



# GROVE CITY, OHIO - CITY COUNCIL Agenda

March 16, 2026

7:00 PM

Regular Meeting

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

Presentation: SWFC Historical Society Annual Report

LANDS:

Ordinance C-11-26 Accept the Plat for Farmstead, Phase 8. First reading.

Ordinance C-12-26 Approve the Rezoning of 26.904 acres located at 4910 Hoover Road from SF-1 (single-family residential) to SD-1 (educational). First reading.

FINANCE:

Ordinance C-10-26 Appropriate \$75,000.00 from the General Fund for the Current Expense of the CARES Healthcare Reimbursement Pilot Program. Second reading and public hearing. *Postponement requested.*

Resolution CR-08-26 Support Issue 2 – a 1-mil Property Tax Levy assisting the Southwest Public Libraries.

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE

Minutes of: 03-02 Council Meetings; 03-03-26 Planning Commission

Date: 03/10/26  
Introduced By: Mr. Holinga  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No.: C-11-26  
1st Reading: 03/16/26  
Public Notice: 03/17/26  
2nd Reading: 04/06/26  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-11-26

### AN ORDINANCE TO ACCEPT THE PLAT OF FARMSTEAD, PHASE 8

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WHEREAS, Farmstead, Phase 8, a subdivision containing lots 283 – 305 inclusive, has been submitted to Council for their consideration.

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

**SECTION 1.** The Plat of Farmstead, Phase 8, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6115, being a re-subdivision of a portion of Lot 3 of the partition of Ephraim Borrer’s Estate, containing 5.488 acres of land, more or less. Said 5.488 acres being part of a 207.933 acre tract of land conveyed to Grand Communities, LLC, by deed, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

\_\_\_\_\_  
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

**ITEM 1: 202601290007 – Farmstead Phase 8 - Plat**

**Site Location**

South of the Hawthorne Parkway and Sweet Basil Lane intersection (PID 040-016097).

**Proposal**

A plat containing 23 lots and dedicated right-of-way.

**Current Zoning**

Planned Unit Development – Residential (PUD-R)

**Future Land Use**

Suburban Living, Low Intensity

**Property Owner**

Grand Communities, LLC

**Property Incentives**

None

**Applicant/Representative**

Jeremy Van Ostran, Civil & Environmental Consultants

**Applicable Plans, Policies, and Code Section(s)**

- Zoning Code Section 1135.08
- Ordinance C-68-18
- Resolution CR-01-19

**Public Input**

None received

**Staff Recommendation**

Approval as submitted

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**Case Manager**

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

**Summary**

This proposed plat for Farmstead Phase 8 contains 23 lots and dedicated right-of-way for a roadway extension on 5.488 acres.

**Zoning Map**



**Next Steps**

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

# 1. Context Map

The property is located within the Farmstead subdivision, South of the Hawthorne Parkway and Sweet Basil Lane intersection (PID 040-016097).



202601290007  
Farmstead Phase 8  
Plat  
Parcel ID: 040-016097



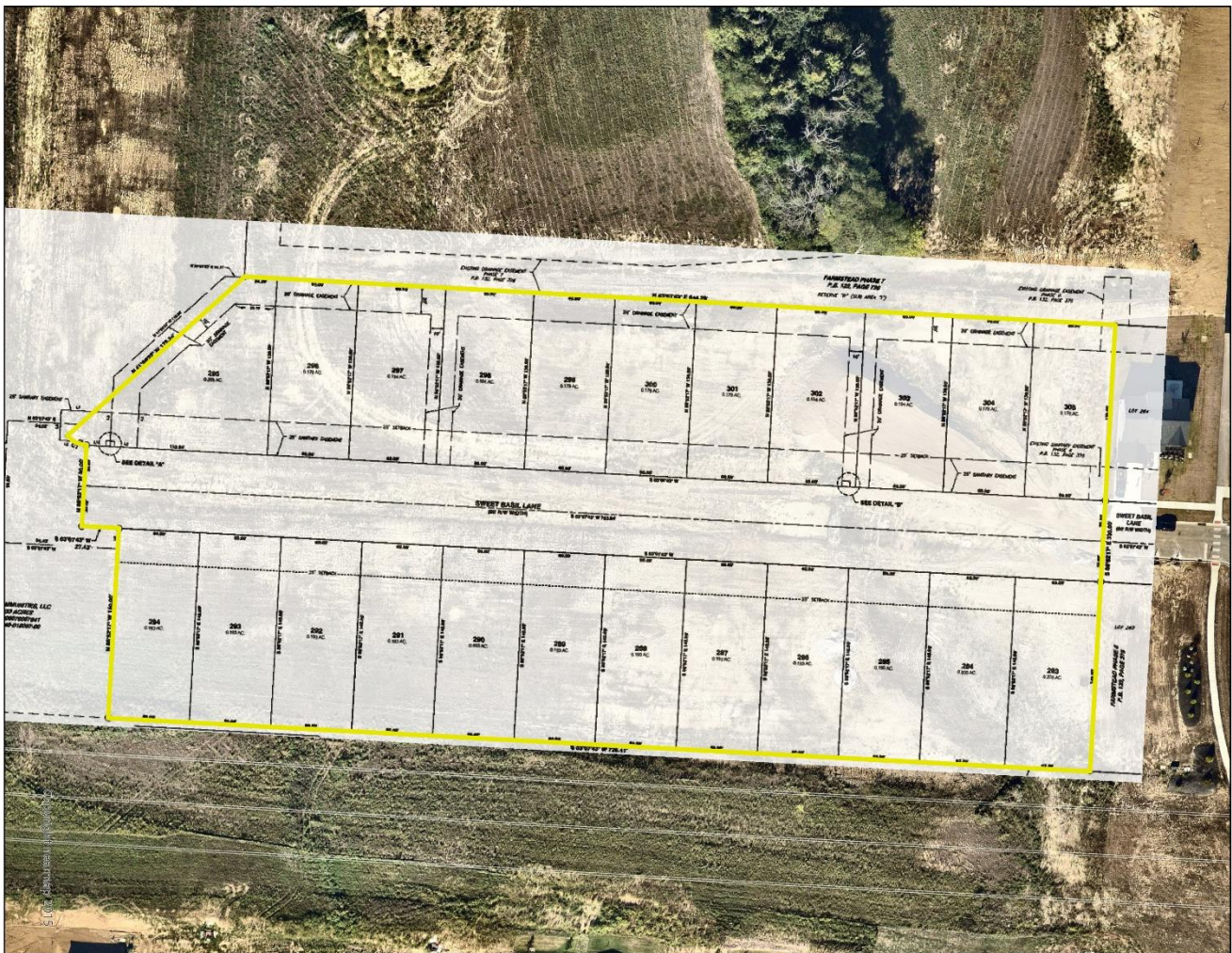
0 100 200 400 600 800 1,000  
Feet

## 2. Analysis

The applicant is requesting approval of a plat for Farmstead Phase 8, in the western section of the Farmstead Subdivision. City Council approved the development plan for Farmstead in March of 2019 with Resolution CR-01-19, and this plat will formalize the right-of-way and parcels shown on the development plan and site improvement plan. The plat includes 23 lots, and right-of-way dedication for the extension of Sweet Basil Lane, on 5.488 acres.

All proposed lots meet the lot size requirement established in the zoning text approved with Ordinance C-68-18.

## 3. Survey



## 4. Recommendation

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

## **5. Detailed History**

### **2019**

City Council approved the Rezoning upon annexation to PUD-R and zoning text for Farmstead at the March 4<sup>th</sup> meeting with Ordinance C-68-18.

City Council approved the Development Plan for Farmstead at the March 4<sup>th</sup> meeting with Resolution CR-01-19.

## **6. Public Input**

As of the time this report was issued, Staff has received no public input on the proposed application.



