



GROVE CITY, OHIO - CITY COUNCIL Agenda

August 17, 2026

7:00 PM

Regular Meeting

Call to Order

Roll Call

Approval of Minutes

Welcome & Reading of Agenda

Presentation: Visit Grove City Quarterly Report

LANDS:

- | | |
|----------------------------|---|
| <u>Ordinance C-33-26</u> | Authorize the Annexation of 0.190± acres of city-owned property located east of State Route 104 from Jackson Township to the City of Grove City. Second reading and public hearing. |
| <u>Ordinance C-38-26</u> | Approve the rezoning of 3815 Grove City Road from C-2 (Retail Commercial) & PSO (Professional Services Offices) to C-2. First reading. |
| <u>Ordinance C-39-26</u> | Approve a Special Use Permit for Automotive Repair Services for Rieser Brothers Auto Body located at 3815 Grove City Road. First reading. |
| <u>Resolution CR-29-26</u> | Approve the Development Plan for the Addition to Rieser Brothers Auto Body located at 3815 Grove City Road. |
| <u>Resolution CR-30-26</u> | Request an Updated Housing Analysis for the City of Grove City to evaluate housing needs, housing affordability, residential growth and future development trends. |

SAFETY:

- | | |
|--------------------------|---|
| <u>Ordinance C-34-26</u> | Amend various sections of Chapter 351 of the Codified Ordinances regarding Parking and the Parking of Recreational Vehicles. Second reading and public hearing. |
|--------------------------|---|

SERVICE:

- | | |
|--------------------------|---|
| <u>Ordinance C-35-26</u> | Authorize the Dedication and Acceptance of 5.10± acres to become a Street in the public right-of-way and rename the street "Tournament Way." Second reading and public hearing. |
|--------------------------|---|

FINANCE:

- | | |
|----------------------------|---|
| <u>Ordinance C-40-26</u> | Appropriate \$40,511.71 from the General Fund for the Town Center Bourbon Festival. First reading. |
| <u>Resolution CR-31-26</u> | Authorize the City Administrator to seek financial assistance from the State Capital Improvement Program/Local Transportation Improvement Program for |

funding the Quail Creek Blvd. Extension Project.

PARKS:

Ordinance C-36-26 Repeal Ordinance C-22-25, an ordinance to require no further investment of staff time or finance resources at the Brookpark Middle School location outside of required utility bills or contractual obligations without the approval of City Council and to require the City Administrator to engage in negotiations to terminate or renegotiate the Brookpark Lease Agreement with Southwestern City Schools to the mutual benefit of all parties. Second reading and public hearing.

ADMIN./RULES

Ordinance C-37-26 Provide for the submission to the electors of the City of Grove City, Ohio at the General Election to be held on November 03, 2026 the Initiative Amendments to the Grove City Charter to add a new Article titled Community Consent Amendment. Second reading and public hearing.

Resolution CR-32-26 Oppose the proposed "Community Consent Amendment" to the Charter of the City of Grove City, Ohio, due to the Impact it will have on Churches, Parks, Business, and Residential Development in the City and the Ability of the City to provide Essential Services and Amenities to our Residents.

Call for New Business

Call for Dept. Reports & Closing Comments

Adjourn

ON FILE

Minutes of: 08-03-26 Council; 08-04-26 Plan. Comm.

Date: 07/28/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: xx
Current Expense:

No.: C-33-26
1st Reading: 08/03/26
Public Notice: 08/04/26
2nd Reading: 08/17/26
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-33-26

AN ORDINANCE TO AUTHORIZE THE ANNEXATION OF 0.190 +/- ACRES OF CITY-OWNED PROPERTY LOCATED EAST OF S.R. 104 FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, the City of Grove City desires to annex from Jackson Township 0.190 +/- acres, more or less, of property located along Jackson Pike that is owned in fee simple by the City of Grove City as legally described in the attached Exhibit A and depicted in the annexation plat attached hereto as Exhibit B; and

WHEREAS, pursuant to Ohio Revised Code Section 709.16, the City of Grove City has the authority to petition the Board of County Commissioners of Franklin County, State of Ohio, to annex this property as the property is contiguous to the corporation line of the City of Grove City, and the property is being acquired and will be owned in fee simple by the City of Grove City; and

WHEREAS, upon receipt of an annexation petition from the City of Grove City for the annexation of the property, the Board of County Commissioners of Franklin County, State of Ohio, shall grant the annexation petition.

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

SECTION 1. The City of Grove City hereby authorizes the annexation from Jackson Township of 0.190 +/- acres, more or less, of property located along Jackson Pike that is owned in fee simple by the City of Grove City, as described in the attached Exhibit A and depicted in the attached Exhibit B.

SECTION 2. The City Law Director and Clerk of Council are hereby authorized to file an annexation petition for the annexation of this property with the Board of County Commissioners of Franklin County, State of Ohio.

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

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

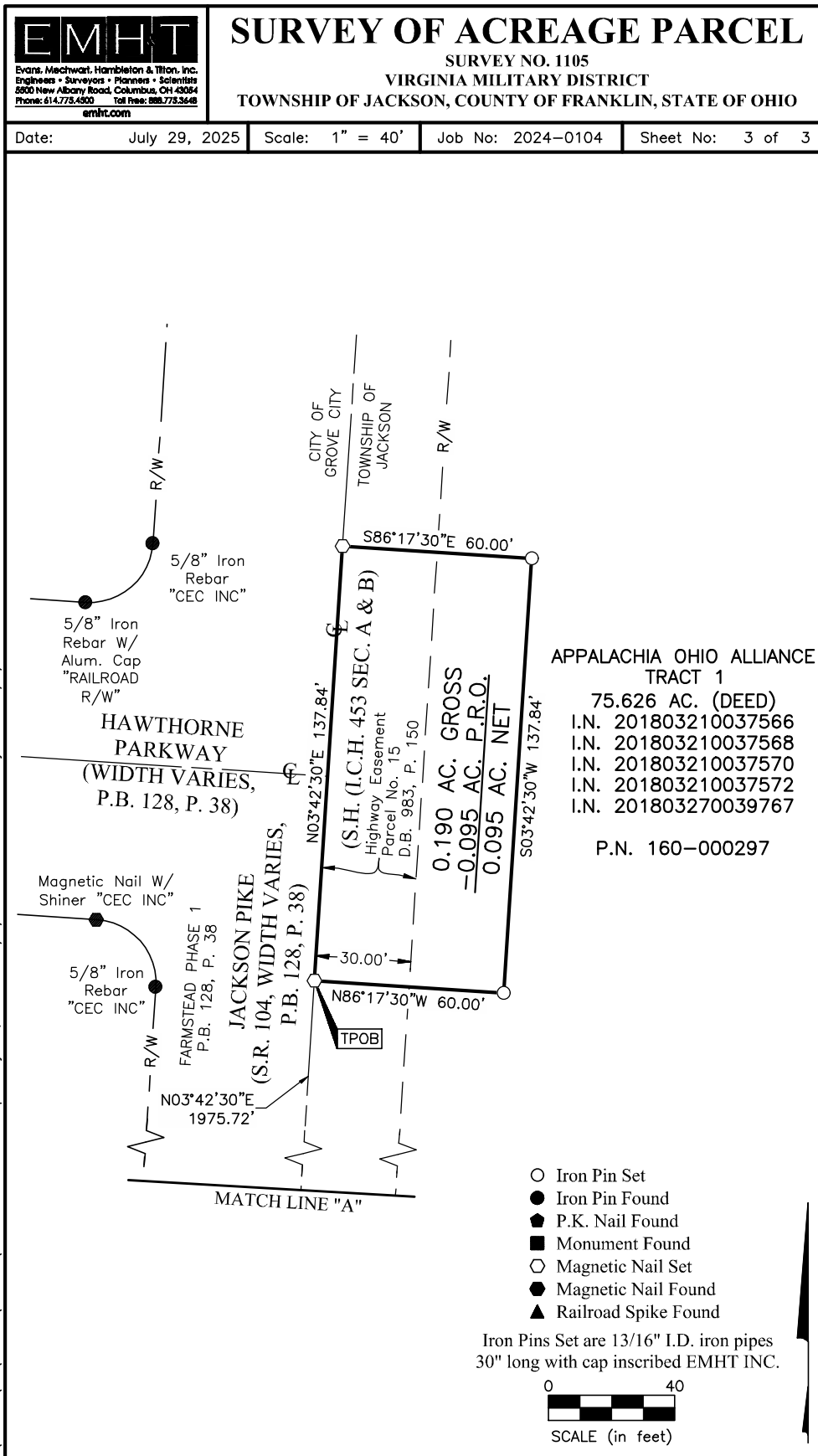
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law



J:\2024\0104\DWG\04SHEETS\BOUNDARY\20240104-VS-BNDY-02.DWG plotted by KING, BRANDON on 7/29/2025 12:54:34 PM last saved by BKING on 7/29/2025 12:53:37 PM

0.190 ACRE

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military District Survey Number 1105, and being part of that 75.626 acre tract conveyed as Tract 1 to Appalachia Ohio Alliance by deeds of record in Instrument Numbers 201803210037566, 201803210037568, 201803210037570, 201803210037572, and 201803270039767 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a magnetic nail set at the centerline intersection of Jackson Pike (State Route 104, width varies, (S.H. (I.C.H. 453 SEC. A & B))) and Scioto Meadows Boulevard (60 feet wide, as delineated in Plat Book 86, Page 49);

Thence North 03° 42' 30" East, with the centerline of said Jackson Pike, (passing railroad spikes found at a distances of 25.63 feet, 199.53 feet, 338.82 feet, 608.80 feet and 813.79 feet) a total distance of 1975.72 feet to a magnetic nail set, being the TRUE POINT OF BEGINNING;

Thence North 03° 42' 30" East, continuing with said centerline, the westerly line of said 75.626 acre tract, and the easterly line of that subdivision titled "Farmstead Phase 1", of record in Plat Book 128, Page 38, a distance of 137.84 feet to a magnetic nail set;

Thence across said 75.626 acre tract, the following courses and distances:

South 86° 17' 30" East, a distance of 60.00 feet to an iron pin set;

South 03° 42' 30" West, a distance of 137.84 feet to an iron pin set; and

North 86° 17' 30" West, a distance of 60.00 feet to the TRUE POINT OF BEGINNING, containing 0.190 acres, more or less, all of which is located within Auditor's Parcel Number 160-000297 and of which 0.095 acre is located in the present roadway occupied.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GNSS observations using the Ohio Department of Transportation's Ohio Real Time Network. The portion of Jackson Pike (S.R. 104), having a bearing of North 03°42'30" East, is designated as the "basis of bearings" for this survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Brandon R. King, Professional Surveyor Number 8772 in February, March, and May 2024.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature of Brandon R. King in black ink.

