, or an employee of a place of public accommodation may make the following two inquiries:

(a) Whether the service animal is required because of the disabled individual's disability, provided an inquiry may not be made as to:

(i) The disabled individual's disability; or

(ii) The disabled individual's medical condition or requirements.

(b) What work or tasks has the animal been trained to perform, provided an inquiry may not be made as to any special identification or training documentation for the animal, and the animal shall not be required to demonstrate its training or abilities.

(3) The owner, operator, manager, or employees of a place of public accommodation are not required to provide care or food for the service animal.

(C) No person shall aid, abet, or participate in the doing of any act declared to be an unlawful discriminatory practice under this section.

(D) Unless otherwise prohibited by law, nothing in this section shall be construed to prohibit any person from offering senior citizen price discounts or other privileges exclusively for the benefit of senior citizens.

(E) Nothing in this section shall prohibit a religious or denominational institution, organization, society, or association or any nonprofit charitable or education organization that is operated, supervised, or controlled by or in connection with a religious organization from limiting its offerings of goods, services, facilities, and accommodations to persons of the same religion, or from giving preference to such persons, provided that such offerings mentioned above are not, in fact, offered for commercial purposes or supported by public funds.

(F) Nothing in this section shall be construed to require the modification of existing facilities or the construction of new or additional facilities.

550.05 Complaint Procedure

(A) Filing a Complaint

- (1) An individual may file with the Grove City Law Director a notarized, sworn statement in writing which alleges facts and circumstances, including relevant locations, dates, times, and individuals, of an unlawful discriminatory act(s) or practice(s), that said acts occurred within the City of Grove City corporate limits, that the discriminatory act or practice was directed at the complainant, and which identifies the person who committed the alleged unlawful discriminatory act or practice.
- (2) At the same time the complaint is filed, the complainant shall provide in writing the complainant's mailing address, telephone number, and email address to the Law Director.
- (3) The complaint shall be rejected by the Law Director if any of the following apply:
 - (a) The complaint is presented more than 180 days after the most recent unlawful discriminatory act or practice alleged in the complaint;
 - (b) The incident did not occur within the City of Grove City;
 - (c) A collective bargaining agreement to which the City is a party requires the investigation to be conducted pursuant to that agreement's terms;
 - (d) The complaint fails to include all of the information required by (A)(1) of this section or fails to provide contact information as required by (A)(2) of this section.
- (4) The Law Director shall date stamp the complaint immediately upon receipt and provide a copy to the City Administrator.
- (5) The Law Director shall retain the original date stamped complaint and shall open and maintain a file on the matter during the pendency of any actions related to the complaint and for as long as required by the City's Records Retention Schedule.

(B) Investigation of Complaint.

(1) If the charge of discrimination alleges a violation based on a protected class and/or any other class or characteristic protected under state or federal law, then the Law Director shall instruct the complainant to file a charge of discrimination with the Ohio Civil Rights Commission (OCRC) or Equal Employment Opportunity Commission (EEOC). The Law Director shall provide this direction and contact information for the OCRC or EEOC to the complainant within 10 days of the charge being filed with the City.

If the OCRC or EEOC refuses to review the complaint because of a lack of time or resources, the complainant may, within 30 days of the refusal, request the Law Director to review the original charges filed and to proceed under Chapter 550.05(B)(2)-(5) and 550.05(C). If the OCRC or EEOC dismisses a complaint for lack of probable cause, the Law Director shall have no authority to review the complaint and the City's file of the complaint shall be closed.

(2) Upon receipt of the copy of the complaint and a determination that the discrimination alleged is not already protected under state or federal law, the Law Director, in consultation with the Mayor, shall hire outside counsel to perform an independent review and investigation of the complaint and the situation and acts outlined therein.

(3) Outside counsel shall perform all necessary fact-finding including interviews of the complainant, witnesses, and respondent as well as any additional necessary steps to determine if probable cause for the complaint exists.

(4) Upon completion of the investigation, outside counsel shall provide a written determination to the Law Director about whether or not probable cause exists for the complaint.

(5) Upon receipt of outside counsel's determination, the Law Director, in consultation with the City, can either dismiss the complaint or forward the complaint to an independent hearing officer. The Law Director retains the authority to forward the complaint to a hearing officer, appointed by the Mayor, even if outside counsel determines there is not probable cause for the complaint.

(C) Role and Duties of Hearing Officer.