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

# Grove City Planning Commission Plat Application

## PROJECT / PROPERTY INFORMATION

**PROJECT NAME:** Farmstead Phase 8

**PROJECT LOCATION:** Jackson Pike (State Route 104) at intersection with Hibbs Road  
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

**PARCEL ID NUMBER:** 040-016097      **ACREAGE AFFECTED BY THIS APPLICATION:** 5.488

**EXISTING ZONING:** Planned Unit District      **EXISTING LAND USE:** Agriculture

**PROPOSED ZONING:** \_\_\_\_\_      **PROPOSED LAND USE:** \_\_\_\_\_

## PROPERTY OWNER INFORMATION

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

Grand Communities, LLC      3940 Olympic Boulevard S      Erlanger, Kentucky 41018  
Name      Address      City, State, Zip

(614) 348-6257      \_\_\_\_\_      tcameron@fischerhomes.com  
Phone      Fax      Email

## APPLICANT INFORMATION

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

Troy Cameron      Land Development Construction Manager      Grand Communities, LLC  
Name      Title      Company / Organization

3940 Olympic Boulevard Suite 400      \_\_\_\_\_      Erlanger, Kentucky, 41018  
Address      City, State, Zip

(614) 348-6257      \_\_\_\_\_      tcameron@fischerhomes.com  
Phone      Fax      Email

## AUTHORIZED REPRESENTATIVE *Check box if same as Applicant*

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

Jeremy L. Van Ostran      Surveyor      Civil & Environmental Consultants  
Name      Title      Company / Organization

8800 Lyra Drive, Suite 300      \_\_\_\_\_      Columbus, Ohio 43240  
Address      City, State, Zip

(614) 540-6633      \_\_\_\_\_      jvanostran@cecinc.com  
Phone      Fax      Email

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

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

**ADDITIONAL PROJECT INFORMATION**

PROJECT NAME: Farmstead Phase 8

DEVELOPMENT TYPE: Commercial Retail  Commercial Office  Residential  Industrial  Mixed  Other

ACREAGE DISTURBED: 5.488 TOTAL FLOOR AREA: \_\_\_\_\_

NUMBER OF BUILDINGS: 23 BUILDING HEIGHT: \_\_\_\_\_

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): \_\_\_\_\_

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \_\_\_\_\_ ESTIMATED VALUATION OF SITE IMPROVEMENTS: \_\_\_\_\_

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

I Troy Cameron, the current property owner hereby authorize the applicant Civil & Environmental Consultants to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

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

Signature of Current Property Owner: [Signature] Date: 1/29/26

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 29 day of January, 2026.

[Signature]  
Official Seal and Signature of Notary Public



Julie Moreland  
Notary Public, State of Ohio  
Commission #: 2025-RE-894713  
My Commission Expires 09-21-2030

**APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT**

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

Signature of Applicant or Authorized Representative: [Signature] Date: 1/29/26

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this 29 day of January, 2026.

[Signature]  
Official Seal and Signature of Notary Public



Julie Moreland  
Notary Public, State of Ohio  
Commission #: 2025-RE-894713  
My Commission Expires 09-21-2030

## SUBMITTAL REQUIREMENTS

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

Application Processing Fee:	\$	50.00
Engineering Review Fee:	\$	<u>1585</u>
Planning Review Fee:	\$	<u>          </u>
Total Submittal Fee:	\$	<u>1635</u>

## GROVECITY2050 GUIDING PRINCIPLES

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

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



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

- One signed and notarized application
- Appropriate fee (\$50 plus applicable engineering fees – see [Fee Recovery Policy](#)) – **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- A project narrative describing the nature of the project
- A plat of the property
- Signature Block as follows:

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

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

Approved and accepted by Ordinance Number _____, passed this day of _____, _____, wherein all areas shown dedicated hereon are accepted by the Council of the City of Grove City.  Clerk of Council _____
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- The purpose of all easements (drainage, utility, cross-access, etc.) and parties being granted rights to said easements (City of Grove City, AEP, etc.) shall be noted

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

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at [www.grovecityohio.gov/development](http://www.grovecityohio.gov/development).

**Grove City Planning Commission  
Meeting and Deadline Schedule  
2026**

Planning Commission		City Council	
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*	
December 3, 2025	January 6, 2026	1st Reading	January 20, 2026
		2nd Reading	February 2, 2026
December 31, 2025	February 3, 2026	1st Reading	February 17, 2026
		2nd Reading	March 2, 2026
January 28, 2026	March 3, 2026	1st Reading	March 16, 2026
		2nd Reading	April 6, 2026
March 4, 2026	April 7, 2026	1st Reading	April 20, 2026
		2nd Reading	May 4, 2026
April 1, 2026	May 5, 2026	1st Reading	May 18, 2026
		2nd Reading	June 1, 2026
April 29, 2026	June 2, 2026	1st Reading	June 15, 2026
		2nd Reading	July 6, 2026
June 3, 2026	July 7, 2026	1st Reading	July 20, 2026
		2nd Reading	August 3, 2026
July 1, 2026	August 4, 2026	1st Reading	August 17, 2026
		2nd Reading	September 8, 2026
August 5, 2026	September 8, 2026	1st Reading	September 21, 2026
		2nd Reading	October 5, 2026
September 2, 2026	October 6, 2026	1st Reading	October 19, 2026
		2nd Reading	November 2, 2026
September 30, 2026	November 3, 2026	1st Reading	November 16, 2026
		2nd Reading	December 7, 2026
November 4, 2026	December 8, 2026	1st Reading	December 21, 2026
		2nd Reading	January 4, 2027

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

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

**Additional Notes:**

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

Please contact the Development Department for further information at 614-277-3004 or visit our website at [www.grovecityohio.gov/development](http://www.grovecityohio.gov/development).

Revised 10/22/25

2/12/26

Jeremy L. Van Ostran

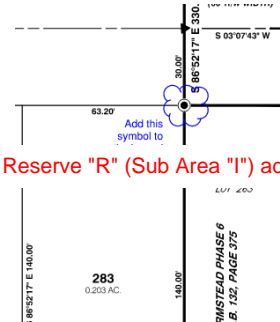
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Mr. Van Ostran,

Staff has reviewed your Plat for Farmstead Phase 8, in Grove City, Ohio. The control number for this application is #202601290007 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following information or corrections.

1. Please clarify the “easement” note on the coversheet. The note references no above grade structures being permitted within easements. However, the CBUs located on lot 295 and 302 are within the drainage easement. **The drainage easement on lots 302 & 295 are intended for storm sewer infrastructure and not above ground major flood routing.**
2. Add Reserve “R” after call out to Farmstead Phase 7 P.B. 132, Page 726. **Reserve “R” (Sub Area “I”) added to drawing.**
3. Add the symbol referenced in the image to the right to the legend on page 2. **Symbol added to legend.**
4. Remove the asterisk from the notes in the Setback Requirements notes on page 1. **Asterisk's removed.**
5. Clarify the purpose of the box shown in lot 295. **No purpose (line erased).**
6. Add “20’ Drainage Easement” call out behind lot 300. **Easement Label Added.**



Please revise your materials accordingly and resubmit with a response letter indicating how each issue noted was addressed by 12:00pm on February 19<sup>th</sup>, 2026. This will allow us time to review the revisions prior to finalizing the agenda for the March Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the meeting, please contact me as soon as possible to arrange a date and time. If revisions cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the April Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, March 3<sup>rd</sup>, 2026 at 1:30 p.m. in the Council Chambers of City Hall at 4035 Broadway Grove City, Ohio 43123. Your request will be postponed to a future date if you are unable to attend the meeting. **Additionally, 8 full sets of all materials to be reviewed by Planning Commission must be submitted, including one full size set of all plan sheets by February 25<sup>th</sup>** to remain on the March Planning Commission meeting agenda.