July 29, 2025

Brandon R. King
Professional Surveyor No. 8772

Date

Date: 08/10/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-38-26
1st Reading: 08/17/26
Public Notice: 08/11/26
2nd Reading: 09/21/26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-38-26

AN ORDINANCE FOR THE REZONING OF 3815 GROVE CITY ROAD FROM C-2 & PSO TO C-2

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 August 04-2026; 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 C-2 (Retail Commercial & PSO (Professional Services Offices) to C-2 (Retail Commercial):

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 and being part of a 12 acre tract deeded to Grove City Industrial Park; and tract 2 being 0.536 acres out of a 5.2± acre tract, as recorded in Official Records, 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

C-38-26
EXHIBIT A

The interest being conveyed is a one-half interest in the following parcels:

Tract 1

(Parcel Number 040-001243)

Situated in the County of Franklin, in the State of Ohio and in the City of Grove City:

Being a part of Virginia Military Survey Number 1383, and being a part of Lot 2 of the Partition Suit of Rosine Corzilus vs. Theodore Shilling et al., in Complete Record 137, page 429, Court of Common Pleas, Franklin County, Ohio, and being a part of a 12 acre tract deeded to Grove City Industrial Park, Limited in Deed Book 3063, page 592, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a found spike at the intersection of the centerline of Grove City Road, with the centerline of Demorest Road and in the northerly line of said V. M. S. 1383, and in the northerly line of the W. L. Weber 6.33 acre tract. (Deed Book 916, Page 237);

Thence along the northerly line of said V. M. S. 1383, and along the centerline of said Grove City Road, and partly along the northerly line of said 6.33 acre tract, and along a northerly line of the Grove City Industrial Park, Limited, 34.33 acre tract, (Deed Book 3063, page 586), and along the northerly line of Lots 4 and 3 of said partition, and partly along the northerly line of said Lot 2, South 86 degrees 48 min. 30 sec. East, passing a spike on line at the northeasterly corner of said 6.33 acre tract, northwesterly corner of said 34.33 acre tract, at 176.55 feet, passing a spike on line at 797.70 feet, a total distance of 922.70 feet to a spike at the northwesterly corner of the P. E. Leach 1.36 acre tract (Deed Book 1678, page 608), and at a corner of said 12 acre tract and the true point of beginning of this description:

Thence along an easterly line of said 12 acre tract, and along the westerly line of said 1.36 acre tract, and across said Lot 2, South 3 deg. 45 min. West, passing a found iron pin on line at 30.0 feet, a total distance of 250.00 feet to an iron pin;

Thence across said 12 acre tract and across said Lot 2, and along a line parallel to the centerline of said Grove City Road (northerly line of said 12 acre tract and the northerly line of said Lot 2), North 86 deg. 48 min. 30 sec. West, a distance of 125.0 feet to an iron pin;

Thence across said 12 acre tract and across said Lot 2, and along a line parallel to the westerly line of said 1.36 acre tract, North 3 deg. 45 min. East, passing an iron pin on line at 226.0 feet, a total distance of 250.0 feet to a spike in the centerline of said Grove City Road and in the northerly line of said 12 acre tract and in the northerly line of said Lot 2 and in the northerly line of said V. M. S. 1383;

Thence along the northerly line of said 12 acre tract and along the northerly line of said Lot 2, and along the northerly line of said V. M. S. 1383, and along the centerline of said Grove City

Road, South 86 deg. 48 min. 30 sec. East, a distance of 125.0 feet to the place of beginning, containing 0.717 acres.

Together with the following:

Tract 2

~~(Parcel Number 040-002106)~~

Situated in the County of Franklin, in the State of Ohio and in the City of Grove City:

Being of Virginia Military Survey Number 1383, containing 0.536 acres more or less, being part of a 5.238 acre tract, recorded as Reserve "A" Tanglebrook Subdivision Plat, and shown on record in Plat Book 50, pages 1, 2 and 3, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Commencing at the northeast corner of Reserve "A" Tanglebrook Subdivision, Plat Book 50, Pages 1, 2 and 3, and being on the south right-of-way line of Grove City Road, also on the west property line of a 0.717 acre tract, conveyed to Donald R., Sr. and Phyllis A. Rieser, Deed Book 3082, Page 224;

Thence following said property line, South 3° 45' 30" West, a distance of 225.00 feet to an iron pin, being the TRUE PLACE OF BEGINNING of this description;

Thence South 86° 48' 30" East, a distance of 125.00 feet to an iron pin;

Thence South 3° 45' 00" West, a distance of 223.95 feet to an iron pin;

Thence North 56° 03' 20" West, a distance of 144.61 feet to a point;

Thence North 3° 45' 00" East, a distance of 150.00 feet, returning to the TRUE PLACE OF BEGINNING of this description, and containing 0.536 acres, more or less.

TRACT 1 & 2

ALL OF

(040)

001243

DESCRIPTION VERIFIED
ADAM W. FOWLER, P.E., P.S.

BY: *AS*

DATE: 09/30/2025



SITE LOCATION PLAN
ADDITION TO RIESER BROTHERS
AUTOBODY SHOP
3815 GROVE CITY RD.
GROVE CITY, OH

C-3826



Date: 08/10/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: C-39-26
1st Reading: 08/17/26
Public Notice: 8/18/26
2nd Reading: 09/07/26
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-39-26

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR AUTOMOTIVE REPAIR FOR RIESER BROTHERS AUTO BODY LOCATED AT 3815 GROVE CITY ROAD

WHEREAS, Park Square, applicant, has submitted a request for a Special Use Permit for automotive repair garage for Reiser Brothers Auto Body located at 3815 Grove City Road; and

WHEREAS, on August 04, 2026, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit 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)A1f is hereby issued to Reiser Brothers Auto Body for Automobile Repair & Services located at 3815 Grove City 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

Date: 08/10/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Plan. Comm.
Sponsor:
Emergency: 30 Days:
Current Expense:

No.: CR-29-26
1st Reading: 08/17/26
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION NO. CR-29-26

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR AN ADDITION TO REISER BROTHERS AUTO BODY LOCATED AT 3815 GROVE CITY ROAD

WHEREAS, on August 04, 2026, the Planning Commission recommended approval of the Development Plan for an addition to Rieser Brothers Auto Body with the following stipulation:

1. The dumpster on site shall be brought into compliance with Chapter 1136.08 of the City Code.

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

SECTION 1. This Council hereby approves the Development Plan for an addition to Rieser Brothers Auto Body located at 3815 Grove City Road, contingent upon the stipulation set by Planning Commission.

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

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

Ted. A. Berry, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

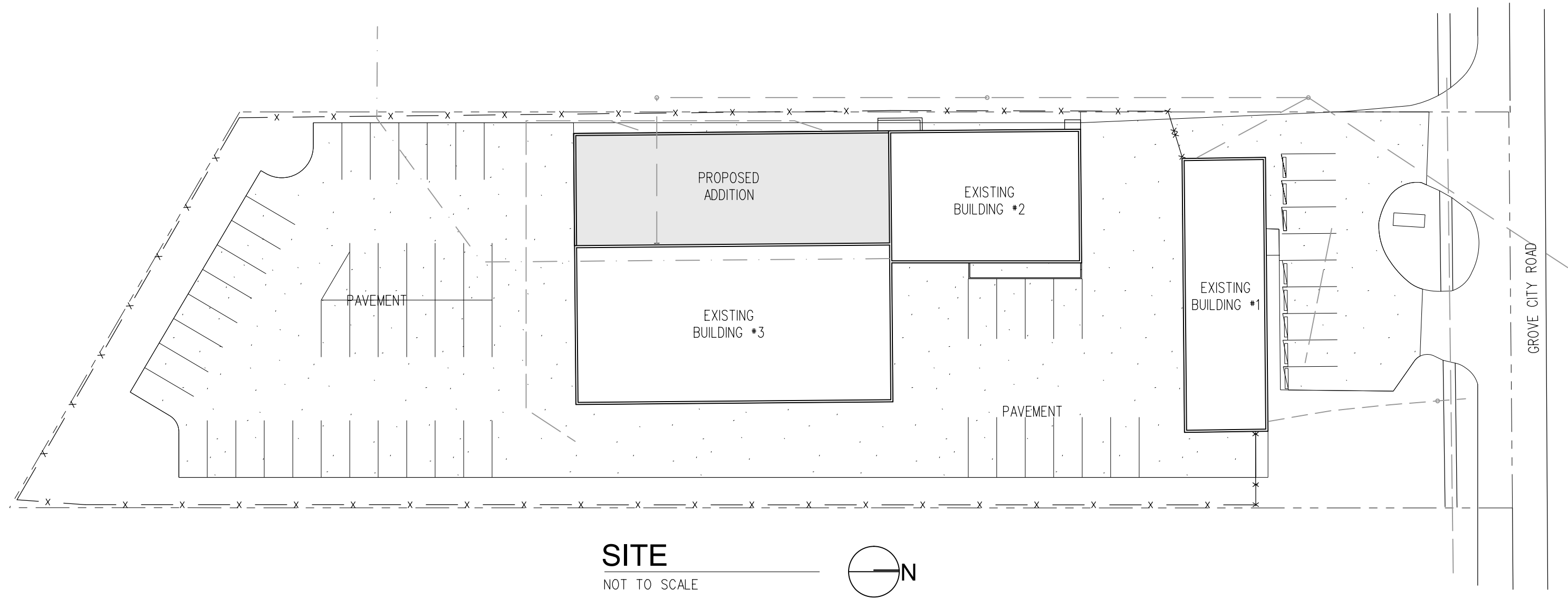
Attest: _____
Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law



BUILDING ADDTION
3815 Grove City Road
Grove City, Ohio 43123



DRAWING INDEX:

NO.	DRAWING
COVER	
C1	COVER
ARCHITECTURAL	
A1	FLOOR PLAN, REFLECTED CEILING PLAN, ROOF PLAN
A2	EXTERIOR ELEVATIONS
A3	SECTIONS & DETAILS

STRUCTURAL

S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN
S3	FOUNDATION DETAILS AND SECTIONS
S4	FRAMING DETAILS AND SECTIONS

MECHANICAL

M0	MECHANICAL SPECIFICATIONS
M1	FIRST FLOOR HVAC PLAN

ELECTRICAL

E0	ELECTRICAL SPECIFICATIONS
EL1	FIRST FLOOR LIGHTING PLAN
EP1	FIRST FLOOR POWER PLAN

Received By:
Grove City Development
7/24/26



PROJECT MAP



CAMPUS / CITY MAP

2024 O.E.B.C. Statistics

CHAPTER 3: PROVISIONS FOR ALL COMPLIANCE METHODS.