(1) If a Hearing Officer is appointed, the Hearing Officer shall have the authority to:

(a) Schedule and oversee a mediation between the complainant and respondent;

(b) Conduct an administrative hearing;

(c) Provide to all the parties, witnesses, and Law Director timely notice of the hearing date, time, and location;

(d) Set, change as necessary, and timely communicate to the parties such reasonable procedural rules as the Hearing Officer deems appropriate;

(e) Issue subpoenas and direct the exchange of discovery.

(2) At the conclusion of the administrative hearing the Hearing Officer shall issue to the parties and the Law Director a final written decision to include findings of fact and conclusions of law:

(a) If the Hearing Officer finds the respondent either did engage or continues to engage in unlawful discriminatory acts or practices under this Chapter, and the Hearing Officer deems it appropriate, the Hearing Officer's final written decision may include the issuance to the respondent of orders to cease and desist and imposition of such other sanctions as provided by this Chapter; or

(b) If the Hearing Officer deems it appropriate, the Hearing Officer's final written decision may include the issuance of a Notice of Dismissal.

(3) If the final decision of the Hearing Officer includes the issuance to the respondent of orders to cease and desist the unlawful discriminatory acts or practices, such orders to cease and desist shall specify a time period for the respondent's compliance.

(4) The final decision of the Hearing Officer may include the imposition upon the respondent of reasonable costs of the outside counsel. The costs of the Hearing Officer shall not be assessed against the respondent. Attorney fees shall not be assessed against the respondent. Damages and other expenses incurred by the complainant shall not be assessed against the respondent.

(5) The final decision of the Hearing Officer may include the imposition upon the respondent of a civil penalty payable to the City as follows:

(a) For a first-time offense, a civil penalty not to exceed \$1,000;

(b) If the respondent has been found by the Hearing Officer to have committed one violation of this Chapter during the five-year period immediately preceding the date upon which the complaint was filed with the Law Director, a civil penalty not to exceed \$2,500;

(c) If the respondent has been found by the Hearing Officer to have committed two or more violations of this Chapter during the five-year period immediately preceding the date upon which the complaint was filed with the Law Director, a civil penalty not to exceed \$5,000.

(6) The final decision of the Hearing Officer may not include any orders for reinstatement of employment, refund of monies paid, or other mitigation of damages, or any other orders for corrections or sanctions, except as provided in this section.

(7) The final decision of the Hearing Officer shall be in writing and served by ordinary mail on the respondent and complainant. The documents shall be deemed received and properly served upon the respondent five days following the mailing thereof. Copies of the final decision shall also be sent to the Law Director.

(8) The decision of the Hearing Officer may be appealed pursuant to the provisions of Ohio Rev. Code 2506.

(D) City of Grove City as Respondent.

(1) If the Hearing Officer finds a violation occurred, and the respondent is the City of Grove City or one of its boards, commissions, departments, divisions, officials, or employees, the Hearing Officer shall issue a notice of violation, without any orders and without specifying any sanction and the Hearing Officer shall take no further action.

(2) If the Hearing Officer issues a notice of violation to the City, at a reasonable time following receipt of the notice of violation, the Grove City City Council shall, at an open public meeting of City Council, take such actions and impose such remedies as City Council deems appropriate.

550.06 Failure to Comply with Grove City Subpoena.

No person shall fail to comply with a subpoena issued by the Hearing Officer. Whoever violates this section is guilty of failure to comply with a Grove City subpoena, a misdemeanor of the fourth degree.

550.07 Failure to Comply with Order of Hearing Officer.

No person shall fail to comply with any portion of an order issued by the Hearing Officer within thirty days following service of the order or such period as the order provides, whichever is greater. Whoever violates this section is guilty of failure to comply with an order of the Hearing Officer, a misdemeanor of the first degree.

550.08 Failure to Pay Financial Sanctions Imposed by the Hearing Officer.

If a civil penalty, costs or both are imposed by the Hearing Officer on the respondent, and any portion remains unpaid thirty days following service of the order or following the expiration of the time period designated by the Hearing Officer, the City may institute civil enforcement proceedings against the respondent.

SECTION 2. This Ordinance shall take effect and be in force from and after the earliest date permitted 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: 11-24-25
Introduced By: Ms. Anderson
Committee: Safety
Originated By: Mr. Holt
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-50-25
1st Reading: 12/01/25
Public Notice: 12/02/25
2nd Reading: 12/15/25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-50-25

AN ORDINANCE TO AMEND SECTION 376.02 OF THE CODIFIED ORDINANCES TITLED RESTRICTIONS

WHEREAS, under the current Grove City Codified Ordinances, golf carts are prohibited on sidewalks and shared-use paths; and

WHEREAS, in certain instances, it may be beneficial/necessary for golf carts to use shared-use paths; and

WHEREAS, this amendment would allow the Director of Public Safety to evaluate and permit such use if it is appropriate and can be done in a manner that is safe.