If you have any questions or need additional information, please call me at (614) 277-3022 or email [tbarr@grovecityohio.gov](mailto:tbarr@grovecityohio.gov).

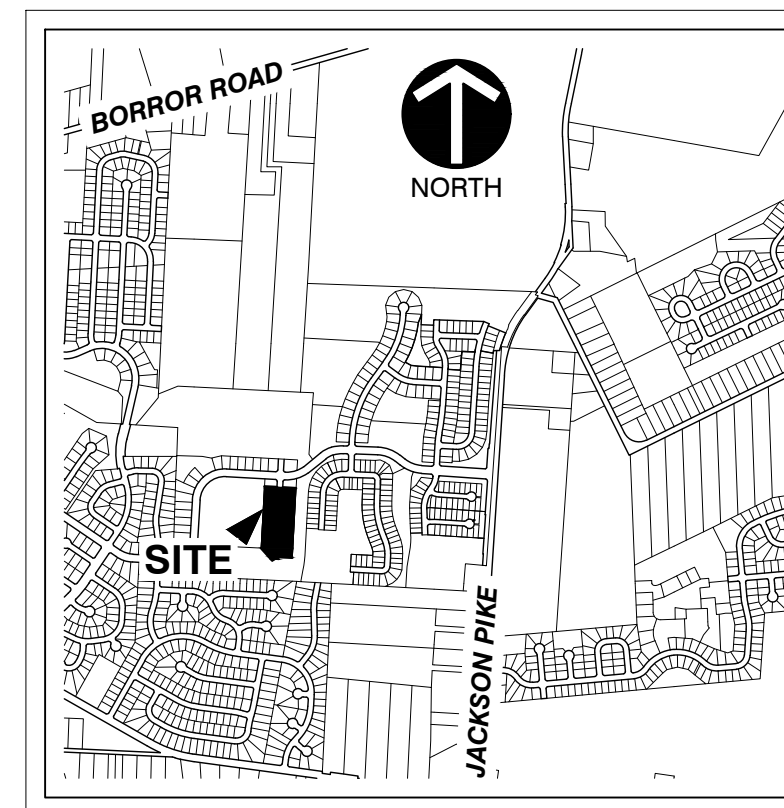
Sincerely,

A handwritten signature in black ink, appearing to read 'Terry Barr', with a long horizontal line extending to the right.

Terry Barr, AICP  
Development Planner

# FARMSTEAD PHASE 8

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,  
VIRGINIA MILITARY SURVEY NUMBER 6115



VICINITY MAP  
SCALE: 1" = 2000'

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBER 6115, BEING A RESUBDIVISION OF PORTION OF LOT NO. 3 OF THE PARTITION OF EPHRAIM BORROR'S ESTATE, OF RECORD IN PLAT BOOK 3, PAGE 240, CONTAINING 5.488 ACRES OF LAND, BEING PART OF A 207.933 ACRE TRACT OF LAND, DESCRIBED IN DEED TO GRAND COMMUNITIES, LLC, OF RECORD IN INSTRUMENT NO. 201906070067841, ALL RECORDS BEING ON FILE IN THE OFFICE OF THE RECORDER, FRANKLIN COUNTY, OHIO.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "FARMSTEAD PHASE 8", A SUBDIVISION CONTAINING LOTS NUMBERED 283-305 INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, 1.037 ACRES, AS SUCH, ALL OR PART OF SWEET BASIL LANE, SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SANITARY EASEMENT", "DRAINAGE EASEMENT", OR "ACCESS EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES (UTILITY PEDESTALS CAN BE LOCATED WITHIN 1 FOOT OF THE EDGE OF THE EASEMENT), DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY OF GROVE CITY ENGINEER. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES AS EXPRESSED HEREIN.

AN EASEMENT IS HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "ACCESS EASEMENT" FOR THE PURPOSE OF INGRESS/EGRESS OF PEDESTRIAN TRAFFIC, AND MAINTENANCE, OPERATION, AND REPAIR OF THE CLUSTER BOX UNITS. THIS EASEMENT IS HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION. INSTALLATION SHALL BE THE RESPONSIBILITY OF GRAND COMMUNITIES, LLC AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC, \_\_\_\_\_, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

SIGNED AND ACKNOWLEDGED GRAND COMMUNITIES, LLC  
IN THE PRESENCE OF: A KENTUCKY LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
\_\_\_\_\_  
NAME  
\_\_\_\_\_  
TITLE

### COMMONWEALTH OF KENTUCKY COUNTY OF BOONE:

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY \_\_\_\_\_ OF GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES \_\_\_\_\_

### LIENHOLDER'S ACKNOWLEDGMENT:

THE UNDERSIGNED SUBORDINATES THE LIEN OF ITS MORTGAGES OF THE AREA WITHIN THE PLAT OF "FARMSTEAD PHASE 8" WITH 1.037 ACRES OF DEDICATED RIGHT-OF-WAY. ALL ON-SITE EASEMENTS LOCATED OUTSIDE OF SAID RIGHT-OF-WAY, AND TO THOSE EASEMENTS DEPICTED AND DELINEATED HEREON, WHICH LIE OUTSIDE OF THE PLATTED AREA.

SIGNED: JESS H. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY

JOHN H. HANCOCK, MANAGER

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY JESS H. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY, BY AND THROUGH JOHN H. HANCOCK, MANAGER, DULY AUTHORIZED BY RESOLUTION.

MY COMMISSION EXPIRES \_\_\_\_\_

SIGNED: LOIS L. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY

JOHN H. HANCOCK, MANAGER

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY LOIS L. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY, BY AND THROUGH JOHN H. HANCOCK, MANAGER, DULY AUTHORIZED BY RESOLUTION.

MY COMMISSION EXPIRES \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
MAYOR

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
PLANNING COMMISSION CHAIR

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
CITY ENGINEER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
DIRECTOR OF PUBLIC SERVICE

APPROVED AND ACCEPTED BY ORDINANCE NUMBER \_\_\_\_\_, PASSED THIS DAY OF \_\_\_\_\_, \_\_\_\_\_, WHEREIN SWEET BASIL LANE IS ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
CITY CLERK / COUNCIL CLERK

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
AUDITOR, FRANKLIN COUNTY, OHIO

\_\_\_\_\_  
DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026

AT \_\_\_\_ M.

FEE \$ \_\_\_\_\_

FILE NO. \_\_\_\_\_

RECORDED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_

### SETBACK REQUIREMENTS:

50' MINIMUM  
FRONT YARD SETBACK: 20' MIN.  
REAR YARD SETBACK: 20'  
SIDE YARD SETBACK: 5' MIN., 10' TOTAL  
MINIMUM LOT AREA: 0.143 AC (6,000 SF)

80' MINIMUM  
FRONT YARD SETBACK: 30' MIN.  
REAR YARD SETBACK: 20'  
SIDE YARD SETBACK: 5' MIN., 10' TOTAL  
MINIMUM LOT AREA: 0.225 AC (10,000 SF)

60' MINIMUM  
FRONT YARD SETBACK: 25' MIN.  
REAR YARD SETBACK: 20'  
SIDE YARD SETBACK: 5' MIN., 10' TOTAL  
MINIMUM LOT AREA: 0.172 AC (7,200 SF)

CORNER LOTS SHALL INCREASE THE SIDE SETBACK LONG THE ADJOINING RIGHT-OF-WAY TO ONE HALF (½) THE MINIMUM FRONT SETBACK.