301.3.1: PRESCRIPTIVE COMPLIANCE METHOD. ALTERATIONS & ADDITIONS COMPLYING WITH SECTIONS 302 THROUGH 309 & CHAPTER 5 OF THIS CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE CODE.

CHAPTER 5: PROSCRIPTIVE COMPLIANCE METHOD

SECTION 502 : ADDITIONS

502.1: GENERAL ADDITIONS TO ANY BUIDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODEFOR NEW CONSTRUCTION.

SECTION 503 : ALTERATIONS.

503.1: GENERAL: EXCEPT AS PROVIDED IN CHAPTER 3, ALTERATIONS ARE TO COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION ONLY TO THE EXTENT OF THE PROPOSED ALTERATIONS.

2024 O.B.C. Code Statistics

CHAPTER 3: OCCUPANCY CLASSIFICATION & USE

SECTION 311: STORAGE GROUP S

311.2.2: MOTOR VEHICLE REPAIR GARAGES SHALL COMPLY WITH SECTION 406.8.

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY & USE.

SECTION 406: MOTOR - VEHICLE RELATED OCCUPANCY

CHAPTER 5: GENERAL BUILDING HEIGHTS & AREAS

TABLE 503.4: ALLOWABLE BUILDING HEIGHT IN FEET
USE S-1 / CONSTRUCTION TYPE IIB = 55'

TABLE 504: ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
USE S-1 / CONSTRUCTION TYPE IIB = 2 STORIES

TABLE 506.2: ALLOWABLE AREA
USE S-1 / CONSTRUCTION TYPE IIB = 17,500 SF.

EXISTING BUILDING #2 = 2,520 SF.
EXSITING BUILDING #3 = 5,000 SF.
NEW ADDITION = 3,550 SF.
TOTAL AREA = 11,070 SF.

CHAPTER 6: TYPES OF CONSTRUCTION		
TABLE 601: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS		
BUILDING ELEMENT	CONST. TYPE IIB	
PRIMARY STRUCTURE	0 HRS	
BEARING WALLS		
EXTERIOR	0 HRS	
INTERIOR	0 HRS	
NON BEARING EXTERIOR (TABLE 705.4)	5.8' = 0 HRS	
FLOOR CONST.	0 HRS	
ROOF CONST.	0 HRS	

603: COMBUSTABLE MATERIALS IN TYPE I & II CONSTRUCTION

603.1.1: FRT WOOD IS PERMITTED IN NON BEARING PARTITIONS WHERE FIRE RESISTANCE RATING IS 2HRS OR LESS.

603.1.3: ROOF CONSTRUCTION INCLUDING GORTERS, TRUSSES, FRAMING & DECKING.

603.2: THERMAL & ACOUSTIC INSTALATION HAVING A FLAME SPREAD RATING OF 25 OR LESS

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES		
TABLE 705.5: FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON SEPARATION		
x < 5'-0"	2 HRS.	
5' ≤ x < 10'-0"	1 HR.	
10' ≤ x < 30'-0"	IIB = 0 HRS.	

TABLE 716.1 (2): OPENING FIRE PROTECTION ASSEMBLIES, RATINGS, MARKINGS				
TYPE OF ASSEMBLY	REQUIRED WALL RATING	MIN. DOOR/ SUTTER RATING	DOOR VISION PANEL MAX. SIZE TESTED	GLASS MARKING
EXTERIOR WALL	1HR.	¾HR.		D-H-45

CHAPTER 9: FIRE PROTECTION & LIFE SAFETY SYSTEMS

SECTION 903: AUTOMATIC SPRINKLER SYSTEMS

SECTION 903.2.9.1 (2): BUILDINGS NOT MORE THAN 1 STORY ABOVE GRADE PLANE, WITH FIRE AREA EXCEEDING 12,00 SF. REQUIRES AUTOMATIC SPRINKLER SYSTEM.

CHAPTER 10: MEANS OF EGRESS

1004: OCCUPANT LOAD.

TABLE 1004.5: MAXIMUM FLOOR AREA ALLOWABLE PER OCCPANT
11,070 SF. ÷ 250 SF./OCC = 44.28 (45 OCCUPANTS)

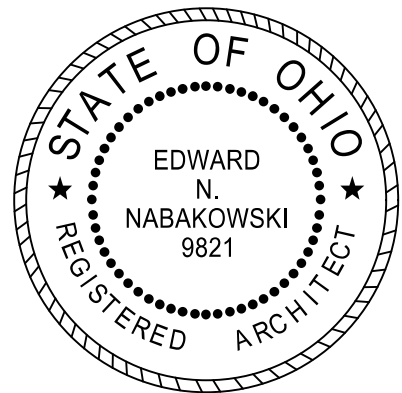
TABLE 1006.3.3: MINIMUM NUMBER OF EXITS PER STORY
1-500 OCCUPANTS = 2 EXITS REQUIRED

TABLE 1017.2: EXITS ACCESS TRAVEL DISTANCE
S-1 (NON - SPRINKLED) = 200'

CHAPTER 29: PLUMBING SYSTEMS					
TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES.					
CLASSIFICATION	WATER CLOSETS	LAVATORIES	SHOWERS	DRINKING FOUNTAINS	OTHER T-SERVICE SINK
INDUSTRIAL / STORAGE	1/100	1/100	—	1/100	
45 OCCUPANTS / 100 = .45 FIXTURES					

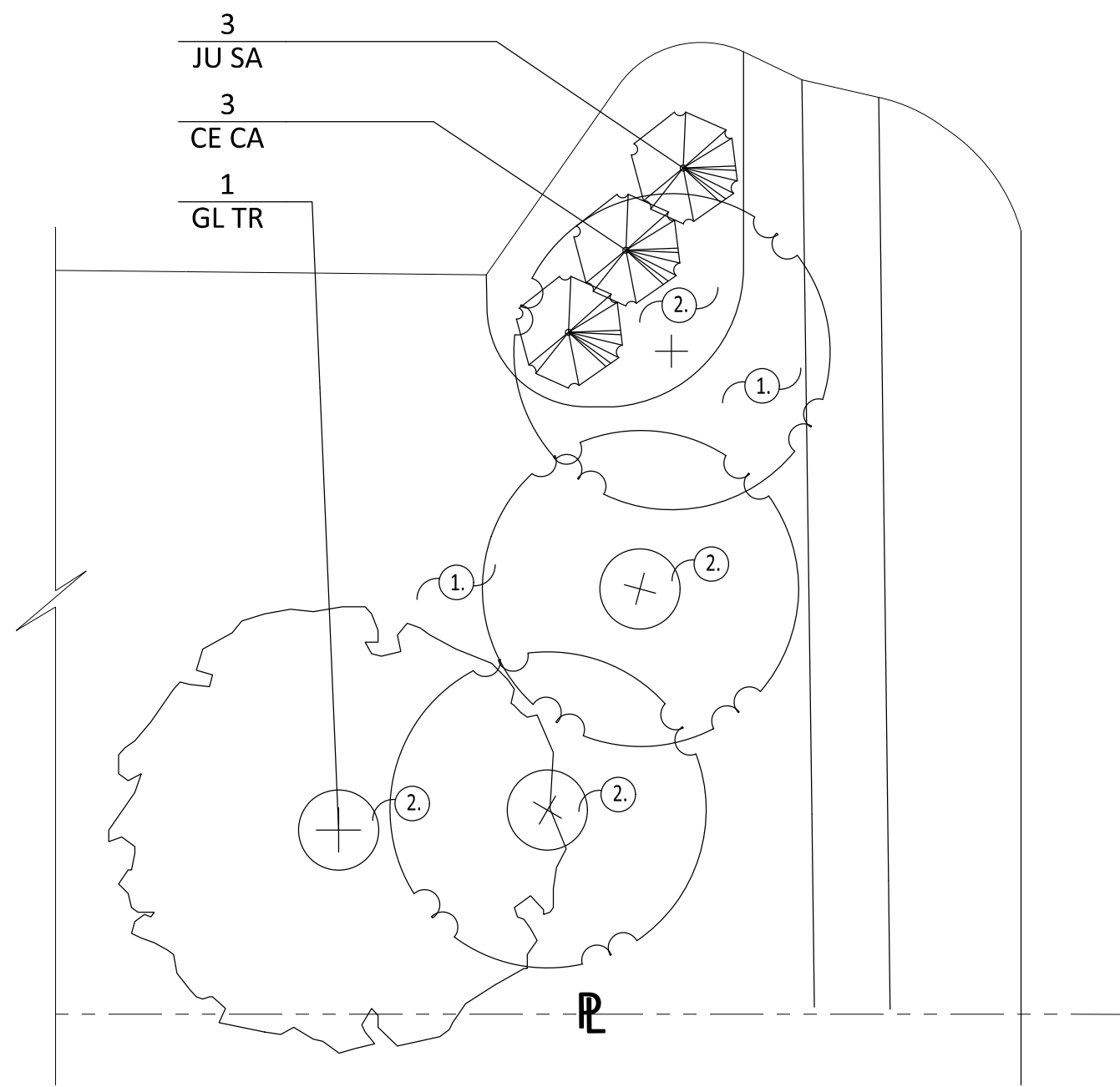
FINAL
DEVELOPMENT
PLAN

07/24/2026
PDR Staff Comments
ISSUE FOR
DEVELOPMENT PLAN



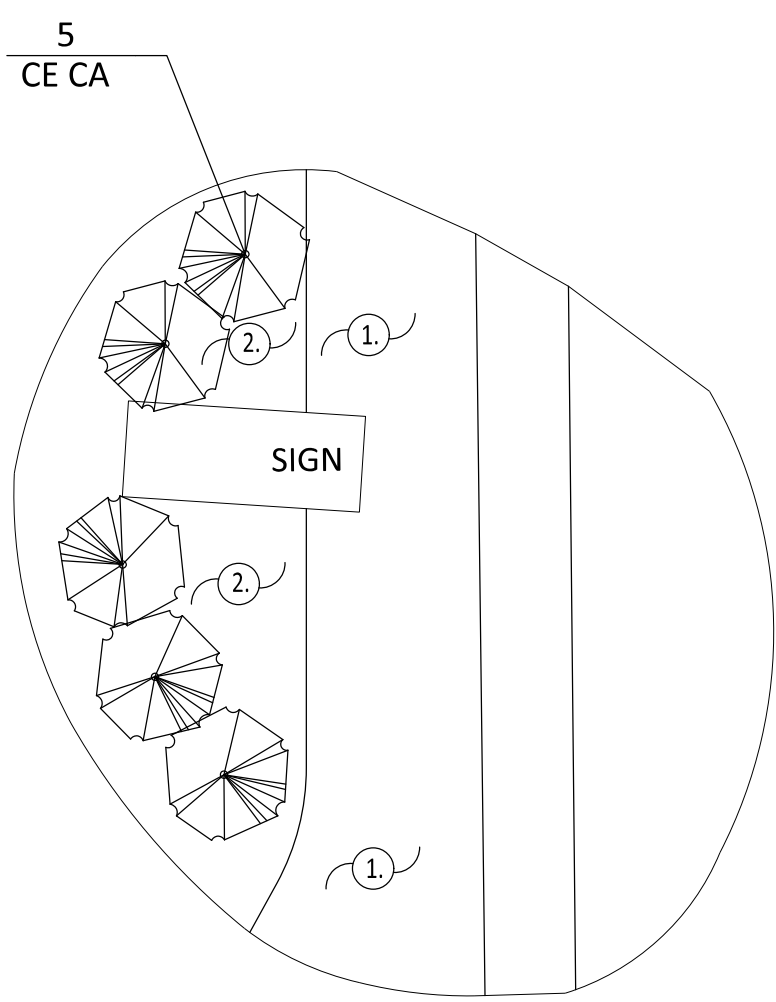
EDWARD N. NABAKOWSKI, License # 9821
Expiration date 12/31/2027