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

SECTION 1. Section 376.02 of the Grove City Code Titled Restrictions is hereby amended as follows:

376.02 RESTRICTIONS.

(h) No person shall operate a low- speed or under-speed vehicle upon any sidewalk ~~or shared-use path~~.

(i) **No person shall operate a low- speed or under-speed vehicle upon a shared-use path unless the path is posted with appropriate signs specifically permitting use by low- speed or under- speed vehicles.**

(i) Except as otherwise provided in this division, whoever violates division (a), (b), (c), (d), (f), (h) or **(i)** of this section is guilty of a minor misdemeanor. If within one year of the offense, the offender previously has been convicted of or pleaded guilty to one predicate motor vehicle or traffic offense, whoever violates this section is guilty of a misdemeanor of the fourth degree. If within one year of the offense, the offender previously has been convicted of two or more predicate motor vehicle or traffic offenses, whoever violates this section is guilty of a misdemeanor of the third degree.

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

Christine A. 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: 11/10/25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Turner
Approved: Mr. Boso
Emergency: 30 Days:
Current Expense: X

No.: C-47-25
1st Reading: 11/17/25
Public Notice: 11/18/25
2nd Reading: 12/01/25
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-47-25

AN ORDINANCE TO APPROPRIATE \$25,000 FROM THE SENIOR NUTRITION FUND FOR CURRENT EXPENSES

WHEREAS, the 37th annual Mayor's Cup Golf Outing and the 3rd annual Mayor's Pickleball Open were successfully hosted this year; and

WHEREAS, funds raised from these events are donated to the LifeCare Alliance Meals-on-Wheels Program; and

WHEREAS, approximately 300 individuals are served on a weekly basis through these programs in Grove City and Jackson Township; and

WHEREAS, LifeCare Alliance administers Meals on Wheels and a senior dining site at the Evans Center to provide hot nutritional meals for homebound residents and adults aged 60 and over in Grove City and Jackson Township; and

WHEREAS, combining this appropriation with existing appropriations will allow for a donation of \$30,000 to LifeCare Alliance.

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

SECTION 1. There is hereby appropriated \$25,000.00 from the unappropriated monies of the Senior Nutrition Fund to account number 108000.559000.

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: 11-24-25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-51-25
1st Reading: 12-01-25
Public Notice: 12-02-25
2nd Reading: 12-15-25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-51-25

AN ORDINANCE TO AMEND AND EXTEND THE PINNACLE NO. 1 INCENTIVE DISTRICT, THE PINNACLE NO. 2 INCENTIVE DISTRICT, AND THE PINNACLE NO. 3 INCENTIVE DISTRICT

WHEREAS, pursuant to Ohio Revised Code (“ORC”) 5709.40, 5709.42, and 5709.43 (collectively, the “Tax Increment Financing Statutes”) this Council on September 20, 2004, passed Ordinance No. C-86-04 (the “TIF Ordinance”) thereby creating the Pinnacle No. 1 Incentive District (“Pinnacle No. 1 District”), Pinnacle No. 2 Incentive District (“Pinnacle No. 2 District”), and Pinnacle No. 3 Incentive District (“Pinnacle No. 3 District”, and collectively with Pinnacle No. 1 District and Pinnacle No. 2 District, the “Incentive Districts” or each individually as an “Incentive District”) in the City and declaring improvements to parcels of real property within the District (as described and depicted in the TIF Ordinance on Exhibit A-1, Exhibit A-2 and Exhibit A-3 of the TIF Ordinance and referred to therein and herein collectively as the “Property” with each parcel comprising the Property being referred to as a “Parcel,” and the Property is depicted and show on Exhibit A-1, Exhibit A-2 and Exhibit A-3 attached hereto and made a part hereof) to be a public purpose, exempting those improvements from real property taxation for a period of 30 years, specifying public infrastructure improvements (as described in the TIF Ordinance and referred to as the “Public Improvements”) to be made to benefit the Property, providing for the making of service payments in lieu of taxes (the “Service Payments”) by the owner(s) thereof, and establishing a municipal public improvement tax increment equivalent fund into which those Service Payments were to be deposited, and providing for payments to the South-Western City School District (the “School District”) out of the Service Payments; and