### CERTIFICATION:

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

DARRELL B. PLUMMER  
PROFESSIONAL LAND SURVEYOR NO. 7595

\_\_\_\_\_  
DATE

### DEVELOPER:

GRAND COMMUNITIES, LLC  
3940 OLYMPIC BOULEVARD, SUITE 400  
ERLANGER, KENTUCKY 41018  
PHONE: (859)341-4709  
CONTACT: MICHAEL KADY  
EMAIL: MKADY@FISCHERHOMES.COM

### ACREAGE BREAKDOWN:

ACREAGE IN LOTS 283-305 INCLUSIVE: 4.451 ACRES  
ACREAGE IN RIGHT-OF-WAY: 1.037 ACRES  
TOTAL ACREAGE: 5.488 ACRES

ACREAGE IN P.I.D.: 040-016097: 5.488 ACRES

### FEMA NOTE:

AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, HEREBY BEING PLATTED AS "FARMSTEAD, PHASE 8", IS IN THE FOLLOWING FLOOD ZONE: ZONE "X" AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0408K WITH EFFECTIVE DATE OF JUNE 17, 2008.

### BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 26°24'47" WEST, AS DETERMINED FOR THE CENTERLINE OF HIBBS ROAD (TWP. RD. 255), AS DETERMINED BETWEEN FCGS 1514 AND FCGS 5470 BY THE FRANKLIN COUNTY ENGINEER AND SHOWN ON THE CENTERLINE SURVEY PLAT FOR HIBBS ROAD ON FILE AT THE FRANKLIN COUNTY ENGINEER'S OFFICE.

### SOURCE OF DATA:

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

### IRON PINS:

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

### PERMANENT MARKERS:

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" IN DIAMETER, 30" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP BEARING THE STAMP "PERMANENT MARKER CEC".

### NOTE "A":

AT THE TIME OF PLATTING, ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "FARMSTEAD PHASE 8" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

### NOTE "B":

THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHT OF WAYS, AND EASEMENT BOUNDARIES, AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENT LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE GOVERNMENT AUTHORITY HAVING JURISDICTION. THE THEN APPLICABLE ZONING CODE SHALL HAVE CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

### NOTE "C":

NO DETERMINATION HAS BEEN MADE BY THE CITY OF GROVE CITY AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREAS THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE AREA HEREBY PLATTED. THE CITY OF GROVE CITY, OHIO APPROVAL OF THIS PLAT OF "FARMSTEAD PHASE 8" DOES NOT IMPLY ANY APPROVAL OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

### NOTE "D":

THE PROPERTY HEREIN IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR FARMSTEAD RECORDED IN INSTRUMENT NUMBER 202008240124892, AND ALL AMENDMENTS AND SUPPLEMENTS THERETO, RECORDED IN FRANKLIN COUNTY RECORDERS OFFICE, OHIO.

### NOTE "E":

TEMPORARY TURN-AROUND EASEMENT SHALL BE FOR THE PURPOSE OF INGRESS/EGRESS OVER AND ACROSS THE LANDS FOR THE MAINTENANCE AND REPAIR OF THE EXISTING UTILITIES WITHIN THE ADJACENT EASEMENTS. THE TEMPORARY TURN-AROUND EASEMENT SHALL REMAIN IN AFFECT UNTIL SUCH TIME THE AREA IS DEEDED OR PLATTED FOR ROAD RIGHT-OF-WAY.

NO.	DATE	DESCRIPTION

8800 Lyra Drive  
Suite 300  
Columbus, OH 43240  
Ph: 614.540.6633  
www.cecinc.com

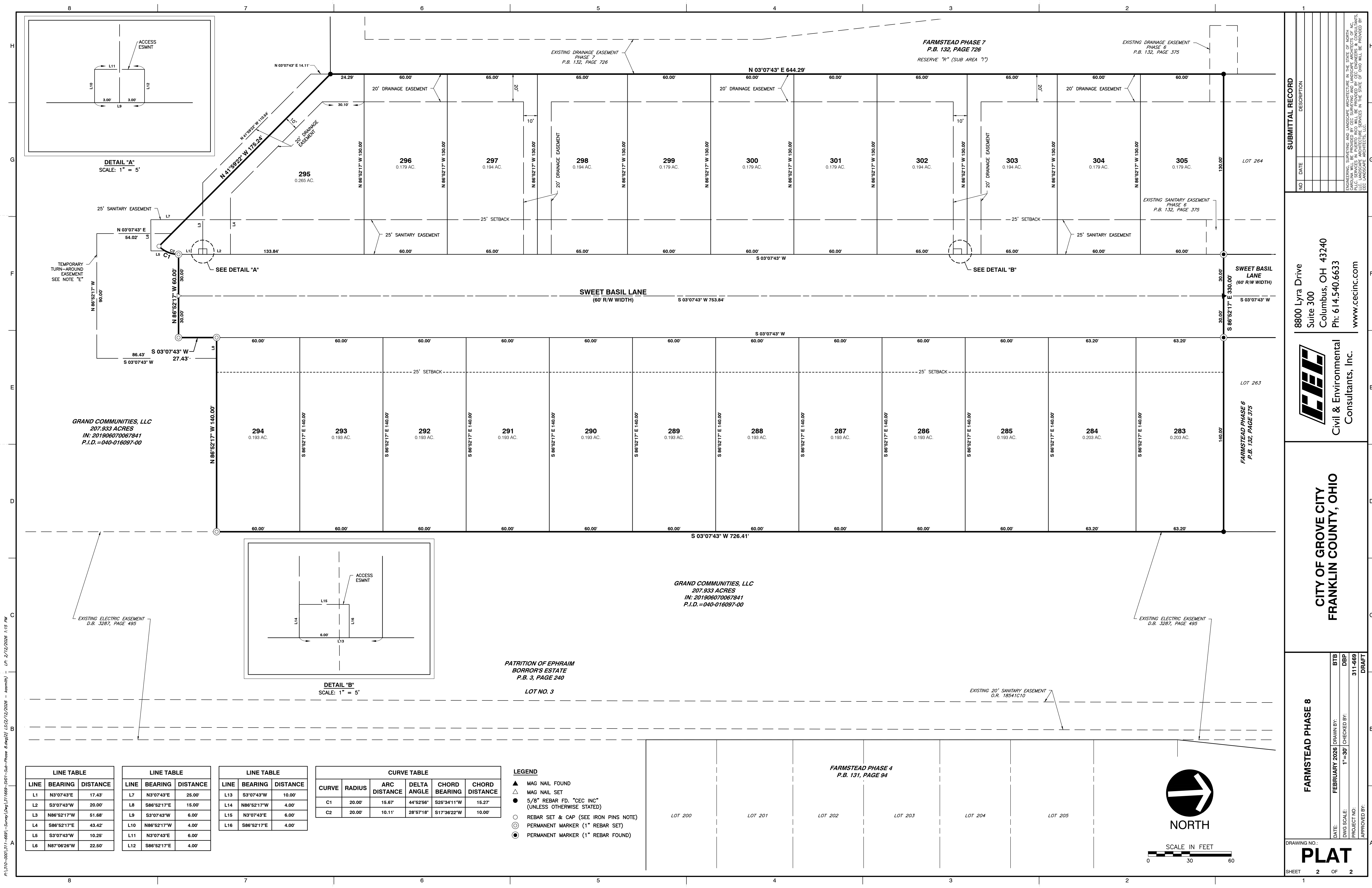


CITY OF GROVE CITY  
FRANKLIN COUNTY, OHIO

DATE:	BTB
FEBRUARY 2026	DBP
N/A	311-669
DRAWN BY:	DRAFT

DRAWING NO.:  
**PLAT**  
SHEET 1 OF 2

P:\310-000\311-669-Survey\Draw\311669-500-Sub-Phase 8.dwg | L:\C\12\2026 - Assembly - LP, 2/12/2026 1:15 PM



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N3°07'43"E	17.43'
L2	S3°07'43"W	20.00'
L3	N86°52'17"W	51.68'
L4	S86°52'17"E	43.42'
L5	S3°07'43"W	10.25'
L6	N87°06'26"W	22.50'

