



GROVE CITY, OHIO - CITY COUNCIL Agenda

January 20, 2026

7:00 PM

Regular Meeting

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

LANDS:

Ordinance C-01-26 *Implement Sections 3735.65 thru 3735.70 of the Ohio Revised Code establishing and describing the boundaries of the City of Grove City Community Reinvestment Area #5 in the City of Grove City, Ohio. First reading.*

Ordinance C-02-26 Authorizing the City Administrator to enter into a Community Reinvestment Area Agreement with MWI Properties, relative to property within Grove City Community Reinvestment Area #5. First reading.

Ordinance C-03-26 Approve a Special Use Permit for a Marijuana Dispensary for ACT Investments located at 3989 Jackpot Road. First reading.

Ordinance C-04-26 Approve the Rezoning of 4.13± acres located at 4745 Big Run Road from SF-1 (single-family residential) to PUD-R (planned unit development - residential) with Zoning Text. First reading.

Resolution CR-01-26 Appeal the decision of the Board of Zoning Appeals granting variances for a Sign for American Legion, Paschall Post 164 located at 3363 McDowell Road.

Resolution CR-02-26 Set forth, as required by Section 709.023 of the Ohio Revised Code the Municipal Services that can be furnished to 15.0± acres located at 5713 Haughn Road in Jackson Township upon its Annexation to the City of Grove City, Ohio.

SAFETY:

Resolution CR-03-26 Supporting Law Enforcement and their families.

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE

Minutes of: 01-05 Council; 01-06 Planning Commission

Date: 01-12-26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Mr. Smith
Sponsor: Mr. Boso
Emergency: 30 Days: XX
Current Expense:

No.: C-01-26
1st Reading: 01/20/26
Public Notice: 01/21/26
2nd Reading: 02/02/26
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-01-26

AN ORDINANCE IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF THE CITY OF GROVE CITY COMMUNITY REINVESTMENT AREA #5 IN THE CITY OF GROVE CITY

WHEREAS, the City of Grove City has historically encouraged the development of commercial and industrial structures within its boundaries, which development has resulted in the creation and retention of employment opportunities in the City; and

WHEREAS, the Ohio Community Reinvestment Area Act, under Section 3735.65 through Section 3735.70 of the Ohio Revised Code (collectively, the “Act”), authorizes cities to designate areas as Community Reinvestment Areas; and

WHEREAS, the City Council of the City of Grove City (hereinafter “Council”) desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in areas of the City of Grove City that have not enjoyed reinvestment from remodeling or new construction; and

WHEREAS, a survey of housing, a copy of which is on file in the office of the City Clerk, as required by Ohio Revised Code Section 3735.66 has been prepared for the area to be included in the proposed Community Reinvestment Area #5; and

WHEREAS, the survey of housing shows the facts and conditions relating to existing housing and commercial facilities and undeveloped areas, including, among other things, evidence of deterioration and lack of new construction or repair or rehabilitation of substantial portions of the proposed Community Reinvestment Area; and

WHEREAS, the maintenance of existing and construction of new structures in such area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and

WHEREAS, the remodeling of existing structures or the construction of new structures in this Community Reinvestment Area #5 constitutes a public purpose for which real property exemptions may be granted.

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

SECTION 1: Designation of Community Reinvestment Area. The area designated as the City of Grove City Community Reinvestment Area #5 constitutes an area in which housing facilities are located, and in which new construction or repair of existing facilities has been discouraged, as determined by a housing survey which is on file in the office of the City Clerk and the findings of which are hereby adopted by Council and incorporated as if set forth fully herein.

SECTION 2: Establishment of Community Reinvestment Area. Pursuant to Section 3735.66 of the Ohio Revised Code, the City of Grove City Community Reinvestment Area #5, is hereby established to include all parcels within the area depicted in Exhibit A.

SECTION 3: Eligible Parcels. The entire area within the existing parcels identified in Section 2 as being within the designated Community Reinvestment Area #5 are eligible for this incentive.

SECTION 4: Duration and Percentage of Tax Exemption. Within the City of Grove City Community Reinvestment Area #5, pursuant to Section 3735.67 of the Ohio Revised Code, for each commercial or industrial structure that is constructed and for which a certificate of occupancy is issued, the percentage of the tax exemption on the increase in the assessed valuation resulting from such improvements and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring according to the rules outlined in Section 3735.67 through Section 3735.70 of the Revised Code. The terms of the exemption for each commercial or industrial structure will be set forth in writing in a Community Reinvestment Area Agreement as outlined in Section 3735.671 of the Ohio Revised Code. The percentage of the tax exemption and the term of the exemption shall not exceed the following:

- a. Up to ten (10) years and up to seventy-five percent (75%) for the remodeling of existing commercial or industrial facilities for which the cost of remodeling is at least \$5,000, as described in Section 3735.67 of the Revised Code, the terms of which shall be set forth in a Community Reinvestment Area Agreement.
- b. Up to ten (10) years and up to seventy-five percent (75%) for the construction of new commercial or industrial facilities, the terms of which shall be set forth in a Community Reinvestment Area Agreement.

For the purposes of the City of Grove City Community Reinvestment Area #5, structures exclusively used for residential purposes, owner-occupied, and composed of two or fewer units contained therein, shall be classified as residential structures.

If remodeling qualifies for an exemption, during the period of the exemption, the exempted percentage of the dollar amount of the increase in market value of the structure shall be exempt from real property taxation. If new construction qualifies for an exemption, during the period of the exemption, the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

SECTION 5. Appointment of Housing Officer. To administer and implement the provisions of this Ordinance, the City Administrator is designated as the Housing Officer as described in the Act.

SECTION 6. Creation of Housing Council. That the Community Reinvestment Area Housing Council established by previous legislation of this Council for the City's Community Reinvestment Areas shall serve as Housing Council for Community Reinvestment Area #5 created by this Ordinance.

SECTION 7. Duties of Housing Council. The Housing Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The Housing Council shall also hear appeals under Section 3735.70 of the ORC.

SECTION 8. Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were taken in an open meeting of this Council and any of its committees, and that all deliberations of this Council and any of its

committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

SECTION 9. Further Authorizations. This Council directs the Clerk of Council to cause notice of this legislation to be published in accordance with section 3735.66 of the Ohio Revised Code and for a copy of this legislation and a map of the City of Grove City Community Reinvestment Area #5 to be sent via certified mail to the director of the Ohio Department of Development. No exemption from taxation under section 3735.67 of the Ohio Revised Code shall be granted until the director assigns a unique designation by which the area shall be identified for purposes of sections 3735.65 to 3735.70 of the Ohio Revised Code.

SECTION 10. Non-Discriminatory Hiring Policy. In accordance with Section 5709.832 of the Ohio Revised Code, this Council hereby determines that no employer located upon any Parcel shall deny any individual employment based solely on the basis of race, religion, sex, disability, color, national origin or ancestry.

SECTION 11: This Ordinance shall take effect at the earliest date allowed by law.

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

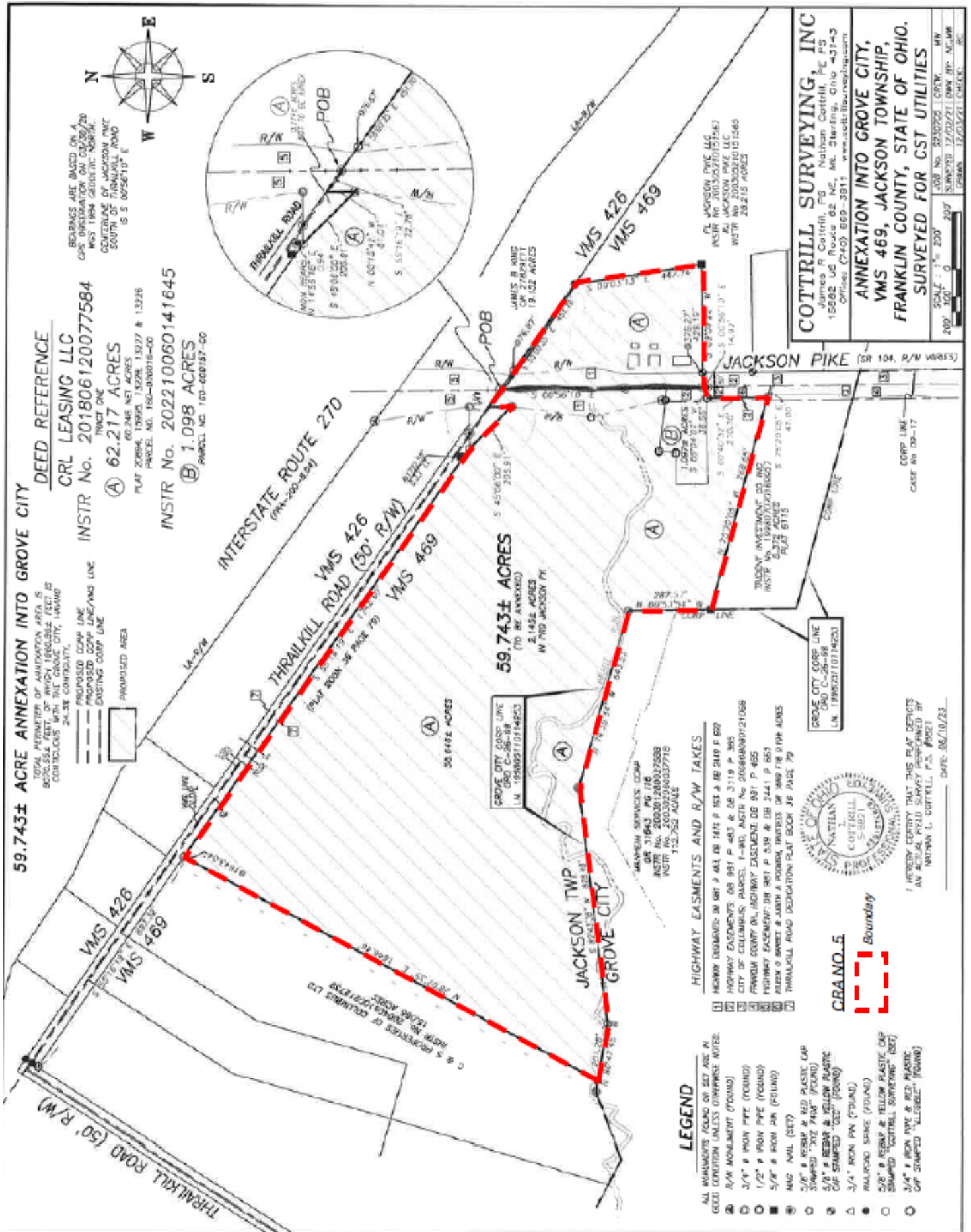
Effective:

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: 01-12-26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Mr. Smith
Sponsor: Mr. Boso
Emergency: 30 Days: x
Current Expense:

No.: C-02-26
1st Reading: 01/20/26
Public Notice: 01/21/26
2nd Reading: 02/02/26
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-02-26

AN ORDINANCE AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A COMMUNITY REINVESTMENT AREA AGREEMENT WITH MWI PROPERTY GROUP, RELATIVE TO PROPERTY WITHIN GROVE CITY COMMUNITY REINVESTMENT AREA #5

WHEREAS, the City of Grove City, Ohio, is a charter City located in Franklin County, Ohio, with powers of local self-government pursuant to Ohio Constitution Article XVIII, Section 3; and

WHEREAS, the City, by Ordinance C-01-26, has established the City of Grove City Community Reinvestment Area #5 in compliance with the requirements of Chapter 3735 of the Ohio Revised Code; and

WHEREAS, representatives of the City and representatives of MWI Property Group (“MWI”) have negotiated terms providing for an exemption from real property taxation for on a percentage of the increase in assessed valuation resulting from improvements to be constructed and located within the City of Grove City Community Reinvestment Area #5 (the “CRA”) by MWI or affiliates thereof (the “MWI Entities”) and upon real property currently assigned Franklin County Auditor tax parcel number 040-017897 (the “Project Site”); and

WHEREAS, Section 3735.671 of the Ohio Revised Code requires the legislative authority and the owner of the property to be exempted under a CRA to enter into a written agreement relative to the terms and conditions of such exemption (the “CRA Agreement”); and

WHEREAS, the South Western City School District Board of Education has been notified of the proposed approval of a CRA Agreement between the City and MWI for the construction of improvements at the Project Site in accordance with Section 5709.83 of the Ohio Revised Code; and has been given a copy of the proposed CRA Agreement;

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

SECTION 1. This Council hereby authorizes the City Administrator to enter into a CRA Agreement with MWI Entities as set forth in the attached Exhibit A, following the acquisition of the Project Site by MWI Entities, and the assignment of a unique identification number for the CRA by the Ohio Department of Development.