TC JOB NO. 107363
OWNER JOB NO. #Client Custom
One SeaGate, Park Level 118
Toledo, OH 43604 / 419.242.7405
213 South Main Street, Suite 200
Ann Arbor, MI 48104 / 734.922.8002
383 North Front Street Arena District
Columbus, OH 43215 / 614.228.1586



Enlarged Landscape Plan C

1/8" = 1'-0"



Enlarged Landscape Plan B

1/8" = 1'-0"

LANDSCAPE KEY

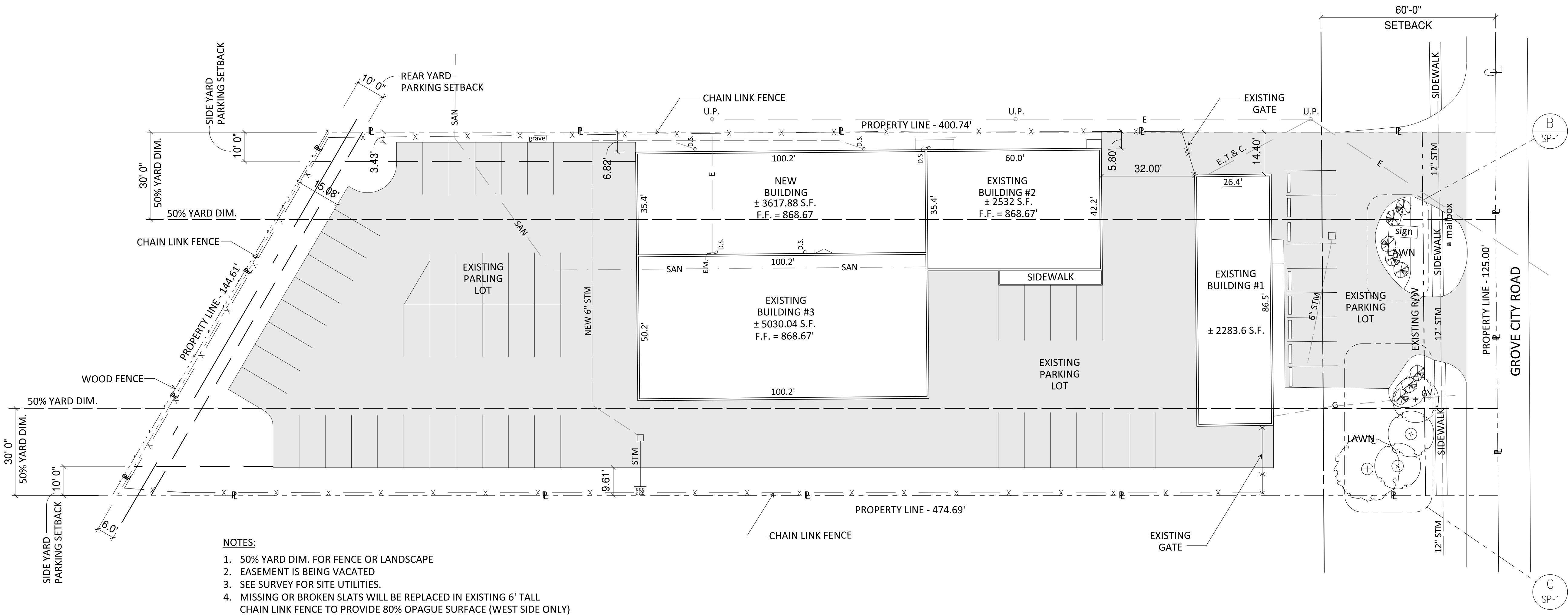


CODED LANDSCAPE NOTES

- 1. EXISTING LAWN TO REMAIN, SEED PER OWNER DIRECTION
- 2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

PLANT SCHEDULE

QTY.	CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS TREES						
3	CE CA	Cercis Canadensis Eastern Redbud	2" CAL.	B&B	AS SHOWN	
1	GL TR	Gleditsia triacanthos var. inermis 'Skycole' Skyline Honeylocust	2" CAL.	B&B	AS SHOWN	
EVERGREEN SHRUBS						
8	JU SA	Juniperus sabina 'Broadmoor' Broadmoor Juniper	24" HT.	B&B	5' OC MAX	

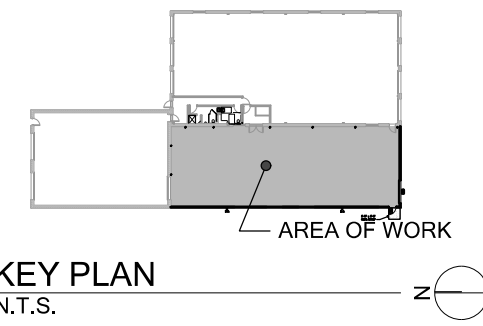
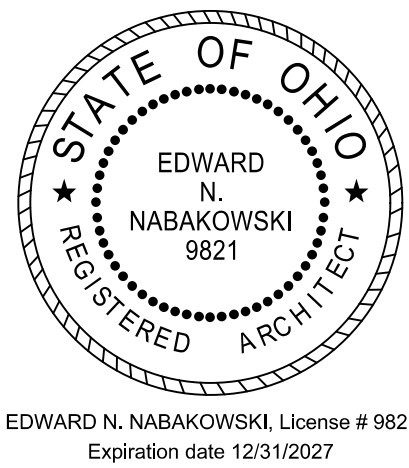


- NOTES:
- 1. 50% YARD DIM. FOR FENCE OR LANDSCAPE
 - 2. EASEMENT IS BEING VACATED
 - 3. SEE SURVEY FOR SITE UTILITIES.
 - 4. MISSING OR BROKEN SLATS WILL BE REPLACED IN EXISTING 6" TALL CHAIN LINK FENCE TO PROVIDE 80% OPAGUE SURFACE (WEST SIDE ONLY)

Site Plan

1" = 20'-0"

THE
COLLAB
ORATIVE
+ACOCK



Building Addition

3815 Grove City Rd.
Grove City, Ohio 43123

07/24/2026 FDP Staff Comments
04/02/2026 ISSUE FOR DEVELOPMENT PLAN

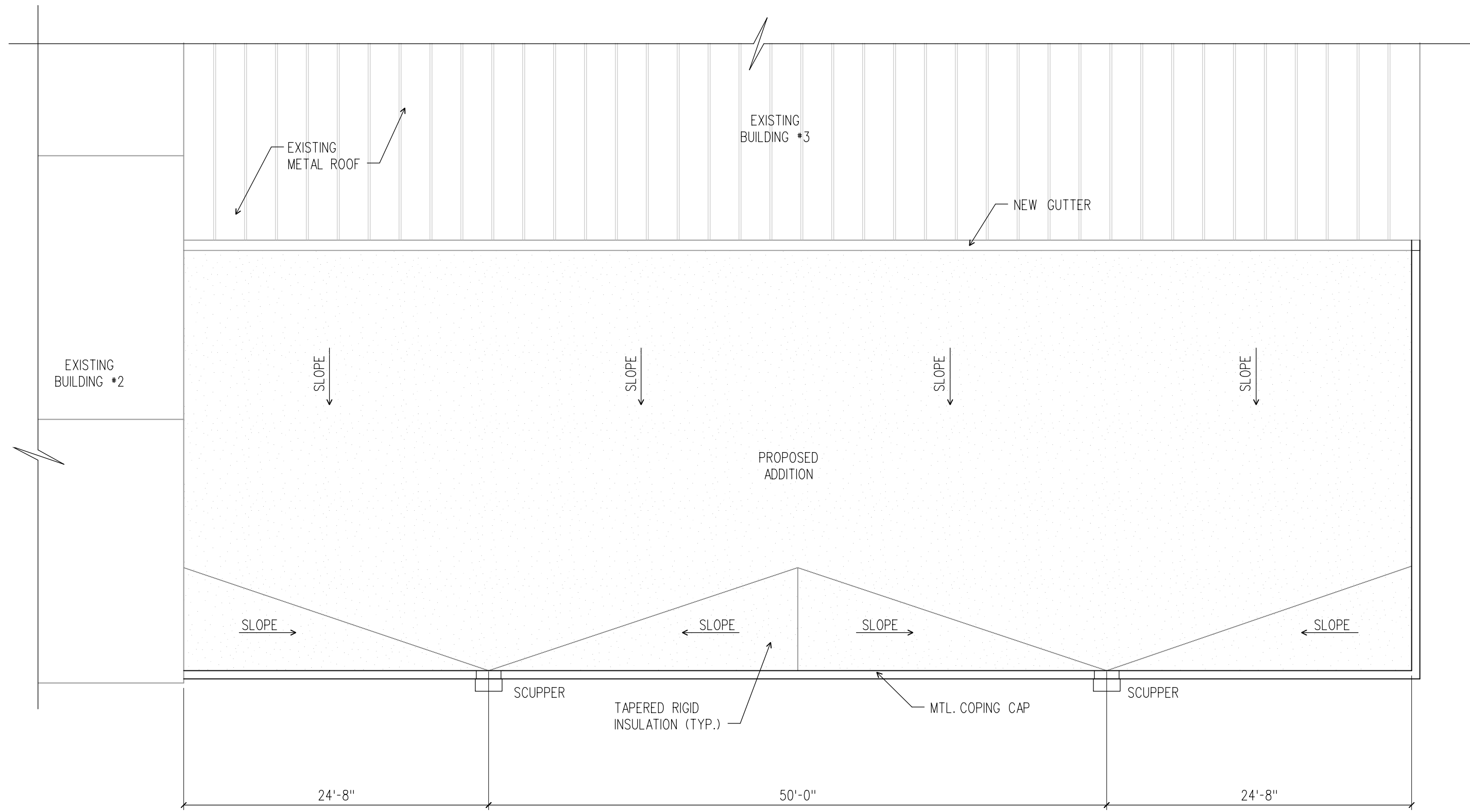
TC JOB NO. 107363
OWNER JOB NO. # Rieser Brothers