WHEREAS, ORC Section 5709.40(L) permits the life for an incentive district formed before January 1, 2006, to be extended for a period not to exceed fifteen (15) years, and this Council desires to amend the TIF Ordinance to extend, for fifteen (15) additional years, the life of the Incentive Districts and the exemption from taxation of improvements to the Property granted pursuant to the TIF Ordinance; and

WHEREAS, notice of this amendment to the TIF Ordinance has been timely delivered to the School District in accordance with ORC Sections 5709.40 and 5709.83 and to the Franklin County Board of Commissioners in accordance with ORC Section 5709.40(L);

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

SECTION 1. TIF Ordinance Amendment and Tax Exemption Extension. The TIF Ordinance is hereby amended, pursuant ORC 5709.40(L), to extend the life of the Incentive Districts and the exemption from taxation of improvements to the Property for a period of fifteen (15) years from the end of the current life and term of exemption, as determined by Section 1 of the TIF Ordinance (the “Extension Period”). In connection therewith, Section 1 and Section 2 of the TIF Ordinance are hereby amended and restated to provide as follows:

“Section 1. Creation of Incentive Districts. Pursuant to and in accordance with the provisions of the Tax Increment Financing Statutes, this Council hereby creates the “Pinnacle No. 1 Incentive District”, the “Pinnacle No. 2 Incentive District”, and the “Pinnacle No. 3 Incentive District”, the boundaries of which shall be coterminous with the boundaries of the of the Parcels included therein, which Parcels and respective Districts are also identified on Exhibit A-1, Exhibit A-2 and Exhibit A-3 attached hereto. Each District shall have a life commencing on the effective date of this ordinance and terminating on December 31 of the last year in which “Service Payments” (as defined below) have been paid in connection with Improvements on the Property. Pursuant to Section 5709.40(A)(5), the engineer for the City has certified to this Council that (a) each District is located in the City, (b) the total acreage of each Incentive District is not more than 300 acres, (c) each District is enclosed by a continuous boundary, and (d) the existing public infrastructure serving the Districts is inadequate to meet the development needs of the Districts as evidenced by the Development Plan.”

“Section 2. Tax Exemption. Pursuant to and in accordance with the provisions of the TIF Statues, this Council finds and determines that 100% of the applicable increase in assessed value of the Property and each Parcel therein subsequent to the effective date of this Ordinance (which increase in assessed value is hereinafter referred to as the “*Improvement*” as defined in Section 5709.40 of the Ohio Revised Code) is hereby declared to be a public purpose, and shall be exempt from taxation for a period commencing with the tax year in which any Improvement first appears on the tax list and duplicate of real and public utility property and that begins after the effective date of this Ordinance and ending on the earlier of (a) Forty-five (45) years after such exemption commenced, or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of Sections 5709.40 and 5709.42 of the Ohio Revised Code.”

SECTION 2. Distribution of Payments to the School District. Pursuant to ORC Section 5709.40(L)(3)(a) and consistent with Sections 3 and 4 of the TIF Ordinance, the Treasurer of Franklin County, Ohio shall pay directly to the School District from Service Payments and Property Tax Rollback Payments, as defined in the TIF Ordinance, for each year of the Extension Period for each Parcel of the Property, compensation equal in value to the amount of taxes that would be payable to the School District from that Parcel if the Improvement to that Parcel of the Property had not been exempted from taxation for the Extension Period, and shall distribute all remaining amounts to the City into the respective Funds, as defined in the TIF Ordinance.

SECTION 3. Public Infrastructure Improvements. Exhibit B, Public Infrastructure of the TIF Ordinance, attached hereto as the “Original Exhibit B,” is hereby amended and restated to provide as set forth on the Amended and Restated Exhibit B, attached hereto as Exhibit B and including the Original Exhibit B, Public Infrastructure attached hereto and incorporated herein by reference.

SECTION 4. TIF Ordinance Remains in Full Force and Effect. Except as provided herein, all other provisions of the TIF Ordinance shall remain in full force and effect. The Mayor, City Administrator, the Clerk of Council, the Director of Law, the Director of Finance, or other appropriate officers of the City are further authorized to provide such information and to execute, certify or furnish such other documents, and to do all of the things as are necessary for and incidental to carrying out the provisions of this Ordinance.

SECTION 5. The Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Department of Development of the State of Ohio within fifteen days after its passage.

SECTION 6. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 7. This Ordinance shall take effect at the earliest opportunity allowed by law.