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

Ted Berry, 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

Exhibit A

CRA AGREEMENT

**CITY OF GROVE CITY
COMMUNITY REINVESTMENT AREA #5
AGREEMENT**

This **COMMUNITY REINVESTMENT AREA #5 AGREEMENT** (“Agreement”) is made and entered into by and between the CITY OF GROVE CITY (the “City”), a municipal corporation in the State of Ohio (the “State”), through the Grove City City Council (the “Council”), and [MWI ENTITY 1], a [STATE] [ENTITY TYPE] (“MWI Entity 1”) and [MWI ENTITY 2], a [STATE] [ENTITY TYPE] (“MWI Entity 2”) (individually or collectively, as the context requires, the “Developer”). City and Developer are referred to herein individually as a “Party” and collectively as the “Parties”.

WITNESSETH:

WHEREAS, the City desires to pursue all reasonable and legitimate incentive measures to assist, encourage and stimulate development in specific areas of the City that have not enjoyed sufficient reinvestment from remodeling or new construction; and

WHEREAS, the City, by Ordinance No. 25-xxx adopted by the Council on [DATE] (the “Ordinance”), designated the area specified in the Ordinance as the City of Grove City Community Reinvestment Area #5 (the “CRA”) pursuant to Ohio Revised Code (“R.C.”) Sections 3735.65 through 3735.70 (the “CRA Act”), and authorized a real property tax exemption for the construction of new structures and the remodeling of existing structures in the CRA in accordance with the CRA Act; and

WHEREAS, MWI Acquisitions, LLC, a Delaware limited liability company (“MWI Acquisitions”), an affiliate of Developer, is under contract to purchase the real property contained within the City and the CRA, described in Exhibit A attached hereto (the “Project Site”) and is expected to assign its rights under said contract to Developer and Developer intends to acquire the Project and intends to construct two class-A industrial facilities and related site improvements as follows: (i) MWI Entity 1 to construct Building 1 being an estimated 192,780 square feet and an estimated \$20,000,000 investment (“Building #1”), and (ii) MWI Entity 2 to construct Building 2 being an estimated 283,340 square feet and an estimated \$30,000,000 investment (“Building #2”, collectively, the “Project” or “Buildings”, and each such building, individually, a “Building”), provided that the appropriate development incentives are available to support the economic viability of the Project; and

WHEREAS, MWI Acquisitions and/or Developer has submitted to the City an application for a community reinvestment area agreement (the “Application”), a copy of which is attached hereto as Exhibit B; and

WHEREAS, the Developer intends to convey or lease all or a portion of the Buildings, including, the land upon which the Buildings are constructed, to one or more future owners (each an “Owner”; collectively the “Owners”) or future tenants (each a “Tenant”; collectively the “Tenants”), which Owners and/or their lessees and/or Tenants, shall be the parties whom equip and occupy the Buildings and employ workers at the Project (each a “Company”; collectively the “Companies”); and

WHEREAS, the Director of Development of the State of Ohio has assigned a unique designation to City of Grove City Community Reinvestment Area #5 pursuant to Section 3735.66 of the Ohio

Exhibit A

Revised Code, and the City, having the appropriate authority for the Project, is desirous of providing incentives available for the development of the Project in the CRA; and

WHEREAS, the Housing Officer under Section 3735.65 of the Ohio Revised Code has reviewed the Agreement Application and has recommended the same to the Council on the basis that the Developer is qualified by financial responsibility and business experience to create and preserve employment opportunities in the City of Grove City Community Reinvestment Area #5 and improve the economic climate of the City; and

WHEREAS, the Project Site is located in the South-Western City School District (the "School District"); and

WHEREAS, the City has timely provided proper notice of its intention to enter into this Agreement to the Board of Education of the School District; and

WHEREAS, pursuant to R.C. Section 3735.671, the Board of Education of the School District is not required to provide consent for this Agreement; and

WHEREAS, the Council, by Ordinance No. _____, adopted on _____, 2025, has approved the terms of this Agreement and authorized its execution on behalf of the City.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the Parties from the execution hereof, the Parties hereto agree to the foregoing and as follows:

- Section 1. Project. There are no existing buildings, nor retained jobs currently at the Project Site. The Developer intends to construct two speculative industrial buildings at a total estimated cost of \$50 million, which encompasses the Project. Building #1, having a projected investment of \$20 million, is to be approximately 192,780 square feet in area. Building #2 has a projected investment of \$30 million and is to be approximately 283,340 square feet in area. These investments to be made in connection with the Project by the Developer represent real property improvements and are exclusive of any amounts for acquisition of machinery and equipment, furniture and fixtures, and inventory. The Parties recognize that the costs associated with the Project may increase or decrease. The Parties also recognize that costs do not necessarily equal otherwise taxable value.
- Section 2. Project Phasing/Buildings Modification/Subdivision. The Project may be constructed in one or more phases and the Buildings may be modified, all at the discretion of the Developer. The City acknowledges and agrees that the Developer may subdivide the land comprising the Project at any time, including, in conjunction with the foregoing phases and/or the creation of two separate parcels on which each of the Buildings is situated. The foregoing modifications or subdivisions shall not modify the Revenue Threshold requirement for each of the respective Buildings as set forth in this Agreement.
- Section 3. Good Faith Estimates of Project Job Creation. The Developer estimates that Building #1 will contain approximately 75 full-time equivalent employees, with a combined total

Exhibit A

minimum of \$3,673,800 annual payroll. The Developer estimates Building #2 will contain approximately 125 full-time equivalent employees, with a combined total minimum of \$6,123,000 annual payroll (collectively, the estimate for equivalent employees and annual payrolls for Building #1 and Building #2, represents the "Good Faith Estimate"). The job estimates provided in this Section are provided in good faith pursuant to Section 3735.671 (B) of the Ohio Revised Code and shall not be construed in a manner that would limit the amount or term of the tax exemption provided in this Agreement.

The Parties recognize that the employment and payroll estimates associated with the Project as described above may increase or decrease significantly and that all employees at the Project will be hired by Companies other than the Developer.

The Parties contemplate that more defined employment and payroll estimates will be set forth in each Partial Assignment and Assumption with respect to each Building as specific Companies are identified and development occurs. Further, the Parties agree that only payroll generated from job creation that is new to the City shall be counted towards the Revenue Threshold (as defined below). Jobs and payroll attributable to employees of Companies already operating within the City and relocating to the Project shall not be included in the Revenue Threshold; provided, however, that any new jobs created and the corresponding new payroll generated by such relocated Companies in conjunction with such relocation to the Project shall be included towards the Revenue Threshold.

Section 4. Revenue Threshold. The minimum annual revenues shall be based on the Good Faith Estimate set forth above. Starting with the second tax year of the Tax Exemption provided in Section 6 of this Agreement for each respective Building, the minimum Revenue Threshold for (i) Building #1 shall be \$73,476.00, and (ii) Building #2 shall be \$122,460.00 (with respect to each such Building, the "Revenue Threshold"). References herein to "Actual Revenues" shall refer to annual employee municipal income tax withholdings generated at each Building collected and remitted to the City's taxing authority, the Regional Income Tax Agency ("RITA") for the tax year.

If there are disagreements among the Parties regarding the employees and payroll credited to the Revenue Threshold for a Building, the Parties shall (i) meet and confer with one another, and (ii) work together cooperatively to resolve their differences; provided, however, that Developer acknowledges that only jobs and payroll reported to RITA by Developer or any Companies and verified by the City's tax administrator will be counted when determining whether the Revenue Threshold has been achieved.

The Developer further acknowledges that the municipal income tax withholding records of any tenants of the buildings is confidential tax information under both Ohio and Grove City law, and that the tenants will need to provide the City's tax administrator with written authorization to disclose such information in order for the City's tax administrator to verify that information.

If Developer fails to maintain or cause to be maintained the Revenue Threshold for a

Building within the Project, Developer shall make a payment in lieu of taxes to the City in the amount equal to the difference between the Revenue Threshold and the Actual Revenue generated with respect to such Building (such payment, "Maintenance Payment"). However, the foregoing Maintenance Payment in lieu of taxes shall apply only for calendar years during which the Revenue Threshold has not been satisfied with respect to any such Building. For calendar years during which the Revenue Threshold has been satisfied with respect to any such Building, no Maintenance Payments or any other payments in lieu of taxes shall be due or payable with respect to such Building. The Revenue Threshold set forth in this Section is established on the assumption that the City income tax rate is two percent (2%). If such rate is increased or decreased at any time before or after the commencement of the real estate tax exemption period, the City shall notify the Developer in writing of the income tax change, and the Revenue Threshold shall be proportionately increased or decreased. The Maintenance Payment, if applicable, shall be due by June 1st of the calendar year following the calendar year during which the Revenue Threshold is not satisfied.

- Section 5. Obligations for Tax Incentive Review Council. Each Owner and Company shall provide or cause to be provided to the applicable tax incentive review council ("TIRC") any information reasonably necessary for the TIRC to make the determinations required under Section 5709.85 of the Ohio Revised Code and to evaluate such Owner's and Company's compliance with this Agreement, including returns filed pursuant to Section 5711.02, 5711.13 and 5727.08 of the Ohio Revised Code if requested by TIRC . Upon the request of the TIRC, the recipient shall provide the TIRC any information necessary to perform its review with the nondiscriminatory hiring policies developed by the City under Section 5709.832 of the Revised Code. Pursuant to R.C. Section 5709.85(C)(1) the TIRC shall review the job and payroll information provided by such Owner or Company and on the basis of TIRC's review and determinations, on or before the first day of September of each year, the TIRC shall submit to the City written recommendations for continuation, modification, or cancellation of this Agreement.
- Section 6. Tax Exemption. Pursuant to Section 3735.67 of the Ohio Revised Code, the City hereby grants to the Owner of each Building constructed on the Project Site within the City of Grove City Community Reinvestment Area #5, a real estate tax exemption for such Building of seventy-five percent (75%) for ten (10) years. The real estate tax exemption for a Building shall commence in the first year in which such Building would otherwise become subject to real property taxation absent the exemption provided under this Agreement and shall continue for a period of ten (10) consecutive years thereafter. In the event the real estate tax exemption for any Building does not commence by the 2040 tax year (i.e. tax payment year 2041), then the City shall have the right to terminate or modify the exemption from taxation granted pursuant to this Agreement with respect to such Building.
- Section 7. Utility and Infrastructure Improvements. Developer agrees to construct, or cause to be constructed all roadway and intersection improvements as required by the City with respect to the Project, and the extension of water and sanitary sewer service facilities to the Property as reasonably determined by the City. Additionally, the Developer agrees

to waive cost-sharing for utility oversizing set forth in 1101.11 of the City's Codified Ordinances.

Section 8. Obligation of Owner. The Owner of any Building shall pay, or cause to be paid, such real property taxes that are not exempt under this Agreement and levied against such Building and the underlying Land, and shall file all tax reports and returns as required by law. If the Owner of any such Building fails to pay such non-exempt taxes or file such returns and reports, the tax exemption granted under this Agreement with respect to such Building shall be rescinded, effective beginning with the year for which such taxes are due or such reports or returns are required to be filed, and continuing thereafter; provided, any such failure is not corrected within sixty days after such Owner's receipt of written notice thereof from the City.

Owners agree that, for itself and for any Companies engaging in commercial, office, or industrial operations at the Project, that it shall provide to the City, job creation and payroll estimates specific to such operations. Additionally, to facilitate collection of information and evaluation of job creation and payroll at the Project for purposes of TIRC evaluation and the accurate calculation and collection of municipal income taxes and other City purposes, each Owner shall take commercially reasonable steps to require job and payroll information to be provided by any Companies operating at such Owner's Building, and to cooperate with the City and its agents in the collection of such information. Further, Owners, at the time of executing any lease or license with respect to occupancy at any Building, shall provide to the applicable Company, notice concerning the obligations set forth herein to report job creation and payroll information to the City.

Owner acknowledges that the municipal income tax withholding records of any tenants of the buildings is confidential tax information under both Ohio and Grove City law, and that the tenants will need to provide the City's tax administrator with written authorization to disclose such information in order for the City's tax administrator to verify that information.

Section 9. Obligations of City. The City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve and maintain the exemption from taxation granted under this Agreement, including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with that exemption.

Section 10. Continuation of CRA. If for any reason the City revokes its designation of the City of Grove City Community Reinvestment Area #5 containing the Project Site, or the Director of the Ohio Department of Development revokes certification of the City of Grove City Community Reinvestment Area #5 containing the Project Site, entitlements granted under this Agreement shall continue for the number of years specified under this Agreement; provided, however, if any Owner of a Building materially fails to fulfill its obligations under this Agreement and such failure remains uncured after the expiration of any applicable cure periods, the City shall have the right to terminate or modify the

Exhibit A

exemption from taxation granted pursuant to this Agreement with respect to such Building.

Section 11. Owner's Material Failure. If an Owner of a Building materially fails to fulfill its obligations under this Agreement and such failure is not cure within sixty (60) days after receipt of written notice from the City specifying the nature of the default, or if such Owner has submitted a fraudulent certification as to delinquent taxes as required under Section 12 of this Agreement, the City may terminate or modify the exemption from taxation granted under this Agreement with respect to such Building. Any such termination, suspension or modification, as provided in this Section, shall have no effect on exemptions from taxation granted under this Agreement with respect to any other Owner or Building other than such defaulting Owner(s).