SITE PLAN

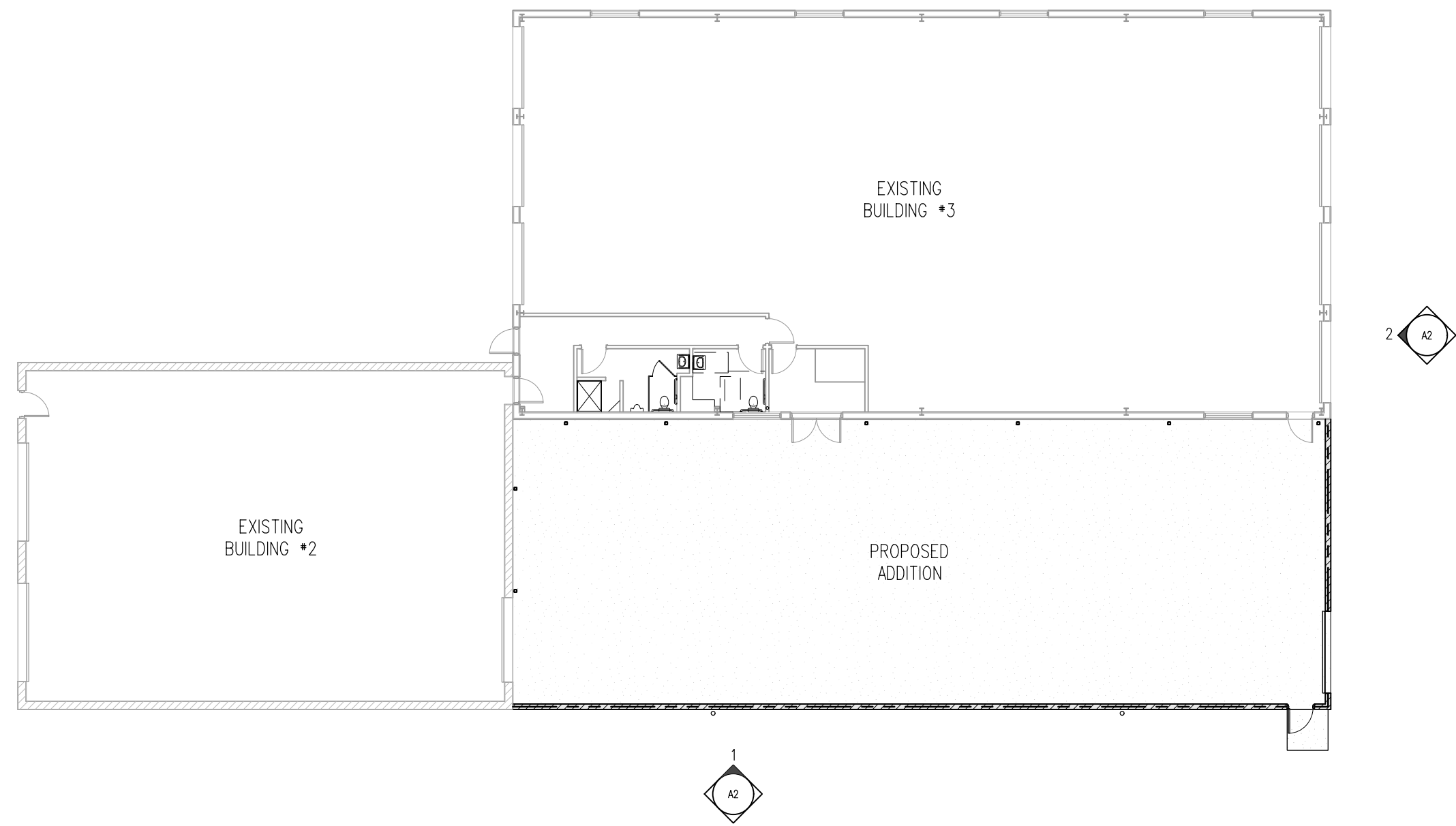
FINAL
DEVELOPMENT
PLAN

SHEET NO.