Christine A. 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

EXHIBIT A-1

DEPICTION OF THE PINNACLE NO. 1 DISTRICT

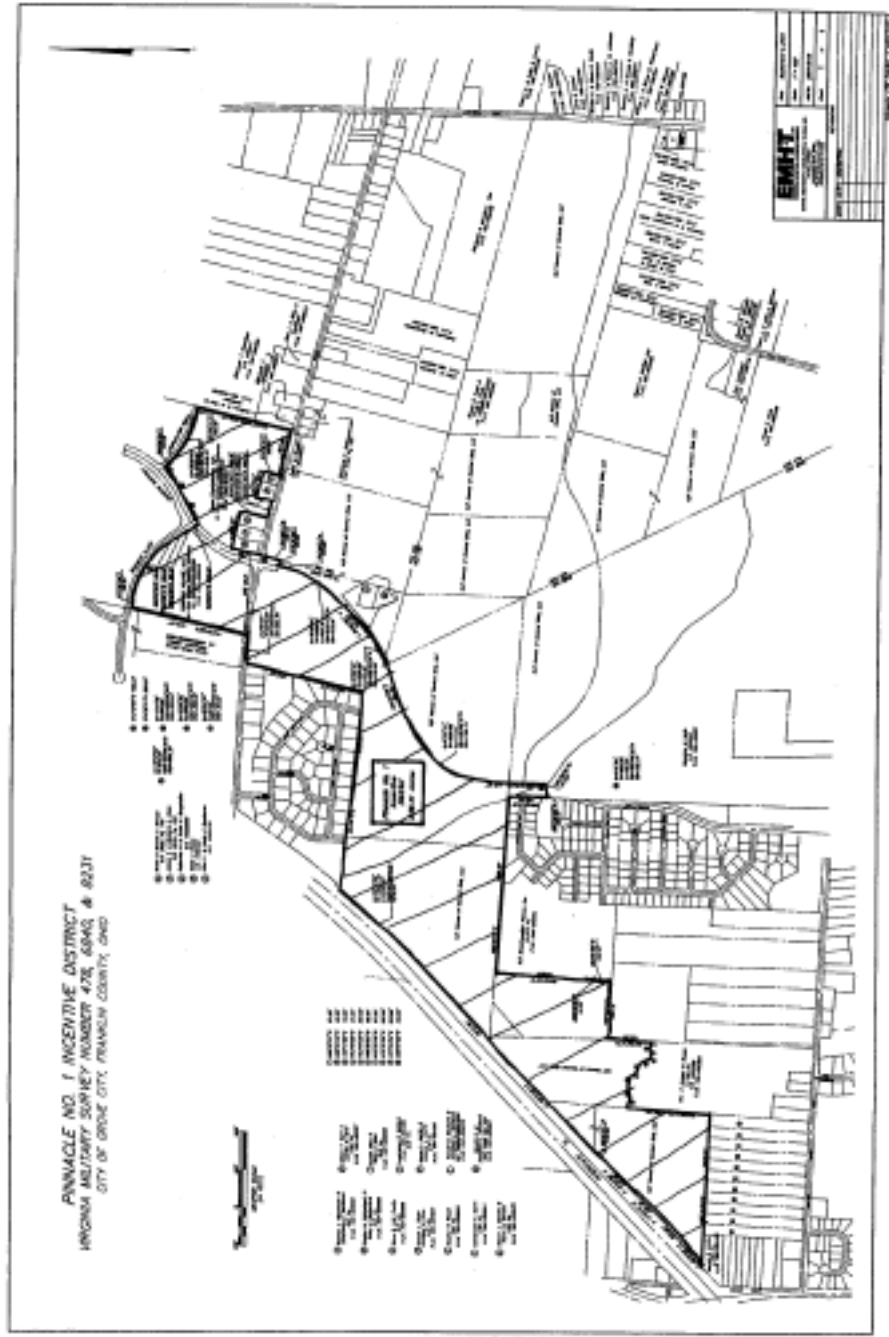


EXHIBIT A-2

DEPICTION OF THE PINNACLE NO. 2 DISTRICT

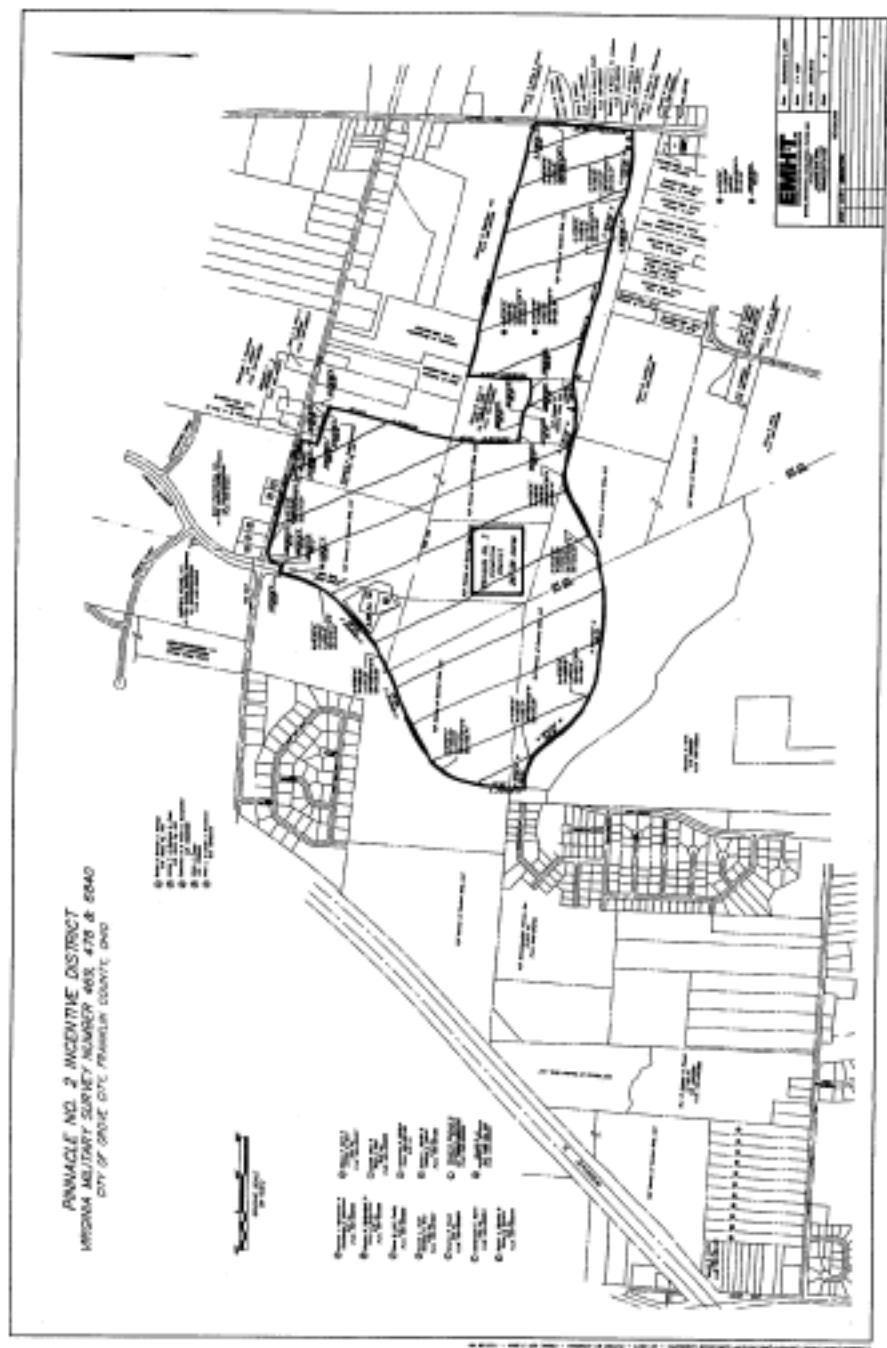


EXHIBIT A-3

DEPICTION OF THE PINNACLE NO. 3 DISTRICT

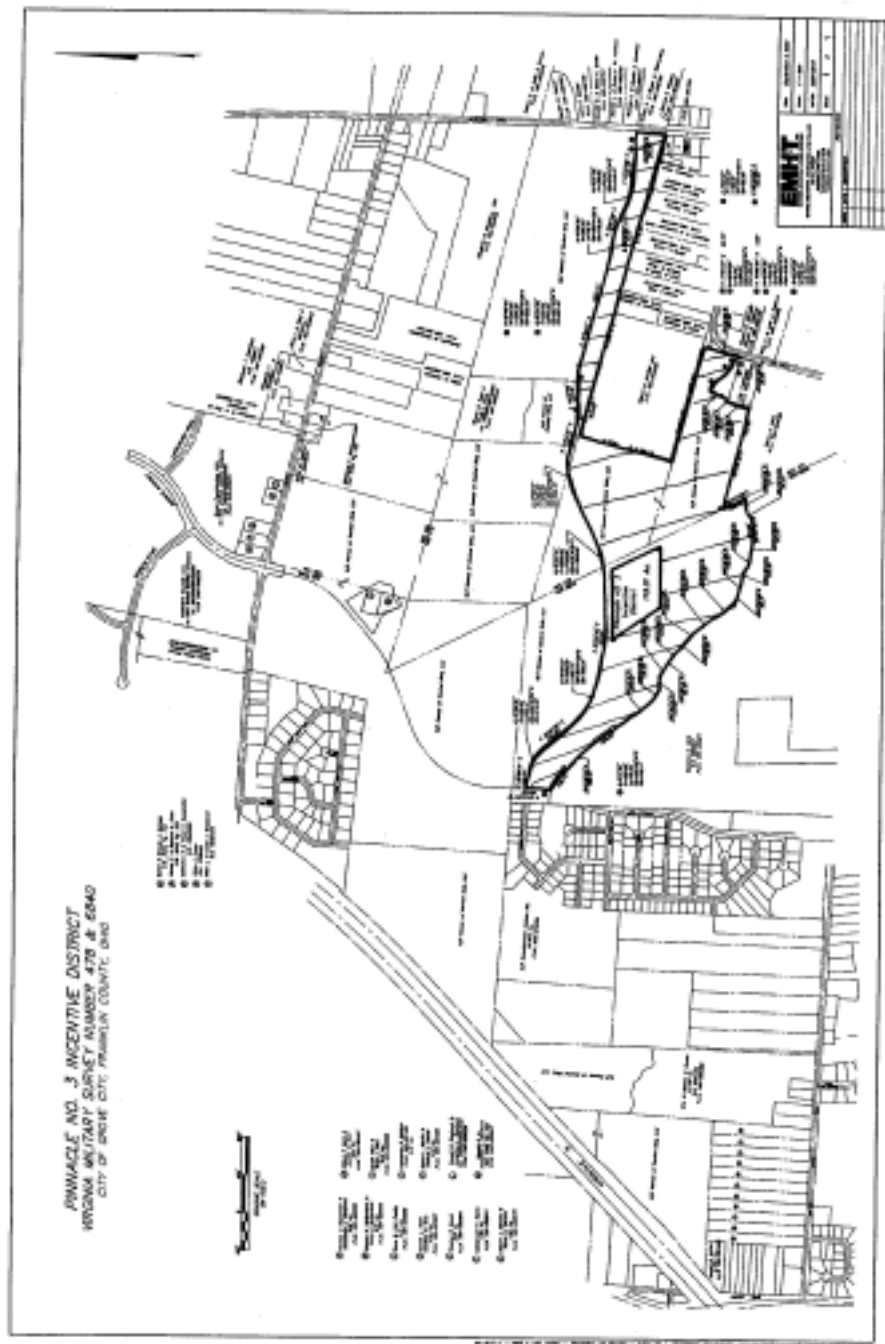


EXHIBIT B

AMENDED AND RESTATED PUBLIC INFRASTRUCTURE

The Public Infrastructure Improvements consist of any “public infrastructure improvement” defined under Section 5709.40(A)(8) of the Ohio Revised Code and that directly benefits or serves the Property and specifically include, but are not limited to, any of the following improvements that will benefit or serve the parcels and all related costs of those permanent improvements (including, but not limited to, those costs listed in Section 133.15(B) of the Ohio Revised Code):

- **Stormwater.