Section 12. Tax Certification. The Developer hereby certifies for itself that at the time this Agreement is executed, (i) it does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State and does not owe delinquent taxes for which the Developer is liable under Chapter 5733, 5735, 5739, 5741, 5743, 5747, or 5753 of the Ohio Revised Code, or, if such delinquent taxes are owed, it is currently paying the delinquent taxes pursuant to an undertaking enforceable by the State or an agent or instrumentality thereof, (ii) it has not filed a petition in bankruptcy under 11 U.S.C. 101, et seq., or (iii) such a petition has not been filed against the Developer. For the purposes of this certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Ohio Revised Code governing payment of those taxes.

Section 13. Delinquent Tax, Fees and Environmental Certification. The Developer affirmatively covenants that it does not owe: (1) any moneys to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (2) any other moneys to the State, a state agency or a political subdivision of the State that are past due, whether or not the amounts owed are being contested in a court of law.

Section 14. Legislative Approval Required. The Developer and the City acknowledge that this Agreement must be approved by formal action of the legislative authority of the City as a condition for the Agreement to take effect. This Agreement takes effect upon the effective date of such approval.

Section 15. Agreement Revocation. The exemption from taxation granted under this Agreement shall be revoked with respect to a Building if it is determined that the Owner of any such Building, or any successor to such Owner, or any related member (as those terms are defined in division (E) of Section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this Agreement under division (E) of Section 3735.671 or Section 5709.62 or 5709.63 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections. Any such termination or modification of tax exemption under this Section 15 shall have no effect on the tax exemption granted under this Agreement for any other Building in the Project.

Section 16. Affirmative Covenants. The Developer affirmatively covenants that it has made no false statements to the State or the City or any other local political subdivisions in the process of obtaining approval of the City of Grove City Community Reinvestment Area #5 incentives for the Project. If any representative of the Developer has knowingly made a false statement to the State or a local political subdivision to obtain the Community Reinvestment Area incentives, the Developer shall be required to immediately return all benefits received under this Agreement pursuant Section 9.66(C)(2) of the Ohio Revised Code and shall be ineligible for any future economic development assistance from the State, any State agency or a political subdivision pursuant to Section 9.66(C)(1) of the Ohio Revised Code. Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to Section 2921.13(D)(1) of the Ohio Revised Code, which is punishable by a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

Section 17. Transferability and Assignment. This Agreement and the benefits and obligations hereof are not transferable or assignable without the express, written approval of the City, which approval shall not be unreasonably withheld, conditioned or delayed; provided, however, that the City agrees not to withhold its approval of any such transfer or assignment so long as any transferee or assignee files with the City, an assumption agreement substantially in the form attached hereto as “Exhibit C” (an “Assumption Agreement”), wherein such transferee or assignee, inter alia, (i) assumes all obligations of an Owner under this Agreement with respect to one or more Buildings and (ii) certifies to the validity of the representations, warranties and covenants contained herein as to such transferee or assignee. For each Assumption Agreement filed with the City, a \$1,000 assignment fee shall be due to the City within 30 days after the complete execution of that Assumption Agreement.

Section 18. Notices. Any notices, statements, acknowledgements, consents, approvals, certificates or requests required to be given on behalf of any Party to this Agreement shall be made in writing addressed as follows and sent by (i) registered or certified mail, return receipt requested, and shall be deemed delivered when the return receipt is signed, refused or unclaimed, (ii) by nationally recognized overnight delivery courier service and shall be deemed delivered the next business day after acceptance by the courier service with instructions for next-business-day delivery, or (iii) by e-mail transmission and shall be deemed delivered upon on the date of transmission.

If to the City:
City of Grove City
Attn: City Administrator
4035 Broadway
Grove City, OH 43123

With a copy to:
FBT Gibbons LLP
Attn: Emmett Kelly
10 West Broad Street, 23rd Floor
Columbus, OH 43215

If to the Developer:
c/o MWI Property Group
Attn: Mike Weber
1211 West 22nd Street, Suite 800
Oak Brook, IL 60523

With a copy to:
Ginsberg Jacobs LLC
Attn: Brian J. Pleviak
300 South Wacker Drive, Suite 2750
Chicago, IL 60606

Section 19. Severability. If any provision of this Agreement or the application of any such provision to any such person or any circumstance shall be determined to be invalid or unenforceable, then such determination shall not affect any other provision of this Agreement or the application of such provision to any other person or circumstance, all of which other provisions shall remain in full force and effect. If any provision of this Agreement is capable of two constructions one of which would render the provision valid, then such provision shall have the meaning which renders it valid.

Section 20. Counterparts; Captions. This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Agreement. Captions have been provided herein for the convenience of the reader and shall not affect the construction of this Agreement.

Section 21. Authority. The undersigned represent and warrant that they are agents of their respective Parties, duly authorized to execute this Agreement on behalf of said Parties.

[Remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, the City and The Developer have caused this Agreement to be executed in their respective names by their duly authorized officers as of the date hereinabove written.

CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

By: _____
Charles W. Boso, Jr., City Administrator

APPROVED AS TO FORM:

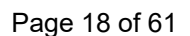
Law Director

[MWI ENTITY 1]

By: _____
[NAME AND TITLE]

[MWI ENTITY 2]

By: _____
[NAME AND TITLE]



**EXHIBIT B to CRA AGREEMENT
PROJECT SITE**

The Exempted Property is the real estate situated in the City of Grove City, Franklin County and State of Ohio identified as on the map below, and identified by the Franklin County Auditor for tax year 2025 as parcel numbers:

2025 Tax Parcel Number: 040-017897
Area: 47.85 Acres



**EXHIBIT C to CRA AGREEMENT
FORM OF PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT**

FORM OF PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT

This PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT (this "Agreement") is made and entered into this ____ day of _____, 20__ ("Effective Date") by and between _____, a _____ limited liability company (hereinafter "_____" or the "Assignee"), [MWI ENTITY] ("Assignor"), and the City of Grove City, Ohio (the "City") related to the City of Grove City Community Reinvestment Area #5 Agreement dated _____, between the City, a political subdivision duly organized and validly existing under the constitution and laws of the State, and the Assignee ("Community Reinvestment Act Agreement"). Except as otherwise provided herein, capitalized terms used herein shall have the same meaning as in the Community Reinvestment Act Agreement.

WITNESSETH THAT:

WHEREAS, Assignor purchased approximately ____ acres of land located within Grove City (the "Project Site"), on which Assignor intends or did construct a series of industrial facilities and related site improvements (collectively, the "Project," with each individual building within the Project and its related site improvements hereinafter referred to as a "Building"), provided that the appropriate development incentives are available to support the economic viability of the Project; and

WHEREAS, Assignor intends to convey the Building(s) and the land upon which such Building(s) is/are constructed to Assignee (each such Assignee also referred to herein as an "Owner"; collectively the "Owners"), which Owners and/or their lessees shall be the parties equipping and occupying the Building(s) and employing workers at the Project (each a "Company"; collectively the "Companies"); and

WHEREAS, the Project Site is located in the South-Western City School District (the "School District"); and

WHEREAS, Assignor intends to enter into a purchase agreement with Assignee whereby Assignee will own a Building constructed on the Transferred Property (defined below). Assignor subsequently intends to execute a deed by which Assignee will succeed to the interest of Assignor for the portion of the Project Site that is to be conveyed to Assignee (that portion being referred to herein as the "Transferred Property" and is further described on Exhibit A hereto); and

WHEREAS, in connection with the anticipated and planned conveyance of the Transferred Property by the Assignor to Assignee, Assignee now wishes to assume the rights and obligations of the Assignor under the Community Reinvestment Act Agreement, and the City by Resolution No. ____ passed _____, has approved the assignment to, and assumption by, Assignee of those benefits and obligations on the terms set forth in the Community Reinvestment Act Agreement by approving the execution and delivery of this Agreement; and

Exhibit A

NOW, THEREFORE, in consideration of the circumstances described above, the covenants contained in the Community Reinvestment Act Agreement, and the benefit to be derived by Assignor and Assignee from the execution hereof, the Parties hereto agree as follows

1. From and after the date of execution of this Agreement, Assignee hereby (i) agrees to be bound by, assume and perform, or ensure the performance of, all of the obligations, agreements, covenants and restrictions set forth in the Community Reinvestment Act Agreement to be performed and observed by the Owner with respect to the Transferred Property; and (ii) certifies to the validity, as to Assignee as of the date of this Agreement, of the representations, warranties and covenants made by Assignor in the Community Reinvestment Act Agreement with respect to the Transferred Property. Such obligations, agreements, covenants, restrictions and warranties include, but are not limited to, those contained in the following Sections 1-21 of the Community Reinvestment Act agreement agreed to between the City and [MWI ENTITY] on _____, 2025.

2. Assignee currently estimates there will be created at the Transferred Property by the year 202__ approximately __ full-time equivalent employees, with a total annual payroll of approximately \$_____ following the full build-out of the Transferred Property. As of the Effective Date, the Assignee has _____ full-time equivalent employees at the Transferred Property. [No employee positions were retained by the Developer due to construction of the Project.] The estimates provided in this Section 2 are good faith estimates provided pursuant to Section 3735.671(B) of the Ohio Revised Code and shall not be construed in a manner that would limit the amount or term of the tax exemption provided in the Community Reinvestment Act Agreement. [The Parties recognize that the employment and payroll estimates associated with the Project may increase or decrease significantly and that all employees at the Transferred Property will be hired by Companies or their respective lessees [other than the Assignee].]

3. Assignee further certifies that (i) Assignee is not a party to a prior agreement granting an exemption from property taxation for a structure in Ohio, at which structure has discontinued operations prior to the expiration of the term of that prior agreement and within the five (5) years immediately prior to the date of this Agreement, (ii) nor is Assignee a "successor" to, nor "related member" of, a party as described in the foregoing clause (i). As used in this paragraph, the terms "successor" and "related member" have the meaning as prescribed in Revised Code Section 3735.671(C).

4. Assignee further certifies that it is in compliance with State of Ohio campaign financing laws contained in Revised Code Chapter 3517, including, but not limited to, divisions (I)(1) and (3) and (J)(1) and (3) of Revised Code Section 3517.13, as applicable. Assignor hereby certifies that it is not aware of any violations of any provisions of Revised Code Section 2921.42 in connection with this Agreement. Assignee acknowledges that, by virtue of the City Ordinance No. __ passed _____, the City and Assignor approved and created a Community Reinvestment Act Agreement that provides for specific investments from the Assignee to City in compensation for the award of economic development incentives for the Project. Assignee agrees to cooperate in the execution or any further agreements and documents and any real property declaration of covenants for the purpose of implementing and securing the Community Reinvestment Act Agreement.

4. The City agrees that, from and after the Effective Date, as to the Transferred Property, Assignee has and shall have all entitlements and rights to tax exemptions, and obligations, as both (a) an "Owner" under the Community Reinvestment Act Agreement, and (b) in the same manner and with like effect as if Assignee had been an original signatory (i.e., Assignee) to the Community Reinvestment Act Agreement, including, but not limited to, the commitment of the City not to terminate or modify the terms of the Community Reinvestment Act Agreement without the consent of Assignee and the obligation of Owner(s) to facilitate the collection of job creation and payroll information and provide such information to the City and/or its agents.

5. Notices with respect to the Partial Assignment and Assumption Agreement shall be addressed as follows:

If to the City:

If to Assignee:

6. Upon execution of this Agreement, Assignor is released from all liability under the Community Reinvestment Act Agreement with respect to the Transferred Property.

[MWI Entity]

A _____ [TYPE OF ENTITY]

By: _____

Print Name: _____

Title: _____

**[SIGNATURE PAGE TO PARTIAL ASSIGNMENT AND ASSUMPTION
AGREEMENT]**

THE ASSIGNEE

By: _____

Print Name: _____

Title: _____

**[SIGNATURE PAGE TO PARTIAL ASSIGNMENT AND ASSUMPTION
AGREEMENT]**

This Agreement is acknowledged by:
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

By: _____

Print Name: _____

Title: _____

**[SIGNATURE PAGE TO
PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT]**

Date: 01/12/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-03-26
1st Reading: 01/20/26
Public Notice: 01/21/26
2nd Reading: 02/02/26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-03-26

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A MARIJUANA DISPENSARY FOR ACT INVESTMENTS LOCATED AT 3989 JACKPOT ROAD

WHEREAS, ACT Investments, applicant, has submitted a request for a Special Use Permit for a Marijuana Dispensary located at 3989 Jackpot Road; and

WHEREAS, on January 06, 2026, the Planning Commission of the City of Grove City recommended the *denial* of a Special Use Permit at this location as submitted.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1t is hereby issued to ACT Investments for a marijuana dispensary, located at 3989 Jackpot Road, as submitted.