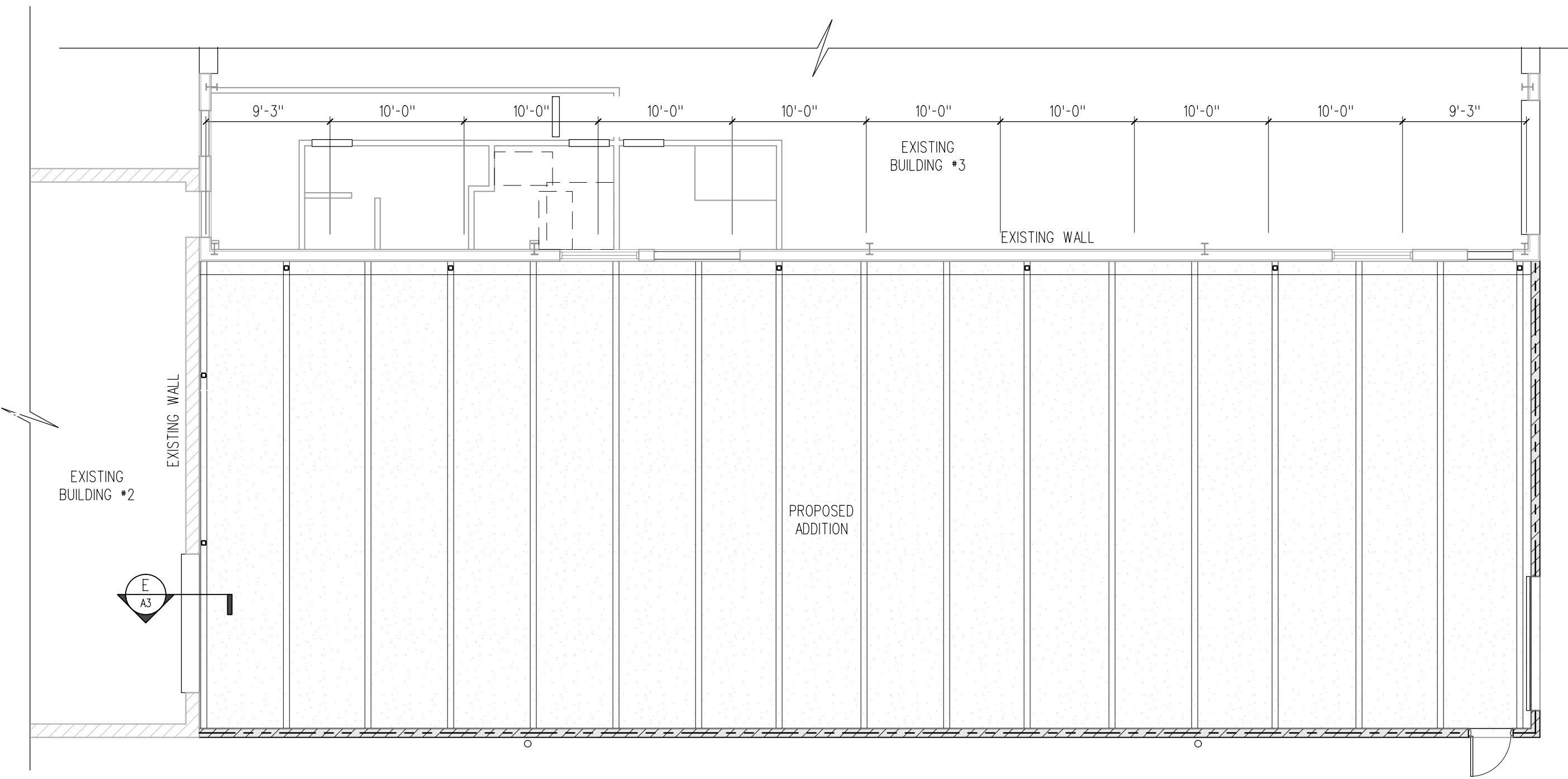
SP-1



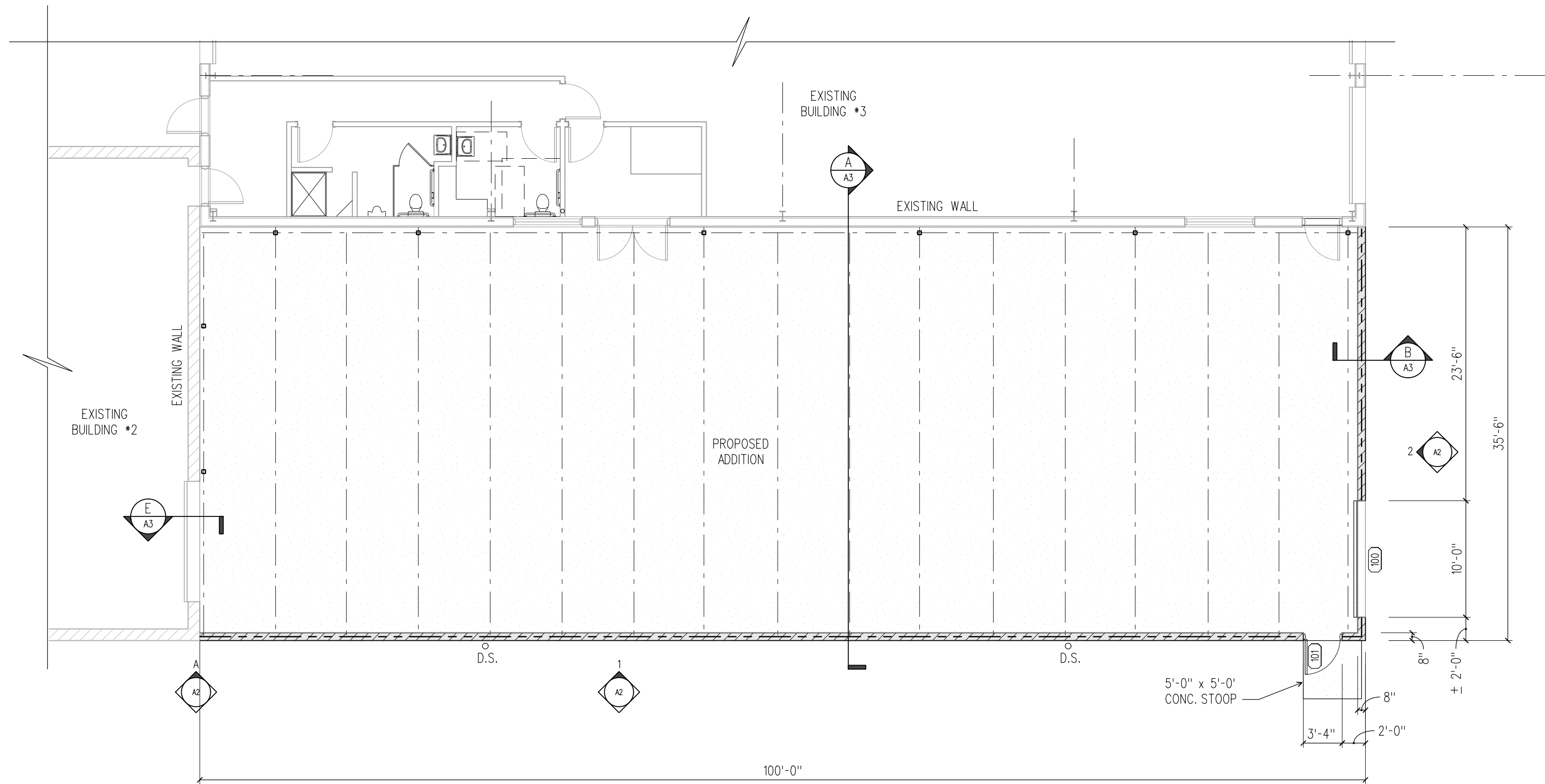
Roof Plan
1/8" = 1'-0" (C) N



Key Plan
1/8" = 1'-0" N



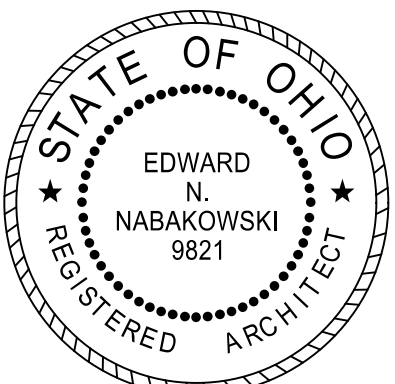
First Floor Reflected Ceiling Plan
1/8" = 1'-0" (B) N



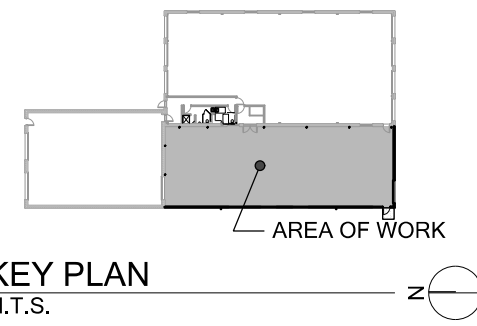
First Floor Plan
1/8" = 1'-0" (A) N

WALL KEY:	
	EXISTING WALL
	NEW 12" CMU WALL

THE
COLLAB
ORATIVE
+ ACOCK



EDWARD N. NABAKOWSKI License # 9821
Expiration date 12/31/2027



Building Addition

3815 Grove City Rd.
Grove City, Ohio 43123

07/24/2026 FDP Staff Comments
04/02/2026 ISSUE FOR DEVELOPMENT PLAN

TC JOB NO. 107363

OWNER JOB NO. # Rieser Brothers

Floor Plan,
Reflected Ceiling Plan
& Roof Plan

FINAL
DEVELOPMENT
PLAN

SHEET NO.

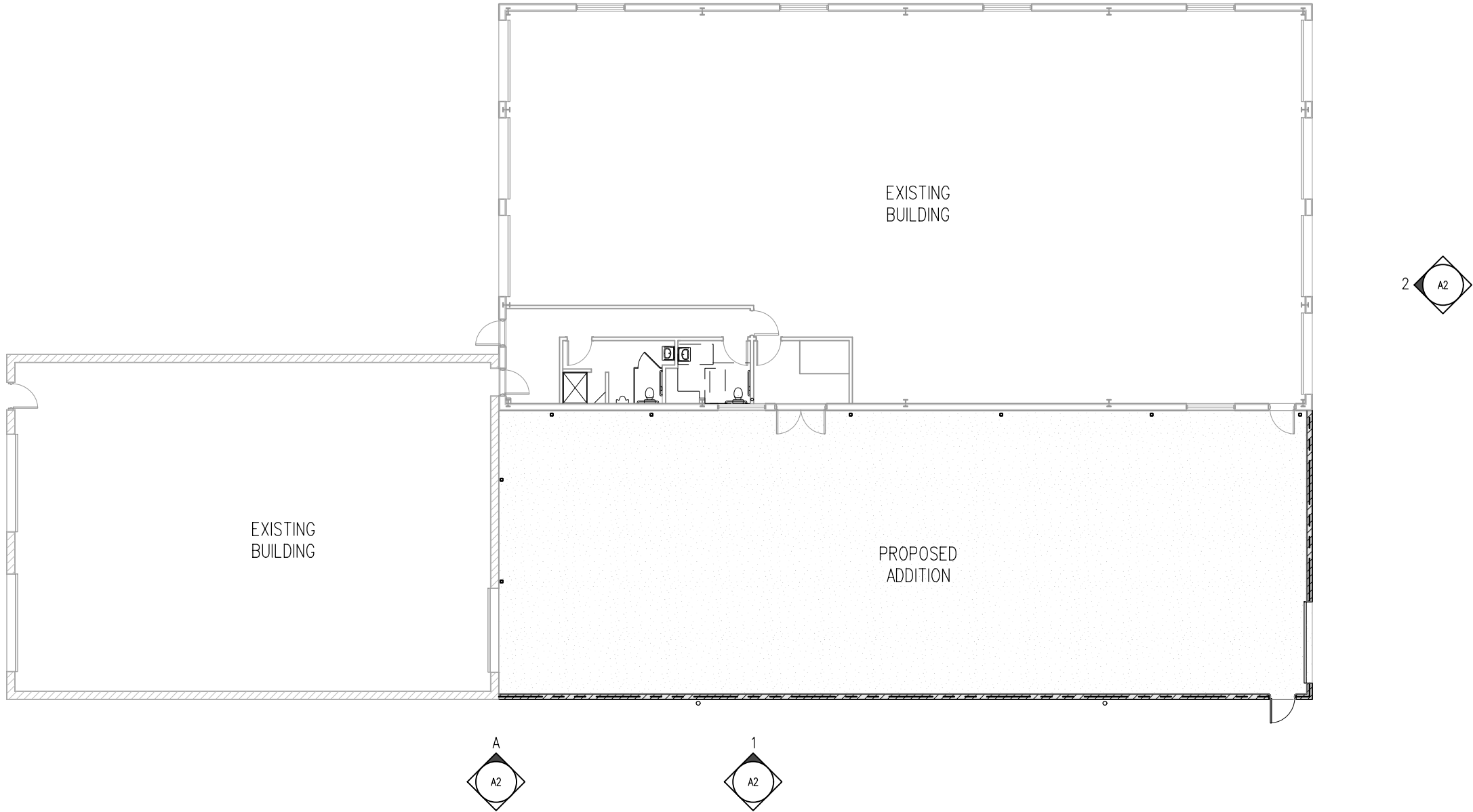
A1

ROOM FINISH SCHEDULE

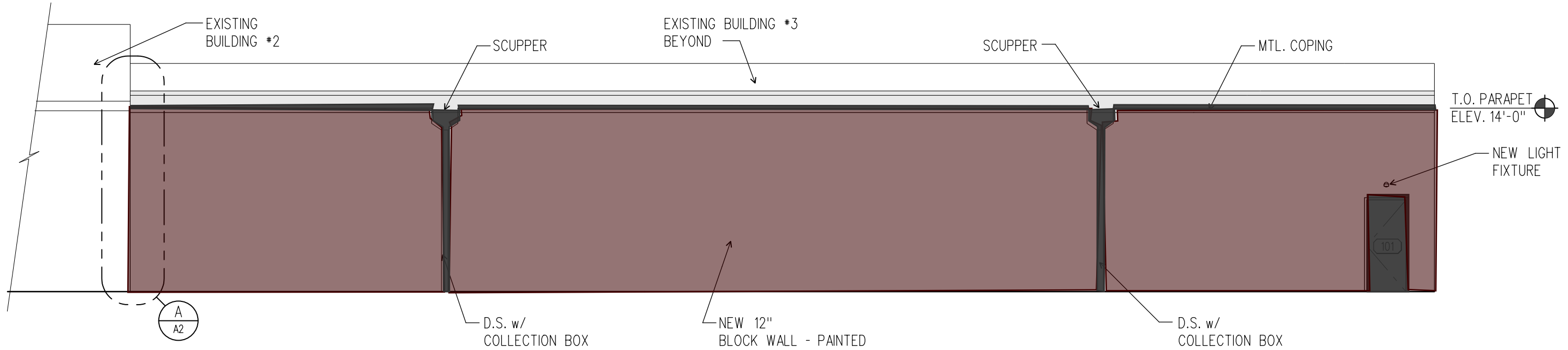
AREA	ROOM		FLOOR			BASE		WALLS				CEILING				ROOM NUMBER	REMARKS
	NUMBER	NAME	SEALED CONCRETE	EXISTING CERAMIC TILE		COVERED CERAMIC TILE	EXISTING COVERED VINYL BASE	GYP. BD. - PAINTED	CERAMIC TILE	CMU - PAINTED		GYP. BD. - PAINTED	ACOUS. LAY-IN CEILING	ACOUSTIC-INSULATION			
	100	ROOM	●			●		●	●								

DOOR SCHEDULE

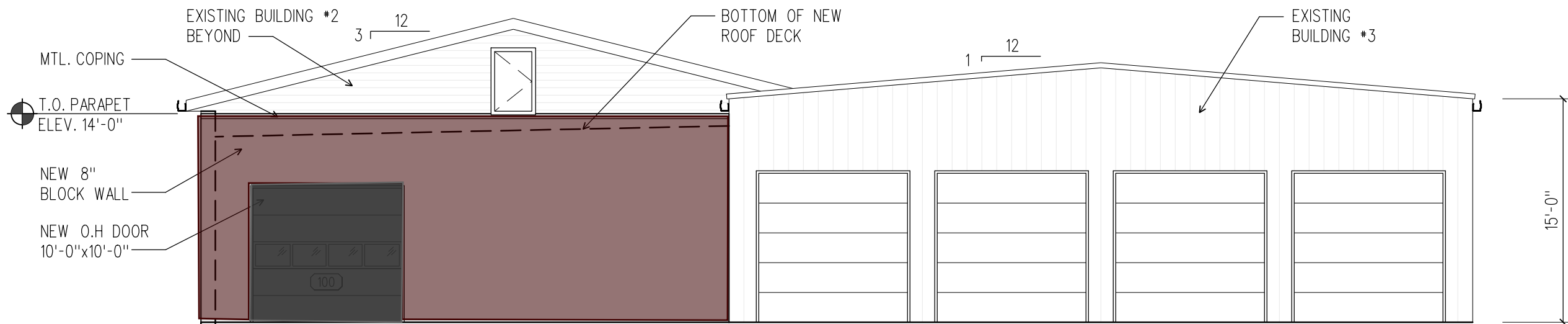
AREA	DOOR						FRAME						THRESHOLD	HARDWARE SET	DOOR/FRAME RATING	NUMBER	REMARKS
	NUMBER	SIZE	ELEVATION	MATERIAL	THICKNESS	LABEL	ELEVATION	MATERIAL	HEAD DETAIL	JAMB DETAIL	LABEL						
GROUND FLOOR	100	10'-0"x10'-0"	2/A2	HM	1 3/4"	B	2/A2	HM	-	-	B			-	90MIN.	100	OVERHEAD DOOR
	101	3'-0"x7'-0"	1/A2	HM	1 3/4"	B	1/A2	HM	-	-	B	●		-	90MIN.	101	