** Construction, reconstruction and installation of stormwater and flood remediation projects and facilities, including such projects and facilities on private property when determined to be necessary for public health, safety and welfare, including but not limited to the construction and installation of storm water sewers;
- **Roadways.** Construction, reconstruction, extension, opening, improving, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, trails, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto, including but not limited to the construction, reconstruction, widening, improving, grading, draining and resurfacing of, and installation of traffic controls;
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto;
- **Environmental/Health.** Implementation of environmental remediation measures necessary to enable the Project and the construction of public health, including but not limited to preservation of wetlands and flood plain management in the areas around the proposed development, dam modifications and improvements, any dredging of waterways, streambank erosion and wetland protection and renovation and related environmental studies and remediation;
- **Utilities.** Construction, reconstruction or installation of gas, electric, communication, telecommunication, fiber, broadband and other similar service facilities and all appurtenances thereto;
- **Demolition.** Demolition, including demolition on private property when determined to be necessary for public health, safety and welfare;
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described in “Roadways” above;
- **Parks and Public Recreation Areas.** Construction and installation of parks and public recreation areas and appurtenance equipment, including, but not limited to, trails, playground

equipment, athletic courts, recreational equipment that provides recreational benefit to the owners or occupants of the Property, recreation center facilities, buildings, maintenance equipment and any related improvements;

- Professional Services. Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate; and
- Real Estate. Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the preceding improvements, or (b) in aid of industry, commerce, distribution or research.