**LINE TABLE**

LINE	BEARING	DISTANCE
L7	N3°07'43"E	25.00'
L8	S86°52'17"E	15.00'
L9	S3°07'43"W	6.00'
L10	N86°52'17"W	4.00'
L11	N3°07'43"E	6.00'
L12	S86°52'17"E	4.00'

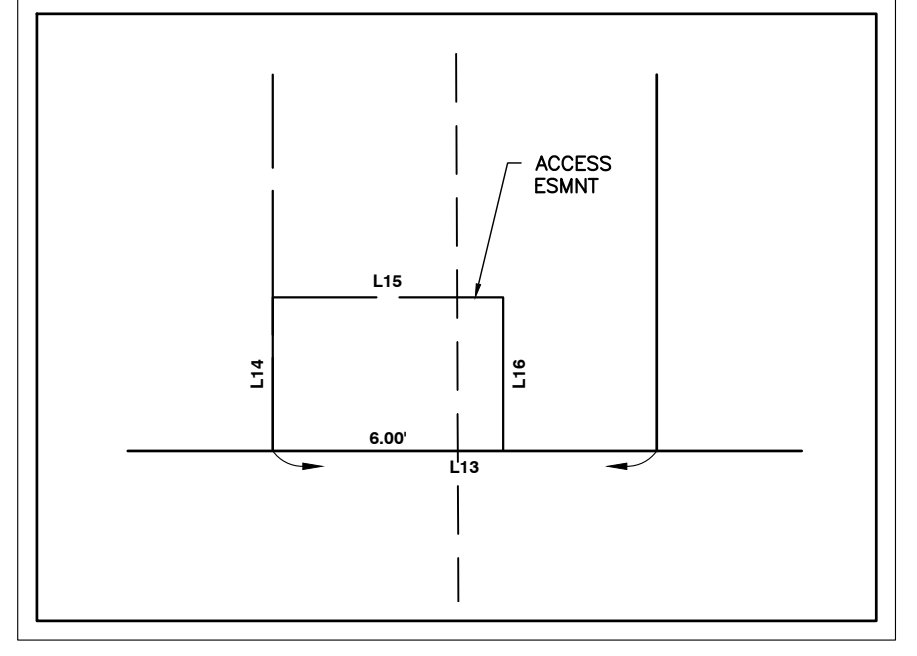
**LINE TABLE**

LINE	BEARING	DISTANCE
L13	S3°07'43"W	10.00'
L14	N86°52'17"W	4.00'
L15	N3°07'43"E	6.00'
L16	S86°52'17"E	4.00'

**CURVE TABLE**

CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	20.00'	15.67'	44°52'56"	S25°34'11"W	15.27'
C2	20.00'	10.11'	28°57'18"	S17°36'22"W	10.00'

- LEGEND**
- ▲ MAG NAIL FOUND
  - △ MAG NAIL SET
  - 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
  - REBAR SET & CAP (SEE IRON PINS NOTE)
  - PERMANENT MARKER (1" REBAR SET)
  - PERMANENT MARKER (1" REBAR FOUND)



P:\310-000\311-000\Survey\Draw\111689-501-Sub-Phase 8.dwg(5) LSC/12/2026 - Assembly - LP: 2/12/2026 1:15 PM

**SUBMITTAL RECORD**

NO	DATE	DESCRIPTION

8800 Lyra Drive  
Suite 300  
Columbus, OH 43240  
Ph: 614.540.6633  
www.cecinc.com

**CEC**  
Civil & Environmental  
Consultants, Inc.

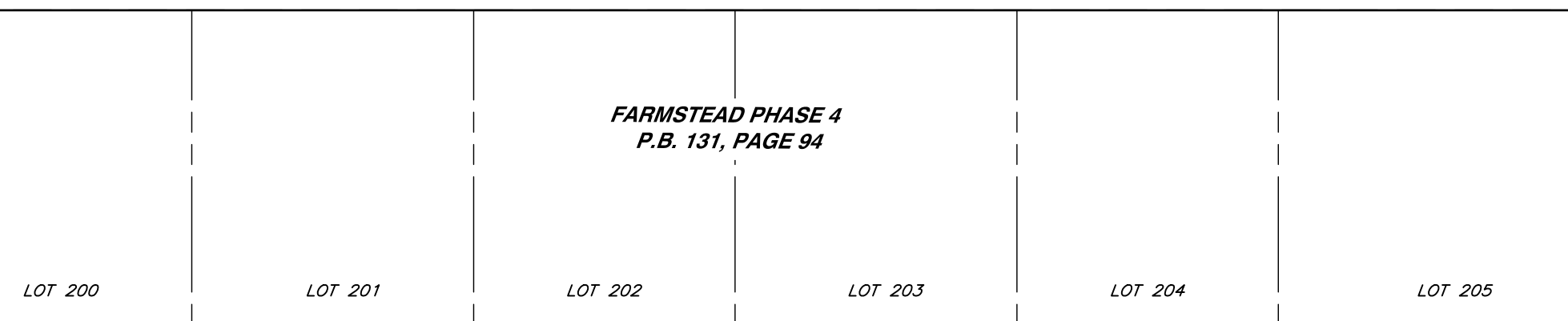
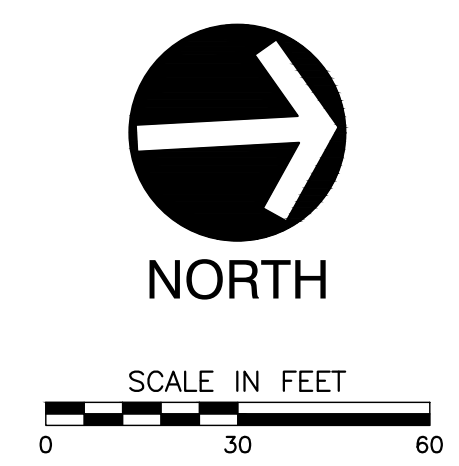
**CITY OF GROVE CITY  
FRANKLIN COUNTY, OHIO**

**FARMSTEAD PHASE 8**

DATE: FEBRUARY 2026 DRAWN BY: BTB  
DWG SCALE: 1"=30' CHECKED BY: DBP  
PROJECT NO.: 311-669  
APPROVED BY: DRAFT

DRAWING NO.: **PLAT**

SHEET 2 OF 2



GRAND COMMUNITIES, LLC  
207.933 ACRES  
IN: 201906070067841  
P.I.D. = 040-016097-00

PARTITION OF EPHRAIM  
BORROR'S ESTATE  
P.B. 3, PAGE 240  
LOT NO. 3

FARMSTEAD PHASE 4  
P.B. 131, PAGE 94

FARMSTEAD PHASE 7  
P.B. 132, PAGE 726  
RESERVE "R" (SUB AREA "7")

EXISTING DRAINAGE EASEMENT  
PHASE 6  
P.B. 132, PAGE 375

EXISTING SANITARY EASEMENT  
PHASE 6  
P.B. 132, PAGE 375

SEE DETAIL "B"

SEE DETAIL "A"

TEMPORARY  
TURN-AROUND  
EASEMENT  
SEE NOTE "E"

GRAND COMMUNITIES, LLC  
207.933 ACRES  
IN: 201906070067841  
P.I.D. = 040-016097-00

Date: 03/10/26  
Introduced By: Mr. Holinga  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days:      
Current Expense: \_\_\_\_\_

No. : C-12-26  
1st Reading: 03/16/26  
Public Notice: 03/17/26  
2nd Reading: 04/06/26  
Passed:     Rejected: \_\_\_\_\_  
Codified:     Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-12-26

### AN ORDINANCE FOR THE REZONING OF 26.904+ ACRES AT 4910 HOOVER ROAD FROM SF-1 TO SD-1

---

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 March 3, 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 to SD-1:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6840 and being part of a 26.904 acre tract conveyed to Grove City Church of the Nazarene, by deed, as recorded in Official Records, Deed Book 34023, page B17, 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

**ITEM 2: 202601300008 – Church of the Nazarene - Rezoning**

**Site Location**

4910 Hoover Road (PID 160-000824).

**Proposal**

To rezone 26.904 acres from SF-1 to SD-1.