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

Ted A. Berry, 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

Special Use Permit Application- ACT Investments LLC

Location- 3989 Jackpot Road

Intended Use- Dual Use Medical/Adult Use Marijuana Dispensary licensed with The State of Ohio

Project Narrative

ACT Investments, LLC is a commercial real estate company based in Ohio in Good Standing with the Secretary of State of Ohio. Ohio Clean Leaf, LLC is a state licensed "Dual Use" Medical Marijuana and Adult Use Marijuana cultivation company located in Dayton, Ohio. Ohio Clean Leaf was established in 2017 and received a Certificate of Operation by The Ohio Department of Commerce in 2018. In 2024 Ohio Clean Leaf was awarded a 10(B) Dispensary Location by The Ohio Division of Cannabis Control. Ohio Clean Leaf plans to select 3989 Jackpot Road in Grove City, Ohio as the location for the dispensary after all local (Grove City) and State conditions have been met for licensure and operation. ACT Investments will own the building and land. Ohio Clean Leaf will lease the property from ACT Investments.

Prior to the site being awarded a license to operate by The Ohio Division of Cannabis Control, the site and building will be inspected by state agents to ensure state requirements have been met by the applicant in order to safely dispense marijuana.

Information Requested by Senior Planner:

Pursuant to the rules of obtaining final licensure to operate, Ohio Clean Leaf will obtain all necessary permits and licenses required by The State of Ohio Division of Cannabis Control and Department of Commerce.

Location Information:

3989 Jackpot Road sits on .546 acres of land with an existing brick building of 4,284 square feet which will be used as the dispensary. The building was built in 1996. State Law and local law require the dispensary building to be 500 feet away from a parcel of any prohibited facility (an opioid treatment center, residential use, church, public library, public playground, public park, school, or child care facility). The site meets both local and state law requirements.

The site is currently zoned Commercial (C-2) and has existing adequate parking for the intended use. The parcel and building sit at the end of dead-end Jackpot Road.

Information Requested by Senior Planner:

A stamped survey by a licensed surveyor demonstrating required distance from parcel 040-005972 is attached.

Building and site improvements:

The existing building will not require significant exterior modifications. There will be no additions or structural changes to the exterior of the building. The building will undergo replacement renovations including roofing and gutter work. Beautification work will be done such as painting, cleaning, and minor millwork on the exterior of the building as well as landscaping and sidewalk/parking lot repair.

The interior of the building will undergo code compliance updates, and minor renovations to conform with Division of Cannabis Control safety and security requirements including- any MEP code or comfort repairs or replacement, building locking security, inventory and display case placement and security, extensive surveillance, fire, and intrusion detection installation, minor millwork repair and replacement, and other items as needed.

Floorplans are approved by the Ohio Division of Cannabis Control, and any future modifications of the floor plan must be approved before modifications are made. Areas of the dispensary are "compartmentalized based upon function". Only authorized individuals may enter the dispensary and specific areas of the dispensary will be secured based on job function or customer type.

Information Requested by Senior Planner:

No outdoor speakers will be installed.

No depictions of marijuana, multi-light, or flashing lights will be used on exterior signage.

The dispensary will not use colored or flashing lights.

No loading area will be installed. Deliveries will take place at the rear of the building. Delivery quantities are relatively small, a few boxes.

All entrances will be locked at all times controlled by permitted staff, and all points of ingress and egress will use commercial-grade nonresidential doors and/or window locks.

No loitering signs will be posted on the exterior of the dispensary.

The building will be equipped with functional audible interior and exterior security alarms at entry points and perimeter windows.

The dispensary will have 24-hour fixed-camera video surveillance meeting storage, quality, coverage, and privacy requirements.

The dispensary will not install a drive-in, drive-through, or walk-up window.

The dispensary will conspicuously post signage detailing information regarding:

"How to report an overdose", "Prevention tips on illicit drug use", and "Keeping marijuana away from minors".

Interior breakdown-

Retail- 40%,

Customer waiting area- 25%,

Employee-only restricted areas including storage and breakrooms- 35%

Additional Information Requested by Senior Planner:

Exterior lighting will be replaced and updated. Any additional exterior lighting will be installed in a manner that meets Grove City rules and regulations.

Hours of Operation:

Monday through Sunday- 10AM through 8PM

Customer Traffic:

The location at the end of Jackpot Road is appropriate for a dispensary and conforms well to surrounding businesses. State law requires extensive security and surveillance to maintain safety for employees, customers, and citizens. State law also forbids loitering outside of dispensary locations. The applicant agrees with the development department's initial assessment that the dispensary traffic will be similar to businesses similarly zoned for the location. The applicant has also significantly reduced anticipated traffic volume after further concentration on current projected sales volume.

In order to access the sales floor of the dispensary customers must be 21 years of age or older, 18 years old and hold a valid patient identification card, or if a registered patient under 18 years old, be a valid patient identification card holder and accompanied by a registered caregiver.

All employees, owners, and any individual with controlling interest in the dispensary are required by state law to be registered with the Division of Cannabis Control, and must pass a background check with the Ohio Bureau of Criminal Identification. By state law any sale of marijuana must be done by a registered dispensary employee and all transactions must the age requirements of Ohio Revised Code.

Additional Information Requested by Senior Planner:

Sales volume information:

- a. The dispensary anticipates no more than 400 customers daily.
- b. The dispensary anticipates peak hours to occur between 3PM and 6PM.
- c. The dispensary anticipates no more than 380 cars per day.
- d. Employee Information:
 - i. # of Employees- 18
 - ii. # of Employees per Shift- 7-10
- e. Customer Information:
 - i. # of customers allowed to enter the building at one time- Less than 20
 - ii. Expected time customers will spend in the building- 8-12 Minutes
 1. 5-10 minutes in waiting room
 2. 5-10 minutes on sales floor

Dispensary Operating Procedures:

As per ORC 1301:18-8-02 Section (D)

“(D) Each dispensary shall ensure the licensed premises:

- (1) Conforms with all relevant local ordinances, zoning and planning requirements, and fire codes;
- (2) Does not exceed maximum building capacity and prevents the presence of individuals not engaged in activities authorized pursuant to these rules;
- (3) Prominently displays its certificate of operation and license seal issued by the division;
- (4) Maintains proper cleanliness, ventilation, temperature control, and sanitation to ensure safe and consistent inventory;
- (5) Contains sufficient lighting to ensure visibility, security, and proper surveillance;
- (6) A dispensary licensed as a dual-use facility pursuant to these rules shall ensure the facility:
 - (a) Serves and accommodates medical patients and caregivers and adult-use consumers alike;
 - (b) Maintains ongoing inventory sufficient to maintain an adequate supply of medical cannabis to meet the current demand and projected patient and caregiver population;
 - (c) Provides accommodations to medical cannabis patients and caregivers that may include, but is not limited to:
 - (i) Dedicated hours of operation limited to medical-only patients and caregivers during which adult-use consumers are precluded from the facility.
 - (ii) Expanded options for medical cannabis delivery and online ordering.
 - (iii) Efficient point-of-sale accommodations that similarly and expeditiously serve medical patients and caregivers and adult-use consumers.”

Information Requested by Senior Planner:

No outdoor sales or storage will be allowed.

The use of marijuana products will be prohibited on the premises.

No free samples will be provided by the dispensary.

No food trucks will be allowed to be in use at the dispensary.

No merchandise or pictures of product will be visible from the outside of the dispensary.

The dispensary will not sell recreational marijuana related products to anyone under 21. Medical marijuana transactions will follow Ohio Revised Code age related requirements. Employees will be over the age of 21.

The dispensary recognizes the need to renew the Special Use Permit annually.

The dispensary will require proper state identification in order to access the retail area of the dispensary.

Purchases will require customers to present proper state identification.

Site Code:

The applicant recognizes the code compliance concerns. The purchase of the site is contingent on successfully obtaining the Special Use Permit and Grove City site approval. We have shared the city's request for code compliance with the current owner.

If the Special Use Permit is approved: The dispensary will comply with the provisions of chapter 1136 and submit plans to the planning commission for approval including appropriately screening the AC units and electrical meter, The dispensary will comply with driveway, parking lot, curb, and sidewalk surface requirements, and The dispensary will ensure that the existing illegal sign will be addressed with the current owner, and any future signage will follow Grove City code requirements.

The dispensary will ensure that the landscaping issues will be addressed with the current property owners including: Pruning the taxus shrubs, Pruning and removing deadwood from the honey locust trees, and Removing landscaping fabric in the island planting beds and replacing with mulch. The dispensary will ensure that the maintenance violations will be addressed with the current property owners including the removal of trash and rubbish.

Criminal Activity of the Area:

In regard to the concern of criminal activity, we anticipate that locating the dispensary at this location will reduce criminal activity in the immediate area. The parcel is currently uninhabited and minimally monitored. After the dispensary is open the site will be under camera surveillance accessible by state agents 24 hours a day, seven days a week.

INTERSTATE 71
N 25°45'33" E
BASIS 445.50' OF

JACKPOT RD.

△	RAILROAD SPIKE (FOUND)
▲	RAILROAD SPIKE (SET)
○	IRON ROD OR PIPE (FOUND)
●	IRON ROD (SET)
○	MAG NAIL (FOUND)
●	MAG NAIL (SET)
⊙	DRILL HOLE (FOUND)
⦿	DRILL HOLE (SET)
⊞	CONCRETE MONUMENT (FOUND)
⊗	AXLE (FOUND)
⊠	STONE (FOUND)

1. THE BUILDING AT 3989 JACKPOT RD. AND THE BOUNDARY MONUMENTS WERE FIELD LOCATED BY A SURVEY CONDUCTED IN SEPTEMBER 2025. THE OTHER IMPROVEMENTS SHOWN WERE TAKEN FROM COUNTY GIS INFORMATION. THE BOUNDARY FOR 3880 JACKPOT RD. WAS DETERMINED FROM FOUND BOUNDARY MONUMENTS, RECORD SURVEYS, DEEDS, PLATS, AND RIGHT OF WAY PLANS.

2. BASIS OF BEARINGS
THE BEARINGS SHOWN ON THIS EXHIBIT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED TO SAID COORDINATE SYSTEM AT A POINT LOCATED AT THE INTERSECTION OF ROUTE 161 AND ROUTE 16 IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK (ODOT RTN). THE PORTION OF THE EAST RIGHT OF WAY LINE OF INTERSTATE 71, HAVING A BEARING OF N 25°45'33"E AND MONUMENTED AS SHOWN HEREON IS DESIGNATED THE 'BASIS OF BEARING' FOR THIS EXHIBIT.

THE UNDERSIGNED, HEREBY CERTIFY THAT PRIME AE GROUP, INC., SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS EXHIBIT AND THAT SAID EXHIBIT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

RAYMOND J. WOOD, P.S. 7745

9/26/2025

COUNTY DEED RECORDS
COUNTY PLAT RECORDS
COUNTY TAX/GIS MAPS
SURVEYS ON FILE WITH THE COUNTY
FIELD SURVEY—SEPTEMBER 2025

1 INCH = 50 FEET

ACT Investments
3560 Dolson Ct., STE P
Carroll, OH 43112

FRANKLIN COUNTY, OH
ZONING EXHIBIT
FOR
3989 JACKPOT RD.
GROVE CITY, OH
PROJECT NUMBER 250781

[illegible]

DRAWN BY: RJW	CHECKED BY: RJW
------------------	--------------------

SCALE: 1"=50'

DATE: 09-25-2025

SHEET NO

Received By:
Grove City Development
12/30/25



DARIN RANKER ARCHITECTS
Darin Ranker, AIA
5625 Village Place, Suite E Dublin, OH 43019
Ph: 614-750-1002 Fax: 614-750-1001
darin@darinranker.com



Site Plan For:
ACT Investments - Jackpot Road
3989 Jackpot Road
Grove City, Ohio

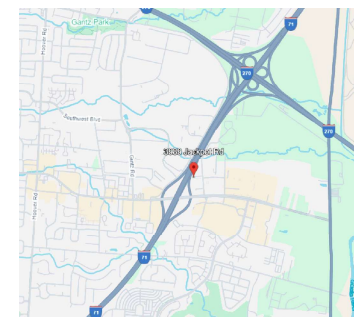
DRA Proj. No.: 25-210
Drawn by: .
Checked by: .
Date: 10/01/25
Revisions

SP.01



site plan

1" = 80'



Vicinity Map

N.T.S.