ORIGINAL EXHIBIT B

PUBLIC INFRASTRUCTURE IMPROVEMENTS

The public infrastructure improvements to be made include, but are not limited to:

- The construction of Buckeye Parkway from White Road to its present terminus north of Holton Road and Pinnacle Club Drive from Buckeye Parkway to State Route 104, including engineering, right-of-way acquisition, pavement, curbing, landscaping, irrigation, street lights, traffic control devices, sidewalks, bike paths, utilities and appurtenances thereto, and related engineering and legal fees,
- The acquisition of real property, and
- The construction of a public safety building for the provision of fire, EMS and police services and the acquisition of related vehicles and equipment.

Date: 11-24-25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-52-25
1st Reading: 12-01-25
Public Notice: 12-02-25
2nd Reading: 12-15-25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-52-25

AN ORDINANCE TO APPROPRIATE \$150,000.00 FROM THE SCIOTO TOWNSHIP JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD) FUND FOR THE CURRENT EXPENSE OF MAKING PAYMENTS IN ACCORDANCE WITH THE JEDD CONTRACT

WHEREAS, City Ordinance C-31-13 authorized the creation of the Scioto Township JEDD; and

WHEREAS, the JEDD Contract requires funds to be disbursed to the Township of Scioto, the Village of Commercial Point, and the City of Grove City by the 10th business day of each quarter.

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

SECTION 1. There is hereby appropriated \$150,000.00 from the unappropriated monies of the JEDD Fund to account number 620000.559030 for the current expense of contractual obligations.

SECTION 2. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

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: 11-24-25
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-53-25
1st Reading: 12-01-25
Public Notice: 12-02-25
2nd Reading: 12-15-25
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-53-25

AN ORDINANCE TO APPROPRIATE \$1,500,000 FROM THE DEPOSIT TRUST FUND AND REDUCE APPROPRIATION AMOUNTS FOR VARIOUS FUNDS

WHEREAS, the deposit trust fund accounts for deposits required to complete private development projects; and

WHEREAS, the amount of developer deposits received has been greater than anticipated and must be appropriated to be expended or encumbered; and

WHEREAS, to achieve budgetary compliance, it is necessary to reduce appropriations in various funds.

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

SECTION 1. There is hereby appropriated \$1,500,000 from the unappropriated monies of the Deposit Trust Fund to account number 601000.591000 for current expenses.

SECTION 2. There is hereby a reduction in appropriations of:

\$200,000 in the Street Fund.
\$100,000 in the Water Fund.

SECTION 3. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

Christine A. 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.

Date: 11-24-25
Introduced By: Mr. Wilson
Committee: Admin.
Originated By: Mr. Hurley
Approved: Mr. Boso
Emergency: 30 Days:
Current Expense:

No.: CR-52-25
1st Reading:
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-52-25

A RESOLUTION TO ADOPT AND APPROVE THE CYBERSECURITY PROGRAM AND DESIGNATE THE DIRECTOR OF INFORMATION SYSTEMS RESPONSIBLE FOR SAID PROGRAM

WHEREAS, the Ohio Legislature passed HB 96, creating Section 9.64 of the Ohio Revised Code; and

WHEREAS, Section 9.64 requires the establishment of a cybersecurity program; and

WHEREAS, Section 9.64 requires the legislative authority of a political subdivision to adopt a cybersecurity program that safeguards the political subdivision's data, information technology, and information technology resources to ensure availability, confidentiality, and integrity; and

WHEREAS, the program shall be consistent with generally accepted best practices for cybersecurity, such as the National Institute of Standards and Technology cybersecurity framework, and the Center for Internet Security cybersecurity best practices; and

WHEREAS, A political subdivision experiencing a ransomware incident shall not pay or otherwise comply with a ransom demand unless the political subdivision's legislative authority formally approves the payment or compliance with the ransom demand in a resolution or ordinance that specifically states why the payment or compliance with the ransom demand is in the best interest of the political subdivision.

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

SECTION 1. Council hereby authorizes the City Administrator to adopt a cybersecurity program as outlined in Attachment A and designate the Information Systems Director responsible for implementation.

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

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this

Ordinance is correct as to form.

Stephen J. Smith, Director of Law