**Current Zoning**

Single Family Residential (SF-1)

**Future Land Use**

Suburban Living, Low Intensity

**Property Owner**

Grove City Church of the Nazarene

**Property Incentives**

None

**Applicant/Representative**

Kristen Grubb, Director of Finance and Business,  
Church of the Nazarene

**Applicable Plans, Policies, and Code Section(s)**

- Zoning Code Section 1139.03
- Ordinance C-48-25

**Public Input**

None received

**Staff Recommendation**

Approval as submitted

**Contents**

	<b>Page</b>
1. Context Map .....	2
2. Analysis.....	3
3. GC2050 Analysis.....	3
4. Recommendation.....	4
5. Detailed History .....	4
6. Public Input.....	4

**Case Manager**

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

**Summary**

This application would rezone 26.94 acres at 4910 Hoover Road from SF-1 (Single Family Residential) to SD-1 (Educational).

**Zoning Map**



**Next Steps**

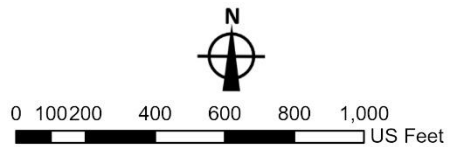
Upon recommendation from Planning Commission, the Rezoning will move forward to City Council for approval.

# 1. Context Map

The property is located at 4910 Hoover Road (PID 160-000824).



202601300008  
Church of the Nazarene  
Rezoning  
Parcel ID:160-000824



## 2. Analysis

The applicant is requesting approval to rezone 26.904 acres at 4910 Hoover Road from SF-1 (Single Family Residential) to SD-1 (Educational). City Council approved the annexation of the site into the City in 2025 with Ordinance C-48-25, and the property is surrounded by several different zoning districts, including R-1 (Single Family Residential), SF-1 (Single Family Residential), PUD-R (Planned Unit Development Residential), SD-1 (Educational). The GroveCity2050 Future Land Use and Character Map designates this site as Suburban Living, Low Intensity, which is characterized as neighborhoods with integrated uses of residential and civic with connected walkable networks, and the proposed use of educational meets the secondary use of civic identity for the area.

The proposed SD-1 zoning matches the zoning of the Church of the Nazarene's property to the north, and application materials state that the site will continue the current use of athletic facilities. While project materials note the intent to construct additional athletic facilities, no development is proposed as part of this application and any future development on the site will require approval of a development plan.



**Current Zoning**



**GroveCity2050 Future Land Use**

## 3. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles.

- (1) The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.**

**Finding is Met:** The proposed rezoning will reflect the current use of the site, which athletic facilities, and aligns with the zoning on the rest of the Church of the Nazarene property to the north. Additionally, rezoning the property to SD-1 will not adversely impact the surrounding area.

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

**Finding not Applicable:** No development is proposed as part of this application.

**(3) Places will be connected to improve the function of the street network and create safe opportunities to walk, bike, and access public transportation throughout the community.**

**Finding Not Applicable:** Although no changes are proposed to the street network as part of this application, the site is located in an area with access to the existing street network and bike paths.

**(4) Future development will preserve, protect, and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space, and emphasizing historic preservation.**

**Finding Not Applicable:** No development is proposed as part of this application. Any future development will be reviewed the development plan review process to ensure compatibility with the surrounding land uses.

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

**Finding Not Applicable:** No development proposed with this application, and the site will continue to operate as a sports facility for the Church of the Nazarene.

## **4. Recommendation**

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

## **5. Detailed History**

### **2025**

City Council approved the annexation of 26.904 acres at 4910 Hoover Road at the December 15<sup>th</sup> meeting with Ordinance C-48-25.

## **6. Public Input**

As of the time this report was issued, Staff has received no public input on the proposed application.



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

# Grove City Planning Commission Method of Rezoning Application

### TYPE OF REQUEST

Standard Rezoning     
  PUD Rezoning     
  Zoning Upon Annexation     
  Use Approval

### PROJECT / PROPERTY INFORMATION

**PROJECT NAME:** Grove City Church of the Nazarene  
**PROJECT LOCATION:** 4910 Hoover Rd. Grove City, OH 43123  
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)  
**PARCEL ID NUMBER:** 160-000824      **ACREAGE AFFECTED BY THIS APPLICATION:** 26.904  
**EXISTING ZONING:** SF-1      **EXISTING LAND USE:** \_\_\_\_\_  
**PROPOSED ZONING:** SD-1      **PROPOSED LAND USE:** Educational/Community Recreational Use  
**FUTURE LAND USE DESIGNATION:** \_\_\_\_\_

### PROPERTY OWNER INFORMATION

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

<u>Grove City Church of the Nazarene</u>	<u>4770 Hoover Rd</u>	<u>Grove City OH 43123</u>
<small>Name</small>	<small>Address</small>	<small>City, State, Zip</small>
<u>614-875-2551</u>		<u>Accounting@thenaz.church</u>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

### APPLICANT INFORMATION

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

<u>Grove City Church of the Nazarene</u>		<u>Grove City Church of the Nazarene</u>
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
<u>4770 Hoover Rd</u>	<u>Grove City</u>	<u>OH, 43123</u>
<small>Address</small>	<small>City</small>	<small>State, Zip</small>
<u>614-875-2551</u>		<u>Accounting@thenaz.church</u>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

### AUTHORIZED REPRESENTATIVE Check box if same as Applicant:

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

<u>Kristen Grubb</u>	<u>Director of Finance and Business</u>	<u>Grove City Church of the Nazarene</u>
<small>Name</small>	<small>Title</small>	<small>Company / Organization</small>
<u>4770 Hoover Rd</u>	<u>Grove City</u>	<u>OH,43123</u>
<small>Address</small>	<small>City</small>	<small>State, Zip</small>
<u>614-875-2551 ext 2001</u>		<u>KGrubb@thenaz.church</u>
<small>Phone</small>	<small>Fax</small>	<small>Email</small>

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

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

**ADDITIONAL PROJECT INFORMATION**

PROJECT NAME: \_\_\_\_\_

DEVELOPMENT TYPE: Commercial Retail  Commercial Office  Residential  Industrial  Mixed  Other

ACREAGE DISTURBED: \_\_\_\_\_ TOTAL FLOOR AREA: \_\_\_\_\_

NUMBER OF BUILDINGS: \_\_\_\_\_ BUILDING HEIGHT: \_\_\_\_\_

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): \_\_\_\_\_

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \_\_\_\_\_ ESTIMATED VALUATION OF SITE IMPROVEMENTS: \_\_\_\_\_

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

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

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

Signature of Current Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Official Seal and Signature of Notary Public

**APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT**

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

Signature of Applicant or Authorized Representative: Kristen Grubb Date: 1/29/2026

STATE OF OHIO, COUNTY OF FRANKLIN

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

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Official Seal and Signature of Notary Public