Received By:
Grove City Development
12/30/25

**Franklin County
Auditor's Office**
Auditor
Michael Stinziano

Map Produced June 6, 2025

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

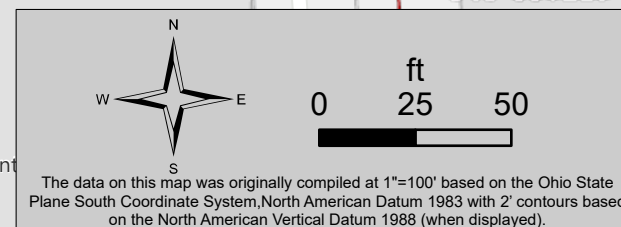
- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



Received By:
Grove City Development
12/30/25

**Franklin County
Auditor's Office**
Auditor
Michael Stinziano

Map Produced June 6, 2025

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
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Topographic Legend

Source: OSIP - 2019 LiDAR Collection

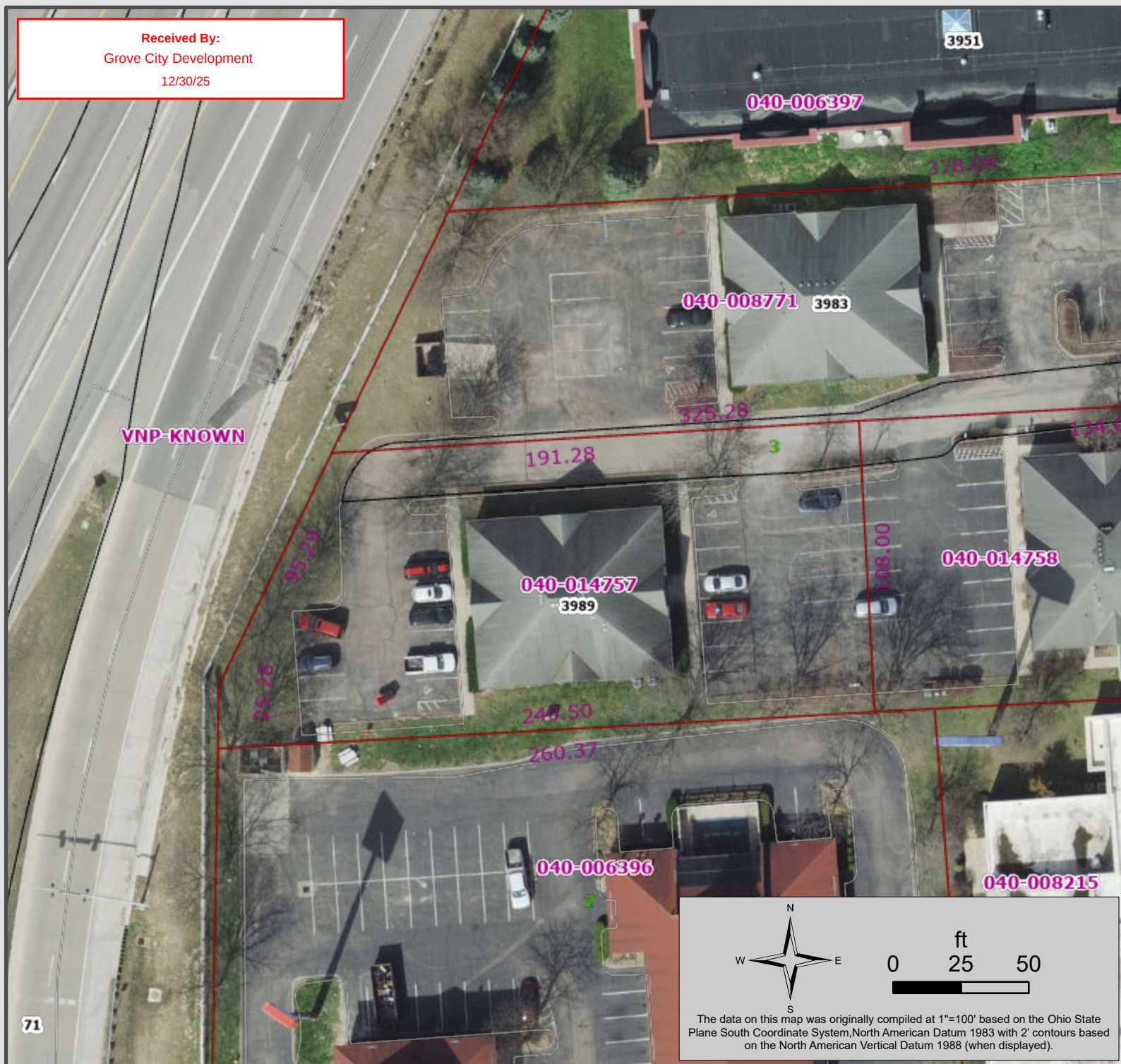
- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
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The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

Date: 01/12/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: x
Current Expense: _____

No.: C-04-26
1st Reading: 01/20/26
Public Notice: 01/21/26
2nd Reading: 03/02/26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-04-26

AN ORDINANCE FOR THE REZONING OF 4.13± ACRES LOCATED AT 4745 BIG RUN ROAD FROM SF-1 TO PUD-R WITH ZONING TEXT

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

WHEREAS, the Planning Commission approved the rezoning on January 06, 2026; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

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

SECTION 1. The following described premises are rezoned from SF-1 (single-family residential) to PUD-R (planned unit development-residential):

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1388 *and being part of a 60 acre tract conveyed to Alfred and Carrie Schoch, by deed, as recorded in Official Records, Deed Book 1400, page 88, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

Ted A. Berry, 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

GREEN OAKS OF GROVE CITY

ZONING AND DEVELOPMENT STANDARDS TEXT

EXISTING ZONING: SF-1 (Single Family District)

PROPOSED ZONING: PUD-R (Planned Unit Development, Residential)

EXISTING PROPERTY ADDRESS: 4745 Big Run South Road, Grove City, Ohio 43123

EXISTING PARCEL ID: 040-017500 (4.143 Legal Acres)

APPLICANT: Evergreen Real Estate Group

DATE OF TEXT: December 12, 2025

I. **GENERAL PROVISIONS**

- A) Applicability:** This Zoning Text (the "Text") establishes the standards and provisions for development of Green Oaks of Grove City (the "Development") upon 4.14+/- acres of real property located at 4745 Big Run South Road, Franklin County Parcel ID# 040-017500 (the "Property"). Other provisions of the Codified Ordinances of the city of Grove City, Ohio (the "Code"), including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters. Any use not permitted herein shall be considered prohibited, unless approved by City Council as part of the development plan. Any deviations from the standards outlined in the text may be granted by City Council through the development plan.
- B) Severability:** All provisions of this text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be affected by that decision.
- C) Conflicts:** Where there is or appears to be a conflict between the approved Text and Development Plan, the more restrictive requirements shall apply. Where there is or appears to be a conflict between the Text and the Code, the Zoning Text shall control.

II. DEVELOPMENT OVERVIEW

- A)** The property is 4.143± acres of underdeveloped space with meadow coverage and wooded areas as depicted on the Final Development Plan dated December 2025 (hereafter, “Exhibit A”). It is located southeast of the Big Run South Road and Holt Road intersection in Grove City, Franklin County, Ohio. The property is currently zoned SF-1. The applicant requests the approval of PUD-R rezoning and development plans for the construction and operation of an assisted living community on the subject property as shown on the Site Plan.

III. DEVELOPMENT STANDARDS

A) PERMITTED USES

1. An assisted living facility for persons age 65 and older.
2. Auxiliary uses in association with services and amenities for residents limited to use by residents, occupants and their guests, including staff offices, resident community room spaces, resident health & wellness support services, common resident dining facilities, and a commercial kitchen.
3. One (1) gazebo

B) MAXIMUM PERMITTED DENSITY

1. A maximum of 120 units shall be permitted.

C) MINIMUM UNIT FLOOR AREAS

1. Studio units shall have a minimum floor area of 350 square feet.
2. One bedroom units shall have a minimum floor area of 475 square feet.

D) BUILDING SETBACKS

1. The setback from Holt Road (West) shall be a minimum of thirty (30) feet.
2. The setback from Big Run Road South (North) shall be a minimum of fifty (50) feet.

3. The rear setback (East) shall be a minimum of sixty (60) feet
4. The setback from the south shall be a minimum of sixty (60) feet.

E) MAXIMUM LOT COVERAGE

1. No more than 40% of the total lot area may be covered by all buildings and structures.

F) PARKING AND DRIVE-AISLE SETBACKS

1. The parking and drive aisle setback from Holt Road shall be a minimum of fifteen (15) feet.
2. The parking and drive aisle setback from Big Run South Road shall be a minimum of twenty (20) feet.
3. The parking and drive aisle setback from the east property line shall be a minimum of twenty (20) feet.
4. The parking and drive aisle setback from the southern property line shall be a minimum of twenty (20) feet.

F) PARKING AND DRIVE AISLE REQUIREMENTS

1. A total of seventy (70) parking spaces will be provided (0.58 spaces per unit).
2. Standard parking spaces shall measure ten (10) feet in width and eighteen (18) feet in depth.
3. Accessible spaces shall measure eight (8) feet in width and eighteen (18) feet in depth.
4. Two-way drive aisles shall be a minimum of twenty-six (26) feet in width.
5. One way drive aisles shall be a minimum of sixteen (16) feet in width.

IV. ARCHITECTURAL REQUIREMENTS

A) MAXIMUM BUILDING HEIGHT

1. The building shall not exceed three (3) stories in height, and shall not exceed forty-five (45) feet in height as measured from first floor finished floor elevation to peak of the roof.

B) ARCHITECTURAL ELEMENTS

1. The building's exterior shall incorporate bays, roof gables, and a mix of materials to break-up the massing of the building.
2. The porte cochere structure shall be designed to complement the general aesthetics of the building
3. The main roof of the building shall have a minimum slope of 4.5:12. Roof accent gables may be of a steeper slope, but not to exceed 12:12. Porch roofs shall have a minimum slope of 2:12. Miscellaneous roofs, such as over the commercial kitchen may have no / low slope, as shown on the approved elevations.

C) PERMITTED MATERIALS

1. Brick, cast stone, fiber cement lap siding, fiber cement panel siding (with battens or reveals), fiber cement trim, or other materials as shown on the approved development plan.
2. All building finish materials shall be low-gloss except for standing seam metal roofing and gutters / downspouts.
3. Use of high-chroma colors is prohibited.
4. Windows may be of a vinyl material
5. Storefront shall be of a colored aluminum material.
6. The main roof material shall have a minimum of 25 year asphalt or fiberglass dimensional shingles with pre-finished fascia, parapet caps, gutters and downspouts.

7. Other approved roofing materials shall include standing seam metal (for porte cochere and some porch roofs only) and membrane roofing for the low slope roofs.
8. Exterior opaque doors shall be painted to reasonably match the color of adjacent building cladding materials.
9. Exterior mechanical vents and grilles shall be either pre-finished vinyl or metal and shall be colored to reasonably match the color of adjacent building cladding materials.
10. The gazebo may be of a wood-like material and be left natural wood color or a finished color. The gazebo roof may have asphalt dimensional shingles or other appropriate residential-character material.
11. E.I.F.S. shall not be used, except as a minor accent material.

D) ARCHITECTURAL REQUIREMENTS

1. All elevations visible from the public right-of way shall feature enhanced finishes to include additional brick, stone or masonry, as generally depicted on the elevations approved as part of the Development Plan.
2. All rooftop mechanical units shall be fully screened on all four sides, with a height to exceed the installed equipment, either by raising the parapet around the top of the building or by providing approved screening material. Screening design and material shall be architecturally compatible with the remainder of the building.
3. Placement of all non-roof mounted mechanical equipment shall comply with Section 1136.08 of the Codified Ordinances.

V. OPEN SPACE REQUIREMENTS

- A)** Open space shall be as shown on the approved development plan and may be permitted to deviate from the standards of code section 1101.09(b) provided the following criteria are met:
1. Natural scenic character is preserved where applicable.

2. Recreation, educational and/or social facilities are proposed within the development for residents. On-site amenities including but not limited to fitness rooms, game rooms, activity rooms, resident computer stations, library, art spaces and community rooms and lounges are permitted to be counted towards the fulfillment of open space requirements.
 3. Courtyard areas around the building feature enhanced landscaping over code requirements.
- B)** An 8-foot-wide multi use path shall be installed along Holt Road and connect internally to Lake Lanier Drive to act as a connection to the regional trail system.

VI. LANDSCAPING

- A)** Unless otherwise approved as part of the development plan, all landscaping shall comply with the provisions of Chapter 1136 of code.
- B)** A double staggered row of evergreen trees shall be planted along the eastern property line. Trees shall be a minimum of 6 feet at the time of planting.
- C)** The existing trees and foliage at the northeast corner of the site shall be preserved where feasible.

VII. SITE LIGHTING

- A)** Vehicular and pedestrian areas site shall be illuminated to ensure the safety of all users. Site lighting shall be permitted to deviate from the 0.5 footcandle requirement of code along the perimeter of the site where adjacent to single-family residents.
- B)** Light fixtures shall not exceed 28'-0" in height. Light fixtures located within 100 feet of a residentially zoned property shall not exceed 18 feet in height.
- C)** Lights shall have fully shielded, recessed lamps directed away from abutting properties and directed downward to prevent glare and shine above the horizontal plane.

- D)** Canopy lighting shall be recessed within the canopy or use an opaque shield around the sides of the light. Globe style fixtures shall be shielded to prevent upward lighting and shall not exceed 14'-0".
- E)** Light fixtures in parking lots and mounting poles shall have a black finish.
- A)** Wall mounted fixtures should be decorative and complementary to the surrounding architecture.

VIII. FENCING

- A)** Fencing shall be limited to the areas as shown on the approved development plan.
- B)** Any fencing on site shall be decorative in nature. The use of stockade type fencing is prohibited.

IX. SIGNAGE

- A)** One (1) double face monument sign will be permitted and shall contain a masonry base matching the materials used on the primary structure. Each face of the sign shall not exceed 20 square feet in area.