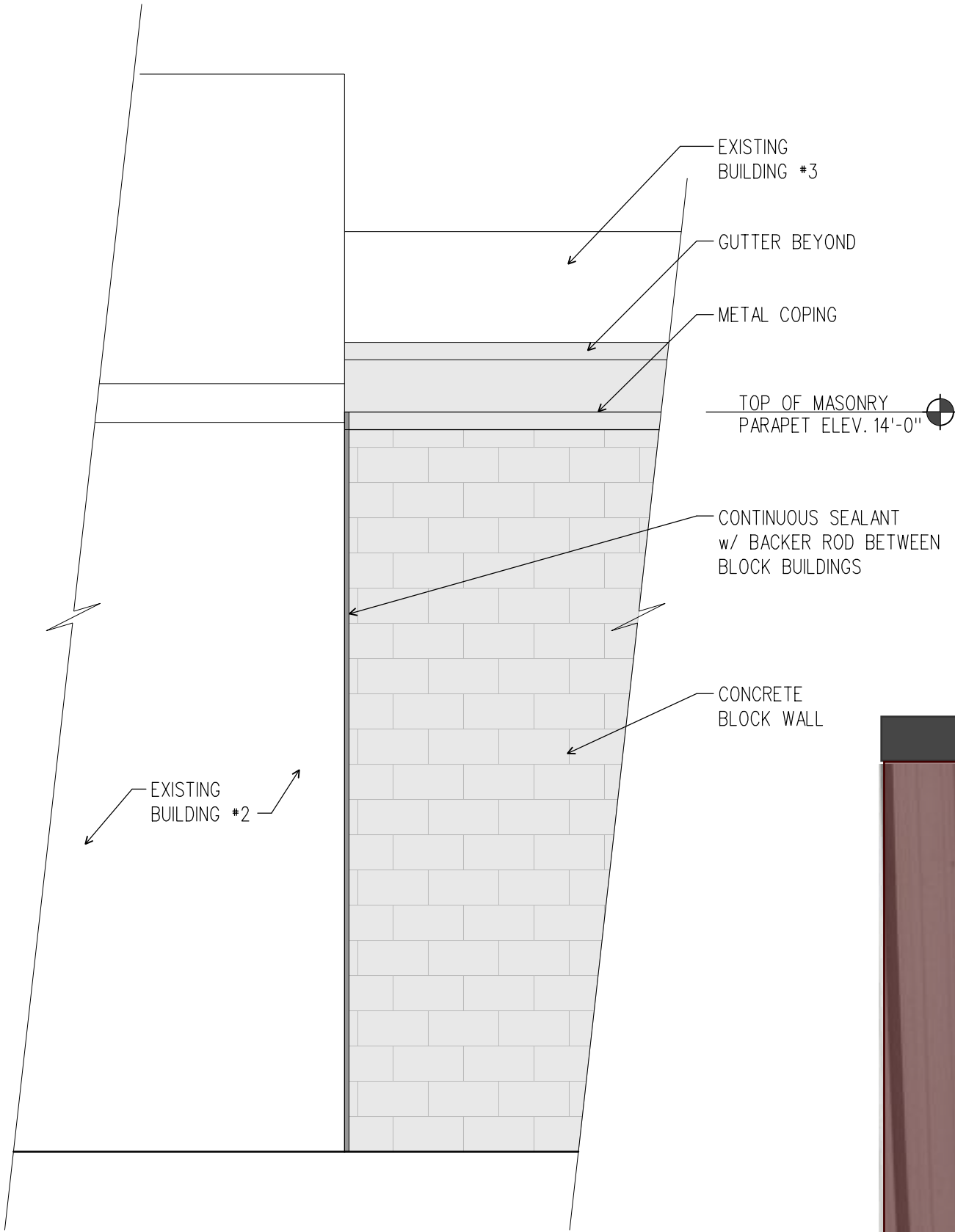
Key Plan
1/16" = 1'-0"



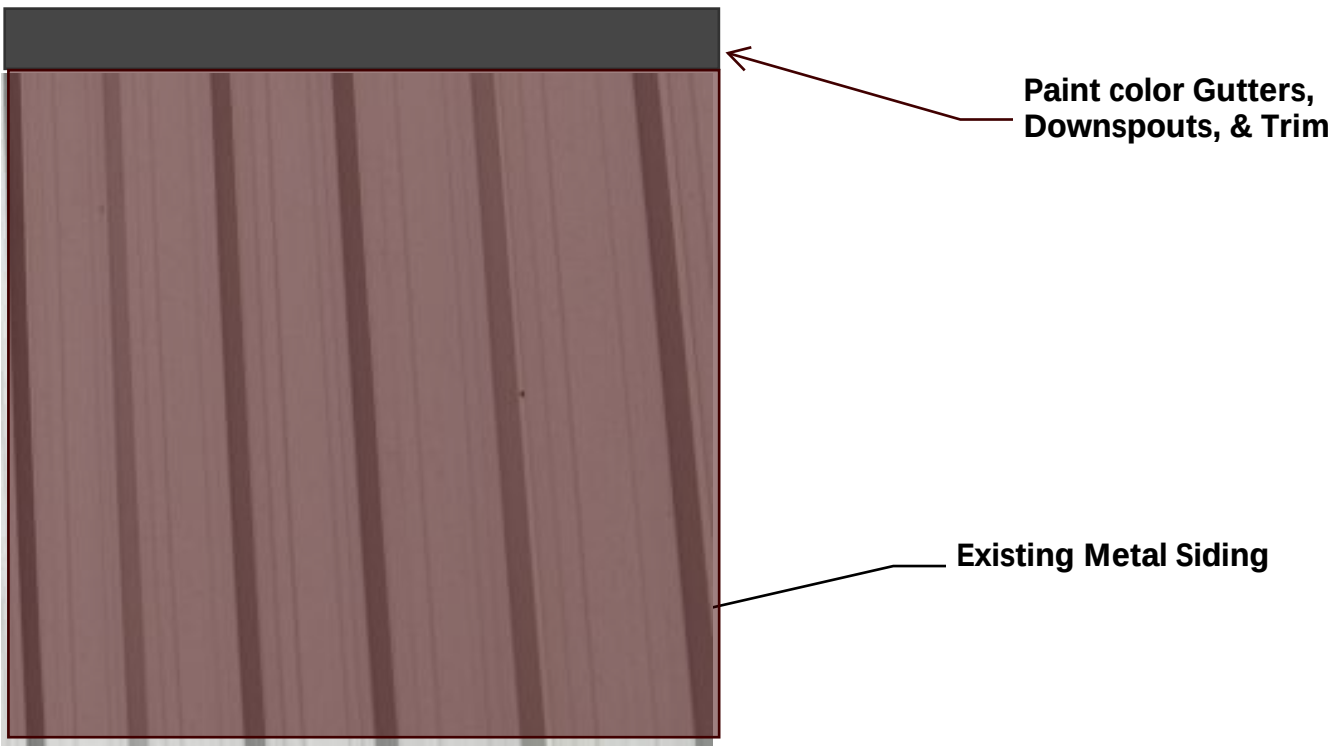
New West Elevation
1/8" = 1'-0"



New South Elevation
1/8" = 1'-0"

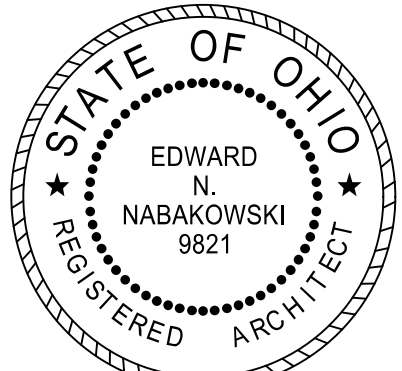


Enlarged Partial Elevation
New Building to Existing
3/8" = 1'-0"

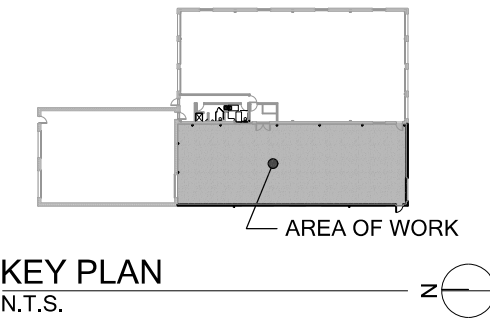


New Wall Paint Color to match -Existing Siding Color
Gutters, downspouts, & trim: Sherwin Williams SW2846
Royalcroft Bronze