**REVIEW FEES**

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

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

**GROVECITY2050 GUIDING PRINCIPLES**

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

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



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

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

LOCATION OF PROPERTY: 4910 Hoover Rd  
Grove City, OH 43123

EXISTING ZONING: SF-1 PROPOSED ZONING: SD-1

PETITIONER NAME (PLEASE PRINT): Kristen Grubb  
Title Board Treasurer

PETITIONER'S SIGNATURE: Kristen Grubb

OWNER NAME (PLEASE PRINT): Paula Phillips  
Title Advisory Board Secretary

OWNER'S SIGNATURE: Paula Phillips

DATE: 01/29/2026

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

**ALL APPLICATIONS**

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

**PUD REZONING**

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

**ZONING UPON ANNEXATION**

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

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

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



## Grove City Planning Commission Meeting and Deadline Schedule 2026

Planning Commission		City Council	
Planning Commission Application Filing Deadline	Planning Commission Meeting Date	Tentative City Council Meeting Date*	
December 3, 2025	January 6, 2026	1st Reading	January 20, 2026
		2nd Reading	February 2, 2026
December 31, 2025	February 3, 2026	1st Reading	February 17, 2026
		2nd Reading	March 2, 2026
January 28, 2026	March 3, 2026	1st Reading	March 16, 2026
		2nd Reading	April 6, 2026
March 4, 2026	April 7, 2026	1st Reading	April 20, 2026
		2nd Reading	May 4, 2026
April 1, 2026	May 5, 2026	1st Reading	May 18, 2026
		2nd Reading	June 1, 2026
April 29, 2026	June 2, 2026	1st Reading	June 15, 2026
		2nd Reading	July 6, 2026
June 3, 2026	July 7, 2026	1st Reading	July 20, 2026
		2nd Reading	August 3, 2026
July 1, 2026	August 4, 2026	1st Reading	August 17, 2026
		2nd Reading	September 8, 2026
August 5, 2026	September 8, 2026	1st Reading	September 21, 2026
		2nd Reading	October 5, 2026
September 2, 2026	October 6, 2026	1st Reading	October 19, 2026
		2nd Reading	November 2, 2026
September 30, 2026	November 3, 2026	1st Reading	November 16, 2026
		2nd Reading	December 7, 2026
November 4, 2026	December 8, 2026	1st Reading	December 21, 2026
		2nd Reading	January 4, 2027

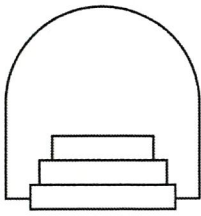
- \* Time frames for approval vary based on application type. See approval timelines below for more detail.
- Lot Split applications are approved by Planning Commission and do not require City Council approval.
  - Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
  - Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
  - Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

**Additional Notes:**

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

Please contact the Development Department for further information at 614-277-3004 or visit our website at [www.grovecityohio.gov/development](http://www.grovecityohio.gov/development).

Revised 10/22/25



# THE NAZ CHURCH

4770 HOOVER RD, GROVE CITY, OH 43123

(614) 875-2551

2/19/2026

Control #: 202601300008

Dear Development Department,

We are submitting this letter to provide a narrative description of the intended future use of the property currently under consideration for rezoning of parcel 160-000824 at 4910 Hoover Rd, Grove City, OH 43123.

The proposed development is an athletic fieldhouse designed to serve as a multi-purpose recreational and community facility. The building will include multiple gymnasium spaces, locker rooms, restrooms, a weight and strength training area, storage rooms, and related support spaces. The layout is intended to support organized athletic activities as well as flexible program use.

The primary uses of the facility will include:

- School Physical Education classes
- School athletic practices, training, and competitions
- Youth and adult sports programs
- Church ministry activities and recreation programs
- Community events and outreach programs
- Camps, clinics, and instructional sports sessions

The fieldhouse will function as a structured, supervised environment focused on athletics, health, youth development, and community engagement. Activities will be scheduled and managed to ensure orderly operation and compatibility with surrounding properties. Peak usage is expected to occur primarily during after-school hours, evenings, and weekends. The facility is intended to be community-oriented, with programming that supports families, students, and local residents through sports, wellness, and organized events.

We believe this project will provide a positive and beneficial addition to the area by expanding recreational opportunities and creating a shared-use facility that serves school, ministry, and community needs.

Please let us know if any additional details or clarifications would be helpful as you review this rezoning request.

Sincerely,

**Dale Benson**  
LEAD PASTOR

**David Morrison**  
EXECUTIVE PASTOR

**Kristen Grubb**  
DIRECTOR OF BUSINESS  
AND FINANCE



**DESCRIPTION OF A 26.742± ACRE TRACT FOR ANNEXATION PURPOSES**

From: Jackson Township, To: Grove City

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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JUL 11 2025

Franklin County Planning Department  
Franklin County, OH



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

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

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

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

Thence continuing along said corporation line and the easterly line of said Ward tract and the easterly line of a 0.338 acre tract conveyed to Grove City Church of the Nazarene by Instrument Number 202403210027518, **North 03°54'57" East** of a distance of **250.07 feet** (passing the northeasterly corner of said Ward tract and the southeasterly corner of said 0.338 acre tract at 150.00 feet) to the **TRUE POINT OF BEGINNING** and containing **26.742± Acres**, of which 0.000 acres are within the right of way of Hoover Road.

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

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

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

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

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

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



6/9/25  
Date

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

BY: FDA DATE: 07/07/25

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

tasante  
06/10/2025 10:08:45 AM  
**PENDING ORIGINALS**  
\*Submitted via digital format

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

\*Pending Originals for Final Approval\*

**RECEIVED**

JUL 07 2025

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

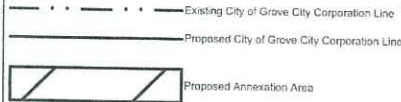
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JUL 11 2025

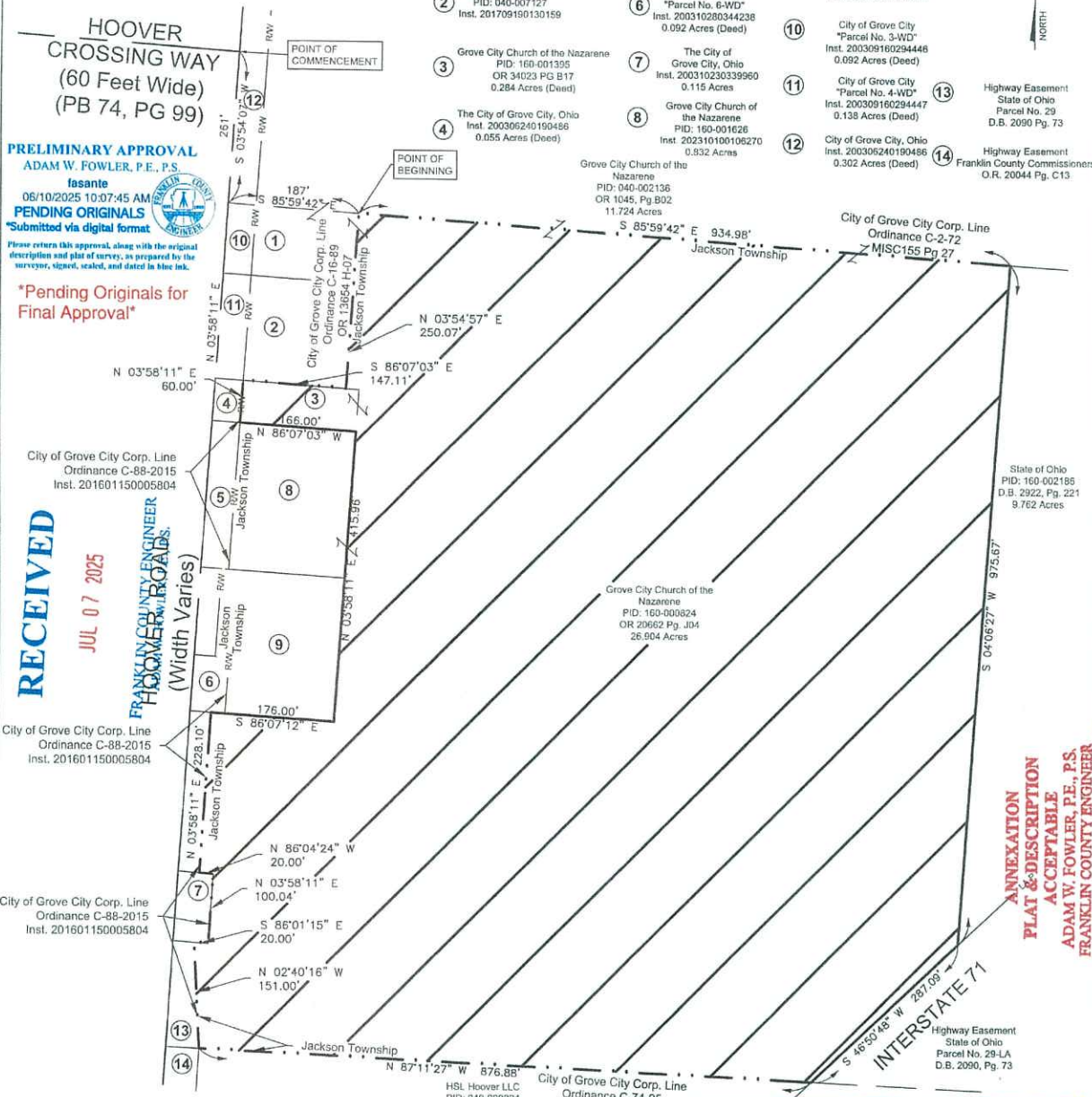
Franklin County Planning Department  
Franklin County, OH