X. STORMWATER

- A)** The stormwater basin shall comply with the type 1 planting and design requirements outlined in the City of Grove City Stormwater Design Manual.

"EXHIBIT A"

- PROPERTY LINE
--- R/W --- RIGHT OF WAY LINE
- EXISTING CROSSWALK
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HD CONCRETE PAVEMENT
- PROPOSED LD CONCRETE PAVEMENT
- PROPOSED MULTI-USE TRAIL PAVEMENT
- PROPOSED ADA PARKING SYMBOL
- PROPOSED DIRECTIONAL ARROW PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED WHEEL STOP
- PROPOSED STOP BAR
- PROPOSED PARKING COUNT
- DEPRESSED CURB

GENERAL NOTES:

- A. ALL EXISTING CONDITIONS, TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY OF LAND SITUATED IN GROVE CITY, COUNTY OF FRANKLIN AND STATE OF OHIO, BY SURVEYOR: PAUL WANDER, P.S. WITH THE MANNIK & SMITH GROUP, INC., 20600 CHAGRIN BLVD., STE. 500, SHAKER HEIGHTS, OH 44122. PHONE: (330) 256-6879.
- B. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- C. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING PAVED AREAS AS NECESSARY. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS AT ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT. THE EDGE OF EXISTING ASPHALT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- D. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- E. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. REFER TO THE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND ADDITIONAL INFORMATION.
- G. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- H. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- I. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE SHOWN. ALL RADII INDICATED ON THE PLANS SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
- J. ALL CURBS ON THE PLAN ARE 6 INCHES UNLESS NOTED OTHERWISE.

KEYED NOTES:

- 1 PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- 2 PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- 3 PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- 4 PROPOSED ASPHALT PAVEMENT TO BE FLUSH WITH EXISTING
- 5 PROPOSED 6" CONCRETE CURB, SEE SITE DETAILS SHEET C702
- 6 PROPOSED CONCRETE SIDEWALK, SEE SITE DETAILS SHEET C702
- 7 PROPOSED 8.0 FOOT MULTI-USE TRAIL, SEE SITE DETAILS SHEET C700
- 8 PROPOSED GRASSED PAVERS FOR FIRE ACCESS, SEE SITE DETAILS SHEET C703
- 9 PROPOSED REMOVABLE BOLLARD, SEE SITE DETAILS SHEET C703
- 10 PROPOSED PERMANENT BOLLARD, SEE SITE DETAILS SHEET C703
- 11 PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND ADDITIONAL INFORMATION
- 12 PROPOSED SHED
- 13 PROPOSED CONCRETE WHEEL STOPS (6), SEE SITE DETAILS SHEET C701
- 14 PROPOSED POLE MOUNTED ADA PARKING SIGN (5), SEE SITE DETAILS SHEET C703
- 15 PROPOSED POLE MOUNTED VAN ADA PARKING SIGN (1), SEE SITE DETAILS SHEET C703
- 16 PROPOSED PORTE-COCHERE (FOR PASSENGER VEHICLE ACCESS ONLY), REFER TO THE ARCHITECTURAL AND STRUCTURAL PLANS FOR MORE INFORMATION
- 17 PROPOSED ADA RAMP, SEE SITE DETAILS SHEET C700
- 18 PROPOSED BIKE RACK, SEE SITE DETAILS SHEET C703
- 19 PROPOSED SHARED-USE PATH RAMP, SEE SITE DETAILS SHEET C700
- 20 PROPOSED DEPRESSED CURBS, SEE SITE DETAILS SHEET C700
- 21 PROPOSED PAINTED PARKING STRIPING (TYP.). ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE, UNLESS OTHERWISE NOTED
- 22 PROPOSED MONUMENT SIGN. REFER TO THE SIGN DRAWINGS FOR MORE INFORMATION
- 23 PROPOSED STOP SIGN, SEE SITE DETAILS SHEET C703
- 24 PROPOSED COMMERCIAL DRIVEWAY APPROACH, SEE SITE DETAILS SHEET C700
- 25 PROPOSED TRAIL CONNECTION TO EXISTING SIDEWALK, SEE SITE DETAILS SHEET C700
- 26 BRICK PAVE CROSSWALK, SEE SITE DETAILS SHEET C702
- 27 PROPOSED LOCATION FOR RELOCATED CROSSWALK SIGN
- 28 PROPOSED CONCRETE PAD FOR TRANSFORMER
- 29 PROPOSED OBSERVATION AREA
- 30 LOCATION OF PROPOSED RECONFIGURATION TO A SOUTHBOUND LEFT TURN INTO SITE

SITE DATA TABLE			
	SQ-FT.	ACRES	PERCENT
LEGAL SITE AREA	180,469.08	4.143	
LIMITS OF DISTURBANCE	180,338.59	4.140	-
TOTAL SITE AREA	179,902.80	4.130	-
EXISTING PERVIOUS IN LOD	180,518.71	4.144	98.4%
EXISTING IMPERVIOUS IN LOD	2,909.58	0.065	1.6%
PROPOSED PERVIOUS IN LOD	77,797.11	1.786	42.4%
PROPOSED IMPERVIOUS IN LOD	105,566.88	2.423	57.6%

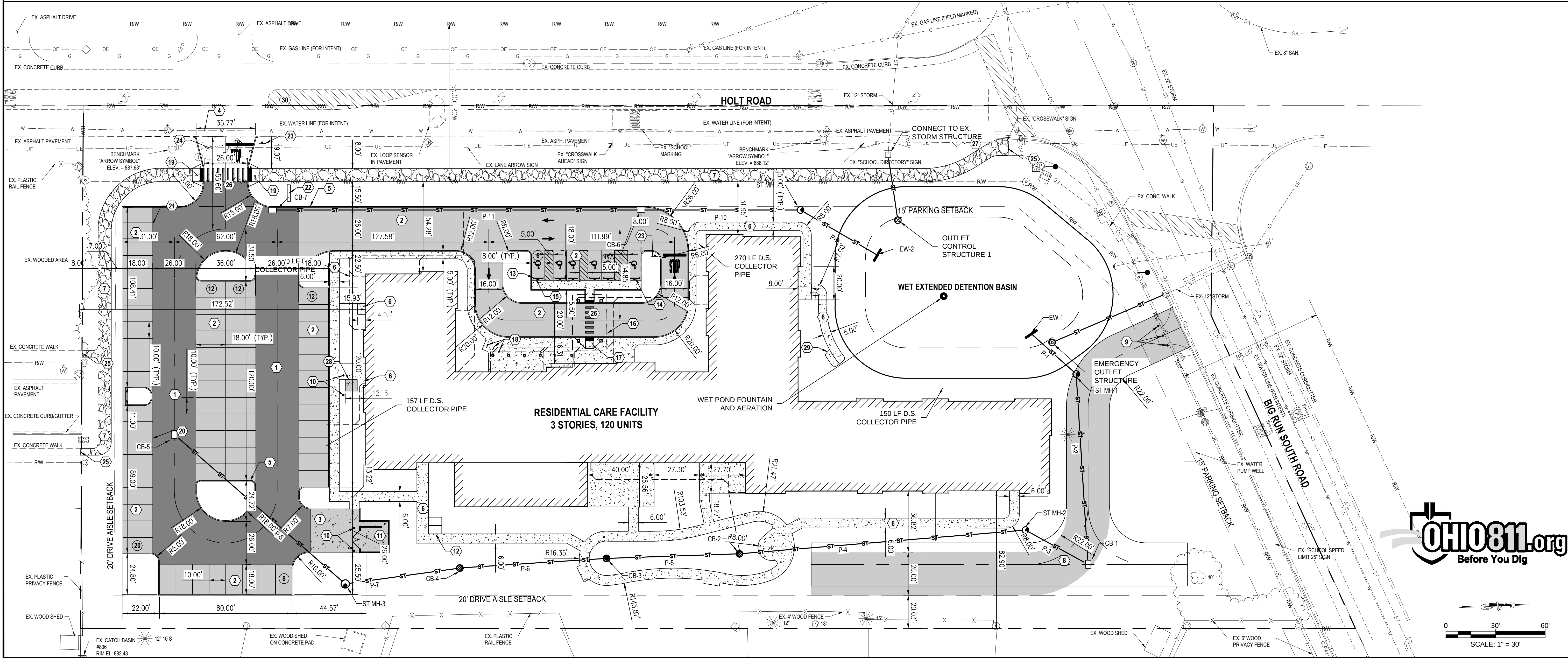
PARKING CALCULATION	
PROPOSED PARKING	64
PROPOSED ADA PARKING (VAN/TOTAL)	6
TOTAL PROPOSED PARKING	70

ASSUMED PAVEMENT DESIGN TABLE PERIMETERS	
DESIGN LIFE	20 YEARS
DESIGN ESAL	100,000 (LIGHT DUTY); 300,000 (HEAVY DUTY)
RELIABILITY	80%
ORIGINAL SERVICEABILITY INDEX	4.2 (FLEXIBLE PAVING); 4.5 (RIGID PAVING)
TERMINAL SERVICEABILITY INDEX	2.0
OVERALL STANDARD DEVIATION	0.42 (FLEXIBLE PAVING); 0.35 (RIGID PAVING)

RECOMMENDED ASPHALT PAVEMENT SECTIONS		
PAVEMENT MATERIALS	LIGHT DUTY (IN.)	HEAVY DUTY
SURFACE COURSE	1.5	1.5
INTERMEDIATE COURSE	2.0	2.5
AGGREGATE BASE	8.0	10

RECOMMENDED CONCRETE PAVEMENT SECTIONS		
PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY
CONCRETE	6.0	6.0
AGGREGATE BASE	6.0	8.0

Received By:
Grove City Development
12/26/25



DESCRIPTION		NO.	DATE	BY
REVISED SITE AND LANDSCAPING	1	09/26/2025		
REVISED SITE AND LANDSCAPING	2	11/26/2025		
GROVE CITY FDS SUBMISSION	3	11/26/2025		
GROVE CITY FDS SUBMISSION 2	4	12/26/2025		
MANNIK & SMITH GROUP, INC. 144 EMERYVILLE DRIVE SUITE #200 CRANBERRY TWP., PA 16066 TEL: 724-981-0155		09/02/25	2500835	JH
PROJECT NO.		09/02/25	2500835	JH
PROJECT NO.		09/02/25	2500835	JH
CHECKED BY:				

TECHNICAL SKILL:
CREATIVE SPIRIT.

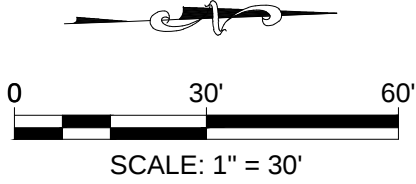
Mannik Smith Group
www.MannikSmithGroup.com