**ANNEXATION PLAT**  
 PROPOSED ANNEXATION OF 26.742± ACRES IN VMS NO. 6840 FROM JACKSON TOWNSHIP  
 TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

Scale 1" = 150 feet  
 0 75 150 300



Basis of Bearings: the bearings shown upon this plat are based on the centerline of Hoover Road being N 03° 58' 11" E as reference to State Plane Coordinates Ohio South Zone NAD 83 with 2011 NSRS adjustment (EPOCH 2010.0).



**PRELIMINARY APPROVAL**  
 ADAM W. FOWLER, P.E., P.S.  
 fasante  
 06/10/2025 10:07:45 AM  
**PENDING ORIGINALS**  
 Submitted via digital format

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

\*Pending Originals for Final Approval\*

**RECEIVED**  
 JUL 07 2025  
 FRANKLIN COUNTY ENGINEER  
 HOOPER ROADS  
 (Width Varies)

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

**CERTIFICATION:**  
 I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.

*David R. Himmelman*  
 6/9/25  
 06/09/2025  
 REGISTERED SURVEYOR NO. 8862 DATE



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

BY: *ADW* DATE: 07/07/25

ANNEXATION PLAT	Korda/Namest Engineering, Inc - Consulting Engineers 1800 Westmont Drive, Suite 200 - Columbus, Ohio 43216-7010 TEL. 614-457-0950 FAX 614-457-4081 WEB www.korda.com	DATE May 18, 2025	JOB# 2025-1807	NORTH
		REVISED	DRAWN	
		DWG.	CHK'D.	TWM

**RECEIVED**  
 JUL 11 2025  
 Franklin County Planning Department  
 Franklin County, OH

**Grove City Church of the Nazarene Expedited Type 2 Annexation  
List of Adjacent Owners**

Grove City Church of the Nazarene  
4770 Hoover Road  
Grove City, OH 43123  
Parcel IDs 160-001626; 040-007126; 160-001395; 040-002136

State of Ohio  
ODOT, District 6  
400 E William Street  
Delaware OH, 43015-2199  
Parcel ID 160-002186

HSL Hoover LLC  
369 East Livingston Ave  
Columbus, OH 43215  
Parcel ID 040-009224

Rick Gibson  
Shelley Gibson  
6210 Borrer Rd.  
Grove City, OH 43123  
Parcel ID 040-009223

Keith Bradshaw, Trustee of the Keith R. Bradshaw Revocable Living Trust  
4900 Hoover Road  
Grove City, OH 43123  
Parcel ID 160-001058

Jack Ward  
4820 Hoover Rd.  
Grove City, OH 43123  
Parcel ID 040-007127

Courtyards on Hoover Condominium Association  
K&C SERVICE CORPORATION  
8101 North High Street, Suite 370  
Columbus OH 43235



Date: 02/20/26  
Introduced By: Mr. Sturm  
Committee: Finance  
Originated By: Mr. Berry  
Approved: Mr. Berry  
Emergency: 30 Days:       
Current Expense: XX

No.: C-10-26  
1st Reading: 3/02/26  
Public Notice:  
2nd Reading:  
Passed:      Rejected:  
Codified:      Code No:  
Passage Publication:

## ORDINANCE C-10-26

### AN ORDINANCE TO APPROPRIATE \$75,000.00 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF THE CARES HEALTHCARE REIMBURSEMENT PILOT PROGRAM

WHEREAS, Council created the CARES Healthcare Grant Pilot Program by passage of Ord. C-09-25; and

WHEREAS, a Committee was created to make recommendations and create a Pilot Program; and

WHEREAS, in October, 2020, Council accepted the recommendations and Pilot Program from the Committee by approving Ord. C-38-25; and

WHEREAS, in order to implement this Pilot Program, an appropriation is needed.

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

SECTION 1. There is hereby appropriated \$75,000.00 from the unappropriated monies of the General Fund to account #100120.5513.00 for the Current Expense of the CARES Healthcare Reimbursement Pilot Program.

SECTION 2. The CARES Committee will create a matrix to determine success of the Program.

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

\_\_\_\_\_  
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

I certify that there is money in the treasury, or is in the process of collection, to pay the within ordinance.

\_\_\_\_\_  
Michael A. Turner, Director of Finance

Date: 3/11/26  
Introduced By: Mr. Sturm  
Committee: Finance  
Originated By: Mayor Stage  
Sponsor: Mr. Berry  
Emergency: 30 Days:       
Current Expense:                     

No. : CR-08-26  
1st Reading: 03/16/26  
Public Notice:  
2nd Reading:  
Passed:      Rejected:  
Codified:      Code No:  
Passage Publication:

## RESOLUTION NO. CR-08-26

### A RESOLUTION SUPPORTING ISSUE 2 – A 1-MIL PROPERTY TAX LEVY ASSISTING THE SOUTHWEST PUBLIC LIBRARIES

---

WHEREAS, on April 01, 2025, the Ohio House of Representatives introduced a budget that eliminates the Public Library Fund and replaces it with a line-item appropriation that calls for \$100 million less for libraries than what was planned in Governor DeWine's proposed budget; and

WHEREAS, Southwest Public Libraries depends on the Public Library Fund for over 61% of its total revenue; and

WHEREAS, in 2024, State funding for Ohio's Public Libraries was cut by \$27 million, bringing it back to the level of the 2000 appropriation. This means libraries are operating on the same amount of money as a quarter of a century ago; and

WHEREAS, the State cuts, along with the SW library levy defeat in November, 2024, have forced the library to cut library hours and dismiss staff; and

WHEREAS, Ohio's Libraries continue to evolve, adapt and innovate, keeping pace with the community's needs. Hundreds of thousands of visitors are provided access to materials, technology and programs that support lifelong learning, workforce development, and community connection; and

WHEREAS, supporting this Levy helps ensure continued access to:

- Books, audiobooks, and other digital resources
- Public computers, printing and free Wi-Fi
- Educational, cultural, and recreational programming for all ages
- Early literacy initiatives and learning support for families
- Job search assistance, reference services, and tech help
- Free meeting rooms and community gathering spaces

WHEREAS, at a cost less than the average Netflix subscription, this Levy will strengthen Southwest Public Library's long-term financial stability.

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

SECTION 1. We, the Council and Mayor, hereby support Issue 2 – a 1-mil Levy for the Southwest Public Libraries, and sincerely urge the voters of Grove City to vote Yes on May 05, 2026.

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