PREPARED FOR:
EVERGREEN REAL ESTATE GROUP
556 WEST LAKE STREET, SUITE 400
CHICAGO, IL 60661

GREEN OAKS OF GROVE CITY
4745 BIG RUN SOUTH ROAD
GROVE CITY, OH 43123

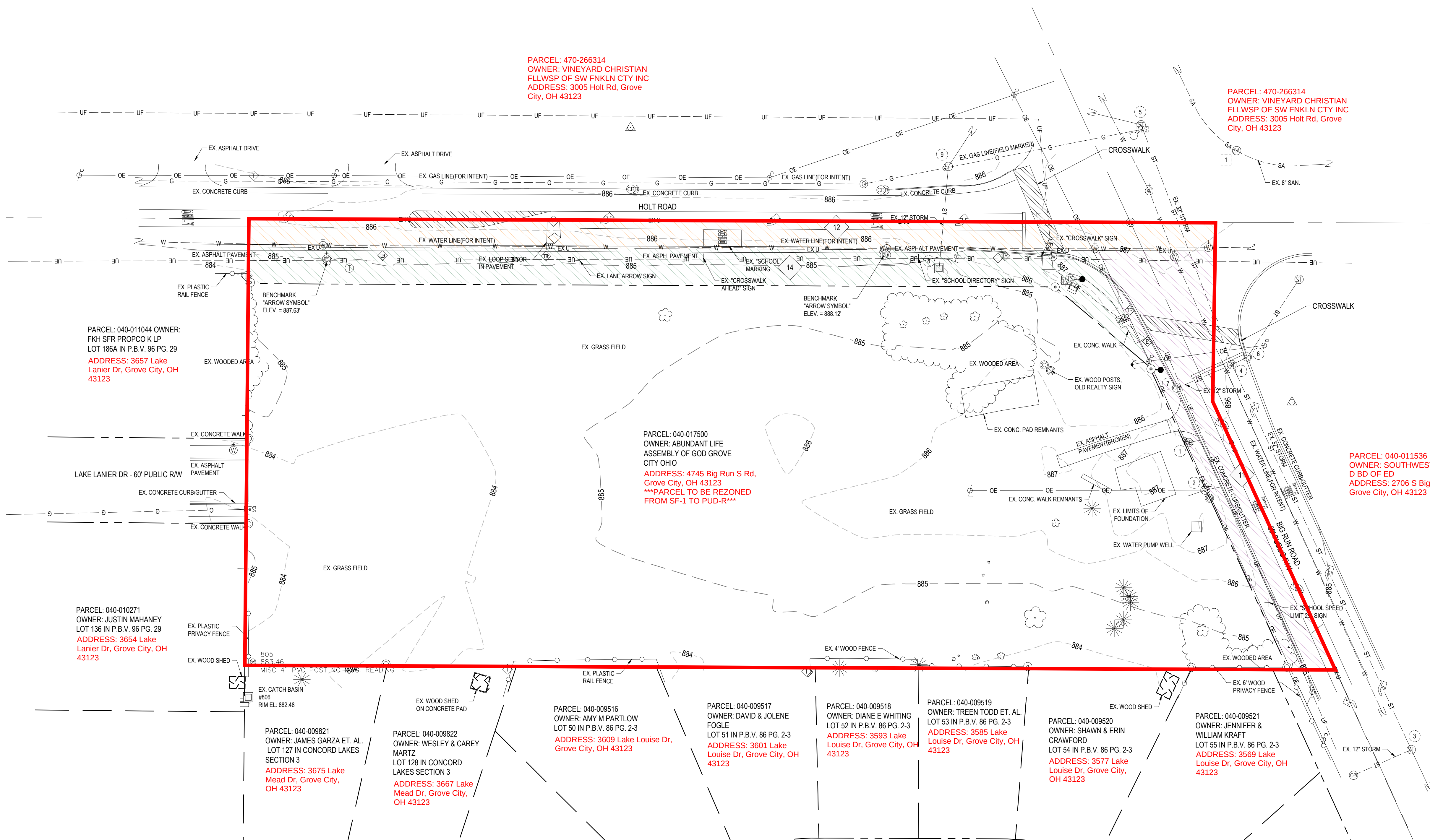
SITE PLAN

C-200



MAP OF PARCEL TO BE REZONED

INCLUDING NAMES & TAX MAILING ADDRESSES OF ALL PERSONS, CORPORATIONS & ENTITIES CONTIGUOUS TO & ACROSS THE STREET FROM THE PROPOSED ZONING CHANGE

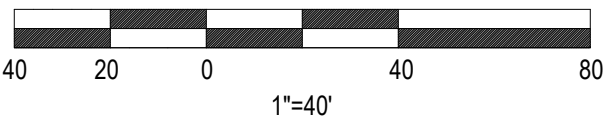


	PROPERTY LINE
	EXISTING CENTER LINE
	RIGHT-OF-WAY
UE	EXISTING UNDERGROUND ELECTRIC LINE
OE	EXISTING OVERHEAD ELECTRIC LINE
G	EXISTING GAS LINE
ST	EXISTING STORM LINE
SA	EXISTING SANITARY LINE
W	EXISTING WATER LINE
T	EXISTING UNDERGROUND COMMUNICATION LINE
UF	EXISTING UNDERGROUND FIBER OPTIC LINE

BENCHMARK 1
EL. 888.12'
ARROW SYMBOL ON HYDRANT
NW PROP. CORNER

BENCHMARK 2
EL. 887.63'
ARROW SYMBOL ON HYDRANT
SW PROP. CORNER

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



- | | |
|--|---|
| | PROPERTY LINE |
| | EXISTING CENTER LINE |
| | RIGHT-OF-WAY |
| | EXISTING UNDERGROUND ELECTRIC LINE |
| | EXISTING OVERHEAD ELECTRIC LINE |
| | EXISTING GAS LINE |
| | EXISTING STORM LINE |
| | EXISTING SANITARY LINE |
| | EXISTING WATER LINE |
| | EXISTING UNDERGROUND COMMUNICATION LINE |
| | EXISTING UNDERGROUND FIBER OPTIC LINE |

- | | |
|---|---------------------------------------|
|  | HANDHOLE - TRAFFIC |
|  | POLE - TRAFFIC SIGNAL (MAST ARM) |
|  | PEDESTAL - TRAFFIC SIGNAL CONTROL BOX |
|  | TRAFFIC MANHOLE |
|  | FIBER OPTIC MARKER |
|  | DECIDUOUS TREE |
|  | MARKER - NATURAL GAS |
|  | IRON PIPE FOUND |
|  | SIGN, PUBLIC - SINGLE POST MOUNT |
|  | VALVE - NATURAL GAS |
|  | POST - WOOD, ROUND |
|  | VALVE - WATER |
|  | MANHOLE - SANITARY SEWER |
|  | FIRE HYDRANT |
|  | POLE - LIGHT |
|  | POLE - POWER (WOOD) |
|  | SQUARE CATCH BASIN |
|  | MONUMENT BOX FOUND |
|  | SIGNAL PUSH BUTTON |
|  | CURB INLET / ROUND CATCH BASIN |
|  | MANHOLE - STORM |
|  | GUY WIRE ANCHOR |
|  | IRON PIN FOUND |
|  | IRON PIN SET |
|  | CONIFEROUS TREE |
|  | PEDESTAL - ELECTRIC |
|  | ELECTRIC TRANSFORMER |

- ① EX YARD DRAIN #80234
RIM 887.21
FL 886.31 ~4" PVC N TO CURB LINE
- ② EX YARD DRAIN #80248
RIM 887.82
FL 886.52 ~4" PVC N TO CURB LINE
FL 863.10 ~8" VCP S
- ③ EX STM MH #80010
RIM 883.85
FL 877.35 ~32" HDPE E
FL 877.35 ~32" HDPE W
FL 877.35 ~12" HDPE S
- ④ EX STM MH #80087
RIM 885.81
FL 878.81 ~32" HDPE E
FL 878.61 ~32" HDPE W
FL 881.31 ~24" HDPE N
FL 881.71 ~12" HDPE S

EX. SAN MH #80650
RIM 887.60
FL 863.10 ~8" PVC N
FL 863.10 ~8" PVC W

BENCHMARK 1
EL. 888.12'
ARROW SYMBOL ON HYDRANT
NW PROP. CORNER

BENCHMARK 2
EL. 887.63'
ARROW SYMBOL ON HYDRANT
SW PROP. CORNER

2	EXISTING CONDITIONS	ALTA/NSPS SURVEY	PREPARED FOR: EVERGREEN REAL ESTATE GROUP 566 WEST LAKE STREET, SUITE 400 CHICAGO, IL 60661	 TECHNICAL SKILL. CREATIVE SPIRIT. www.MannikSmithGroup.com	20800 CHAGRIN BOULEVARD SUITE 500 SHAKER HEIGHTS, OH 44122 TEL: 216.378.1490 FAX: 216.378.1497 PROJECT DATE: 07/11/2025 PROJECT NO.: 2500835 DRAWN BY: LKS CHECKED BY: PW	NO. DATE BY 1. 9/8/2025 LKS	DESCRIPTION UPDATED WITH NEW TITLE COMMITMENT
2		4745 BIG RUN SOUTH ROAD, GROVE CITY, OH 43123					

TECHNICAL MEMORANDUM

TRIP GENERATION FOR GREEN OAKS OF GROVE CITY

To: Franklin County Engineer's Office
From: Kristopher D. Ball, P.E., PTOE
CC:
Date: November 24, 2025

Project #: 2500835
Re: Grove City Trip Generation Study

INTRODUCTION

This technical memorandum has been prepared to estimate trip generation for Green Oaks of Grove City, a proposed assisted living facility in Grove City, Ohio. The facility will be located in the southeast quadrant of the Holt Road & Big Run South Road intersection. Green Oaks of Grove City will have a gross floor area of 101,022 square feet (SF) and will have 120 beds. This technical memorandum is necessary to determine if Green Oaks of Grove City will generate more than 100 peak hour trips, necessitating a full traffic impact study (TIS). Detailed information regarding site access roadway characteristics and analyses associated with this TA are provided in the sections that follow. A satellite view of the proposed facility is in **Figure 1** below and the site plan can be found in **Figure 2**.



Figure 1 - Project Location

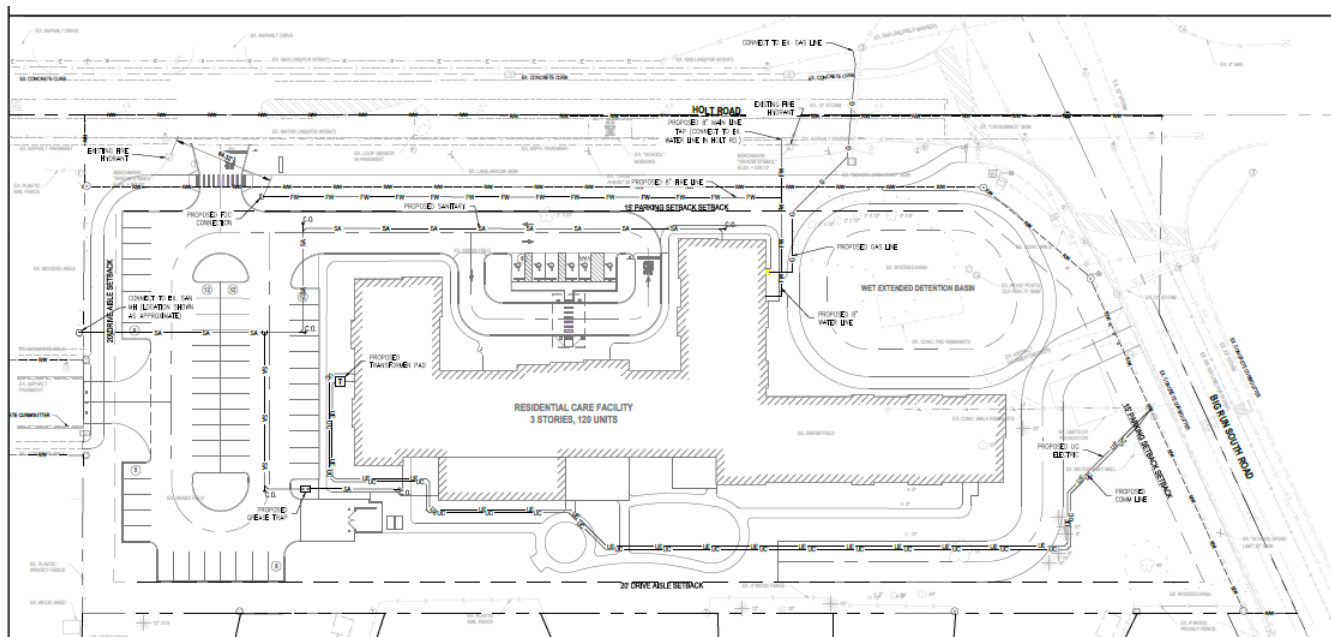


Figure 2 – Site Plan

EXISTING ROADWAY NETWORK AND TRAFFIC VOLUMES

Existing Roadways

Holt Road is a three (3) lane, two (2) way, undivided roadway oriented in the north and south directions with a center left turn lane. This roadway is classified as a Major Collector by the Ohio Department of Transportation (ODOT) and has a posted speed limit of 35 miles per hour. As of 2024, Holt Road had an annual average daily traffic (AADT) of 6,655 (ODOT). Big Run South Road is a three (3) lane, two (2) way, undivided roadway oriented in the northeast and southwest directions with a center left turn lane. This roadway is classified as a Major Collector roadway by the Ohio Department of Transportation (ODOT). As of 2024, Big Run South Road had an AADT of 2,944 near Holt Road. Big Run South Road has a posted speed limit of 35 mph.

TRIP GENERATION

Trip Generation

Trip generation for the assisted living facility was estimated using methodologies outlined in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 12th Edition*. For this memo ITE land use code 254 (Assisted Living) was used to estimate trip generation during an AM peak hour and a PM peak hour (**Table 1**). Additionally, assisted living facilities require staffing 7 days per week with visitors of residents often visiting during the weekend periods. For this reason, peak hour trip generation was also conducted for Saturday and Sunday peak hours. The facility is expected to generate 29 trips during the weekday AM peak hour (19 entering, 10 exiting), 39 trips during the weekday PM peak hour (18 entering, 21 exiting), 32 trips during the Saturday peak hour (15 entering, 17 exiting), and 35 trips during the Sunday peak hour (15 entering, 20 exiting). As trip generation estimates for all peak hours are less than 100, a traffic impact study is not required for this development.

Table 1 – Assisted Living Facility (ITE Land Use Code 254) Trip Generation

Peak Hour	Number of Beds	Inbound Peak Hour Trips	Outbound Peak Hour Trips	Total Peak Hour Trips
Weekday AM Peak Hour	120	19	10	29
Weekday PM Peak Hour		18	21	39
Saturday Peak Hour		15	17	32
Sunday Peak Hour		15	20	35

Date: 01/12/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Ms. Burroughs
Sponsor: Ms. Burroughs
Emergency: 30 Days
Current Expense: _____

No.: CR-01-26
1st Reading: 01/20/26
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION NO. CR-01-26

A RESOLUTION APPEALING THE DECISION OF THE BOARD OF ZONING APPEALS GRANTING VARIANCES FOR A SIGN FOR AMERICAN LEGION, PASCHALL POST 164 LOCATED AT 3363 MCDOWELL ROAD

WHEREAS, on December 22, 2025 the Board of Zoning Appeals granted the following variances for signage for American Legion Paschall Post 164 located at 3363 McDowell Road, with the following stipulations:

1. Section 1145.06 c: replace a non-conforming sign with a prohibited electronic changeable copy type sign; and
2. Section 1145.16 (e) (2): allow a prohibited sign and associated landscaped area to encroach the 10' setback along McDowell Rd. by approximately 1' for the sign and 3' for the landscaped bed with the following stipulations:
 1. A basic font in white on a black background, similar to the Fire Stations.
 2. Static text messages only. No movement, animation, images or video.
 3. A maximum of 3 lines per message.
 4. A minimum of 8 seconds transition from message to message.
 5. A maximum brightness setting of up to 30% at night (9pm-7am) and 75% daytime based on recommendation by Stewart Sign.
 6. The Chief Building and Zoning Official will complete a visual inspection within 30 days of operation of the sign to confirm the settings are appropriate and require that adjustments be made if needed.
 7. A dawn to dusk sensor shall be installed on the upper portion of the sign for automatic dimming per recommendation of Stewart Sign.
 8. Contact information for the designated sign operator shall be provided to the building division and updated as needed.
 9. No portion of the sign can be in the right-of-way.
 10. The sign may only be used by the American Legion and shall be removed if the Legion vacates the property. No other business or organization is approved to use the sign.
 11. Construction of the sign shall begin within 12 months.

WHEREAS, in accordance with 1133.07 of the Codified Ordinances of the City of Grove City, Ohio, any aggrieved person or any elected official of the City may appeal a decision of the Board of Zoning Appeals to Council; and

WHEREAS, an appeal has been filed with the Clerk of Council against said variance.

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

SECTION 1. This Council hereby reverses the decision of the Board of Zoning Appeals and the variance granted for a monument sign for American Legion, Paschall Post 164, located at 3363 McDowell Road is hereby repealed.

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

Ted. A. Berry, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

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

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 01/12/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: City Clerk
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-02-26
1st Reading: 01/20/2026
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION NO. CR-02-26

A RESOLUTION TO SET FORTH, AS REQUIRED BY SECTION 709.023
OF THE OHIO REVISED CODE THE MUNICIPAL SERVICES THAT CAN
BE FURNISHED TO 15.0± ACRES LOCATED AT 5713 HAUGHN ROAD IN
JACKSON TOWNSHIP UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition to annex 15.0± acres located at 5713 Haughn Rd, in Jackson Township to the City of Grove City, Ohio, and signed by Leslie Garman, was filed with the Board of County Commissioners of Franklin County, Ohio; and

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

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

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

SECTION 1. Upon its annexation to the City of Grove City, the 15.0± acres located at 5713 Haughn Road, proposed for annexation by Leslie Garman, will receive the following municipal services from the City of Grove City:

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

publicly bid contract for solid waste and recycling services.

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

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

Ted A. Berry, President of Council

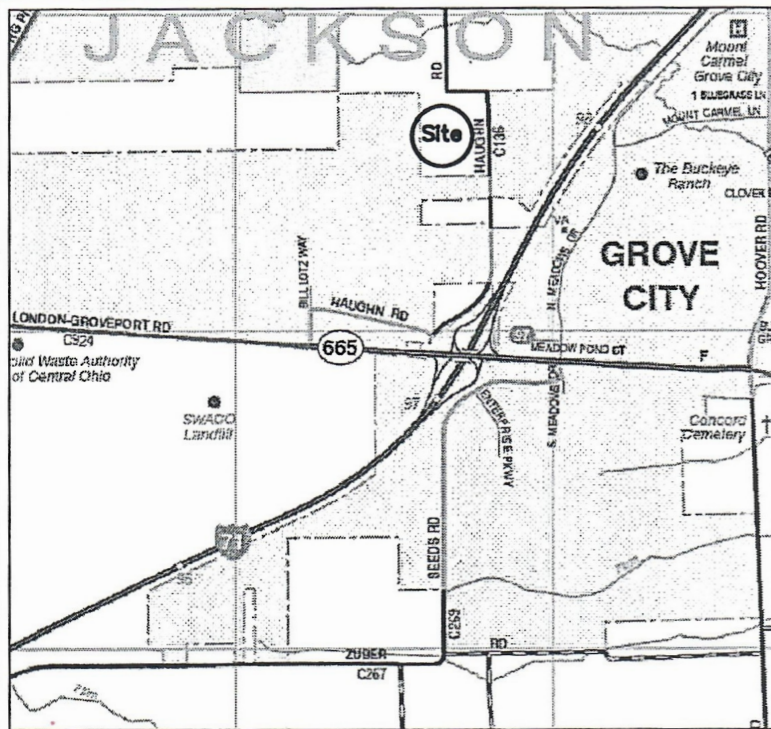
Richard L. Stage, Mayor

Passed:
Effective:

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

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law



Vicinity Map

Being ±15.3 Acres, Situated in the State of Ohio,
County of Franklin, Township of Jackson, in Virginia
Military Survey #1434



Scale: 1" = 150'
November 6, 2025

Area to Be Annexed:



Contiguity Length ± 2336
Perimeter Length ± 3496
Contiguity Percentage: 67%

Existing City of Grove City Corp. Line

Proposed City of Grove City Corp. Line

MyersSurveying
COMPANY

2740 E. Main St., Bexley, Ohio 43209-2577
(614)235-8677 ~ (614)235-4559 fax
info@myerssurveying.com

m.o.# 5-09/30/2025

X -

T -

PROPOSED ANNEXATION OF ±15.3 ACRES

FROM: Jackson Township
TO: City of Grove City

RECEIVED

NOV 21 2025

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

131.091 Ac.
Solid Waste Authority of Central Ohio
I.N. 200406160138975
PID 040-010224

NORTHERLY
±564'

TRACT 2
10.0008 Ac.

TRACT 1
5.0012 Ac.

±748'
WESTERLY

City of Grove City
Corporation Line
Case #15-99
Ord. #C-61-99
I.N. 199909200237661

5.2298 Ac.
William B. Collins and Cynthia L. Wing
I.N. 200007060133500
PID 160-002612

EASTERLY
±1140'

PID 160-002601
15.0020 Ac.
Vitality Ventures, LLC
I.N. 202308100080857
±15.3 Acres

NORTHERLY
±20'

131.091 Ac.
Solid Waste Authority of Central Ohio
I.N. 200406160138975
PID 040-010224

±420'
WESTERLY

C/L HAUGHN ROAD
(WIDTH VARIES)

SOUTHERLY
±832'

P.O.B.
EASTERLY
±20'
51.058 Ac.
Haughn Road
Properties, LLC
I.N. 200211250300574
PID 040-017490

SOUTHERLY
±584'

21.683 Ac.
WM1 Corporation
I.N. 201108160101865
PID 040-017491

0.262 Ac.
City of Grove City, Ohio
I.N. 200010030200746

City of Grove City
Corporation Line
Case #07-22
Ord. #C-29-22
I.N. 202206280094932



Paul T. Dinan

11-06-2025

By: Paul T. Dinan, Professional Surveyor No. 7312

Date

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

BY: FDA/HS DATE: 11/21/2025

2740 East Main Street
Bexley, Ohio 43209-2577
(614) 235-8677
Telefax (614) 235-4559
Email: info@myerssurveying.com

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

November 6, 2025

+/-15.3 Acre Proposed Annexation

From: Jackson Township

To: City of Grove City

Situate in the State of Ohio, County of Franklin, Township of Jackson, in Virginia Military Survey 1434, being all of a 15.0020 Acre tract conveyed to Vitality Ventures, LLC in Instrument Number 202308100080857, part of a 51.058 Acre tract conveyed to Haughn Road Properties, LLC in Instrument Number 200211250300574 and part of a 21.683 Acre tract conveyed to WM1 Corporation in Instrument Number 201108160101865, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING in the centerline of Haughn Road (width varies), at the northeast corner of said 15.0020 Acre tract, at the southeast corner of a 5.2298 Acre tract conveyed to William B. Collins and Cynthia L. Wing in Instrument Number 200007060133500 and in the west line of said 51.058 Acre tract, said point being southerly, along the centerline of Haughn Road, approximately 832 feet from Franklin County Engineer's Monument "FCGS 2110";

Thence, easterly, across part of said 51.058 Acre tract, across part of Haughn Road and along the extension of the north line of said 15.0020 Acre tract produced easterly, approximately 20 feet to the east right of way line of Haughn Road and the existing City of Grove City Corporation Line as established by Case Number 07-22, Ordinance Number C-29-22, of record in Instrument Number 202206280094932;

Thence, southerly, across part of said 51.058 Acre tract, across part of said 21.683 Acre tract, along the east right of way line of Haughn Road and along part of said existing City of Grove City Corporation Line, approximately 584 feet to the extension of the south line of said 15.0020 Acre tract produced easterly;

Thence, westerly, across part of said 21.683 Acre tract, across said Haughn Road along part of the south line of said 15.0020 Acre tract, along the north line of a 0.262 Acre tract conveyed to City of Grove City, Ohio in Instrument Number 200010030200746, along a northerly line of a 131.091 Acre tract conveyed to Solid Waste Authority of Central Ohio in Instrument Number 200406160138975, along part of said existing City of Grove City Corporation Line and along the City of Grove City Corporation Line as established by Case Number 15-99, Ordinance Number C-61-99, of record in Instrument Number 199909200237661, approximately, 420 feet;

Thence, northerly, continuing along part of the south line of said 15.0020 Acre tract, continuing along part of the east line of said 131.091 Acre tract and along said existing City of Grove City Corporation Line, approximately 20 feet;

Thence, westerly, continuing along part of the south line of said 15.0020 Acre tract, continuing along part of the north line of said 131.091 Acre tract and along said existing City of Grove City Corporation Line, approximately 748 feet to the southwest corner of said 15.0020 Acre tract;

Page 2

Thence, northerly, along the west line of said 15.0020 Acre tract, continuing along part of the east line of said 131.091 Acre tract and along said existing City of Grove City Corporation Line, approximately 564 feet to the northwest corner of said 15.0020 Acre tract and the southwest corner of said 5.2298 Acre tract;

Thence, easterly, along the north line of said 15.0020 Acre tract and along the south line of said 5.2298 Acre tract, approximately 1140 feet to the **POINT OF BEGINNING, CONTAINING 15.3 ACRES, MORE OR LESS**. This description was prepared from record information only and is not based on a field survey. This description is for annexation purposes only.

Contiguity Length = +/-2336'

Perimeter Length = +/-3496'

Contiguity = 67%

Myers Surveying Company, Inc.

Paul T. Dinan 11-06-2025
Paul T. Dinan, Professional Surveyor 7312
PTD/ptd (509302025HaughnRoadAnnex)



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

BY: FDA/HS. DATE: 11/21/2025
MyersSurveying
COMPANY

2740 East Main Street
Bexley, Ohio 43209-2577
(614) 235-8677
Telefax (614) 235-4559
Email: info@myerssurveying.com

RECEIVED

NOV 21 2025

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

November 6, 2025 Page 59 of 61

Date: 01-12-26
Introduced By: Ms. Burroughs
Committee: Safety
Originated By: Mr. Holt
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-03-26
1st Reading: 01/20/26
Public Notice: 0 / /26
2nd Reading: 0 / /26
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-03-26

A RESOLUTION SUPPORTING LAW ENFORCEMENT AND THEIR FAMILIES

WHEREAS, on Monday, January 5, 2026, City Council approved Ordinance C-55-25 authorizing a new collective bargaining agreement with the Fraternal Order of Police affirming the City's commitment to competitive compensation, adequate staffing, and strong institutional support for the men and women of law enforcement and recognizing the sacrifices made not only by those who serve, but also by the families who stand behind them; and

WHEREAS, law enforcement officers at the local, state, and federal levels are entrusted with upholding the rule of law and protecting public safety; and

WHEREAS, the men and women who serve in law enforcement routinely place themselves in harm's way to safeguard residents, visitors, and communities; and

WHEREAS, narratives that vilify and demonize law enforcement officers puts them at even greater risk of danger; and

WHEREAS, strong and cooperative relationships among local, state, and federal law enforcement agencies contribute to safer communities; and

WHEREAS, the City of Grove City Division of Police does, and will continue to, respond to any calls for assistance whether it is from a resident, visitor or another law enforcement agency; and

WHEREAS, the City of Grove City values public trust, community engagement, and the dedicated service of all who protect and serve.

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

SECTION 1. The City Council of Grove City hereby recognizes, supports, and expresses its sincere appreciation for the men and women of law enforcement—local, state, and federal—who work each day to protect the public, uphold the law, and maintain the safety and security of our community.

SECTION 2. The City Council extends its gratitude to law enforcement officers and their families for the sacrifices they make in service to the public and affirms its commitment to fostering mutual respect, cooperation, and professionalism in public safety.

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

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this
resolution is correct as to form.

Stephen J. Smith, Director of Law