THE
COLLAB
ORATIVE
+ACOCK



EDWARD N. NABAKOWSKI, License # 9821
Expiration date 12/31/2027



Building Addition

3815 Grove City Rd.
Grove City, Ohio 43123

07/24/2026 FDP Staff Comments
04/02/2026 ISSUE FOR DEVELOPMENT PLAN

TC JOB NO. 107363

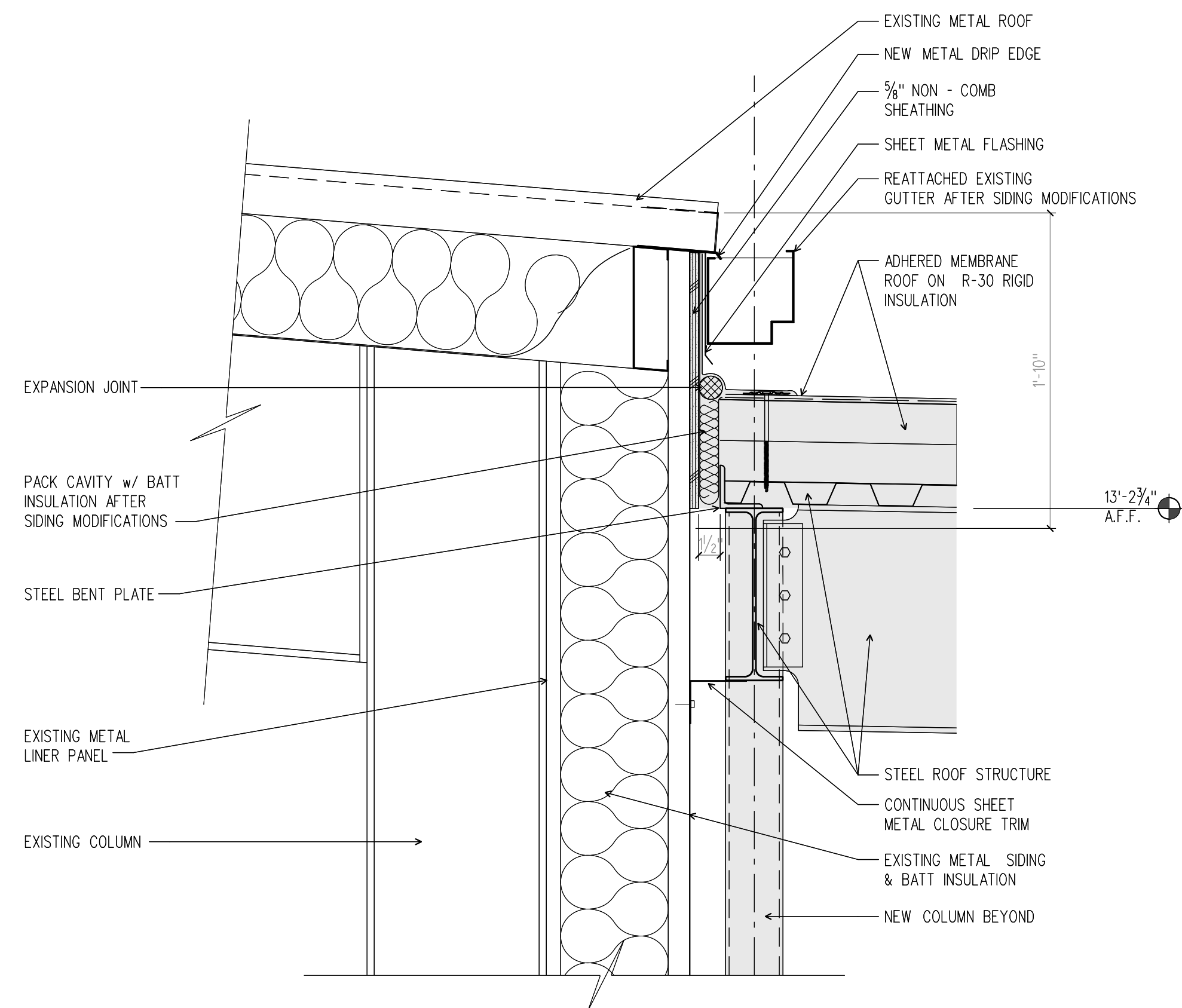
OWNER JOB NO. # Rieser Brothers

Exterior Elevations

FINAL
DEVELOPMENT
PLAN

SHEET NO.

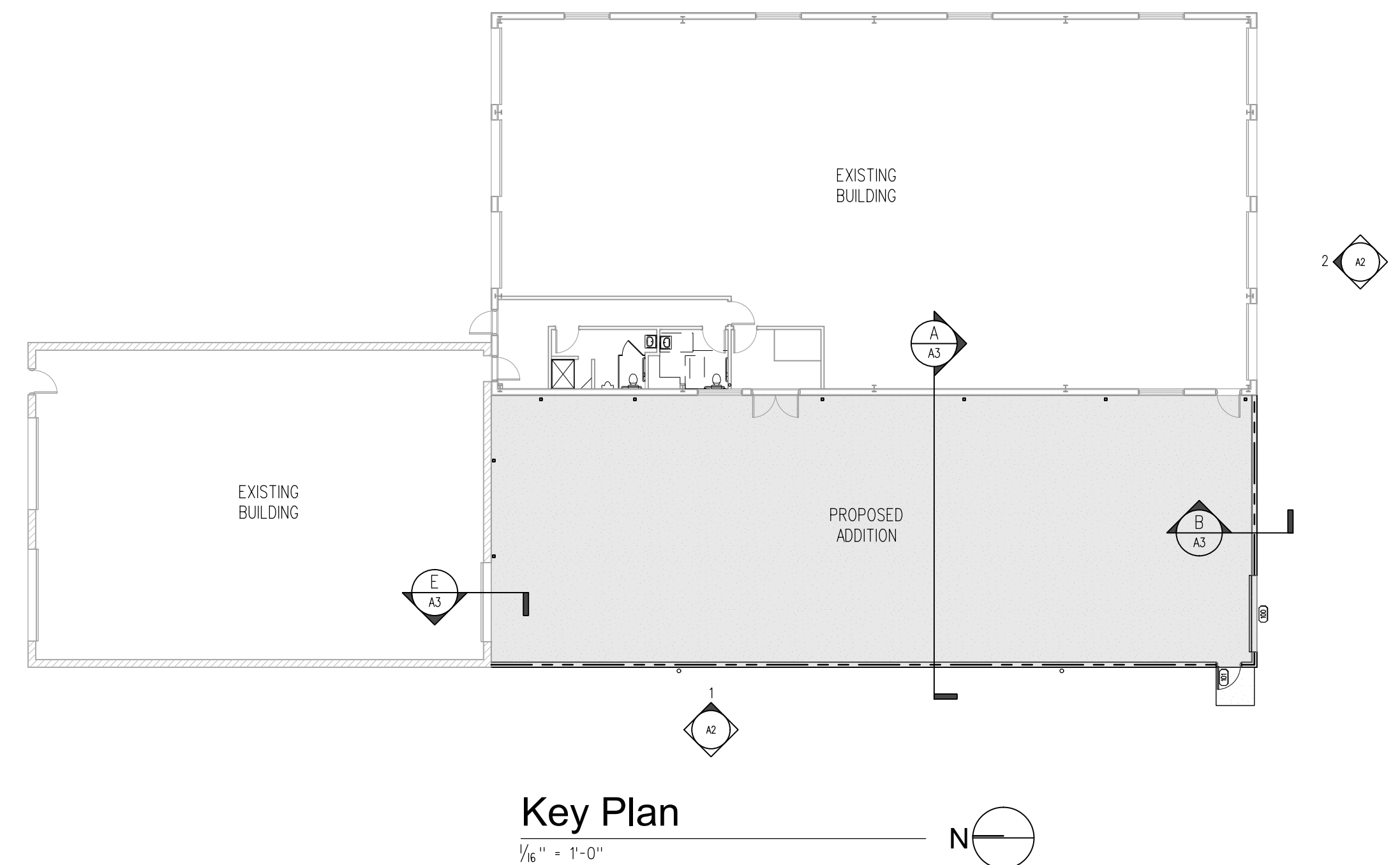
A2



Section Detail

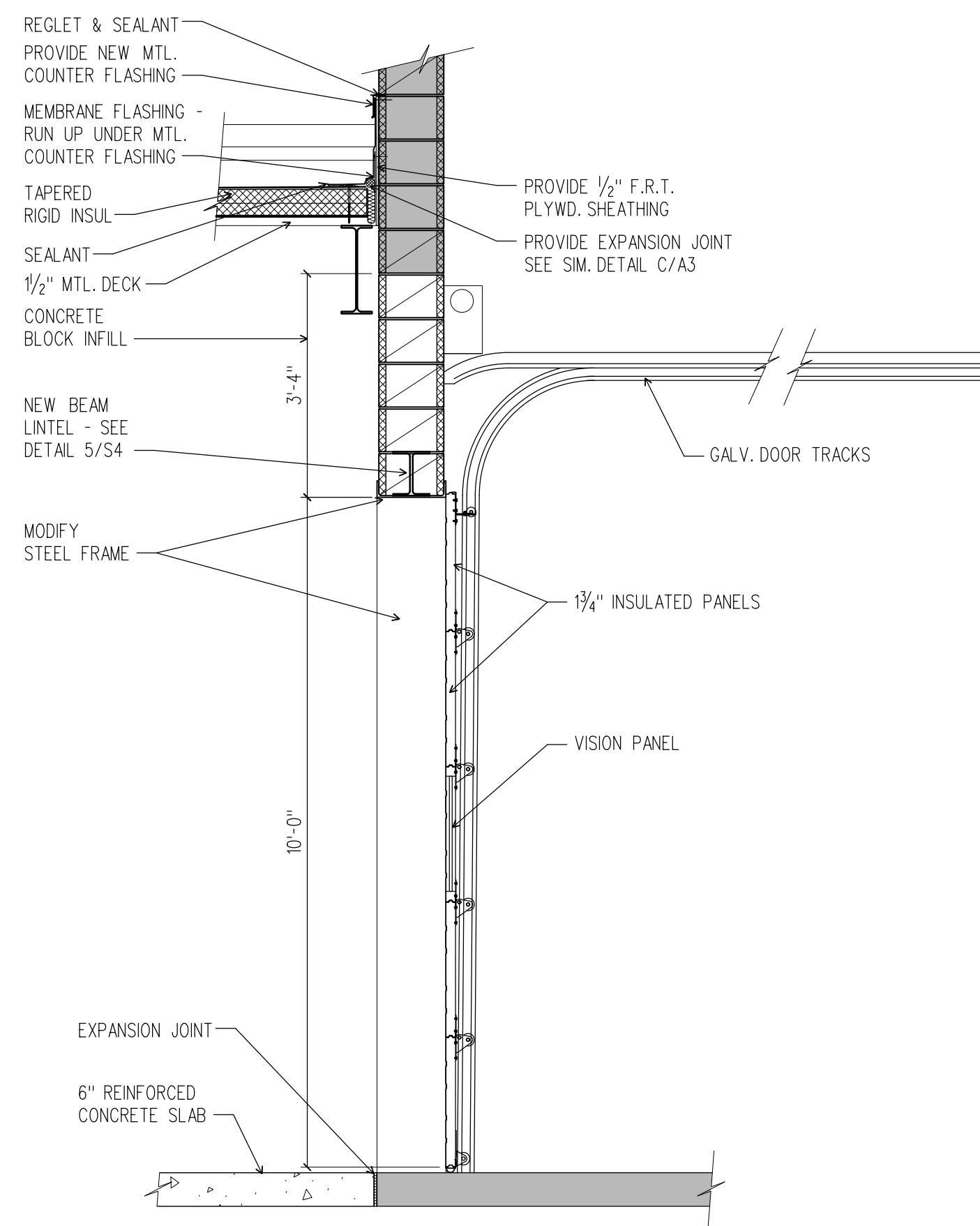
1/2" = 1'-0"

C



Key Plan

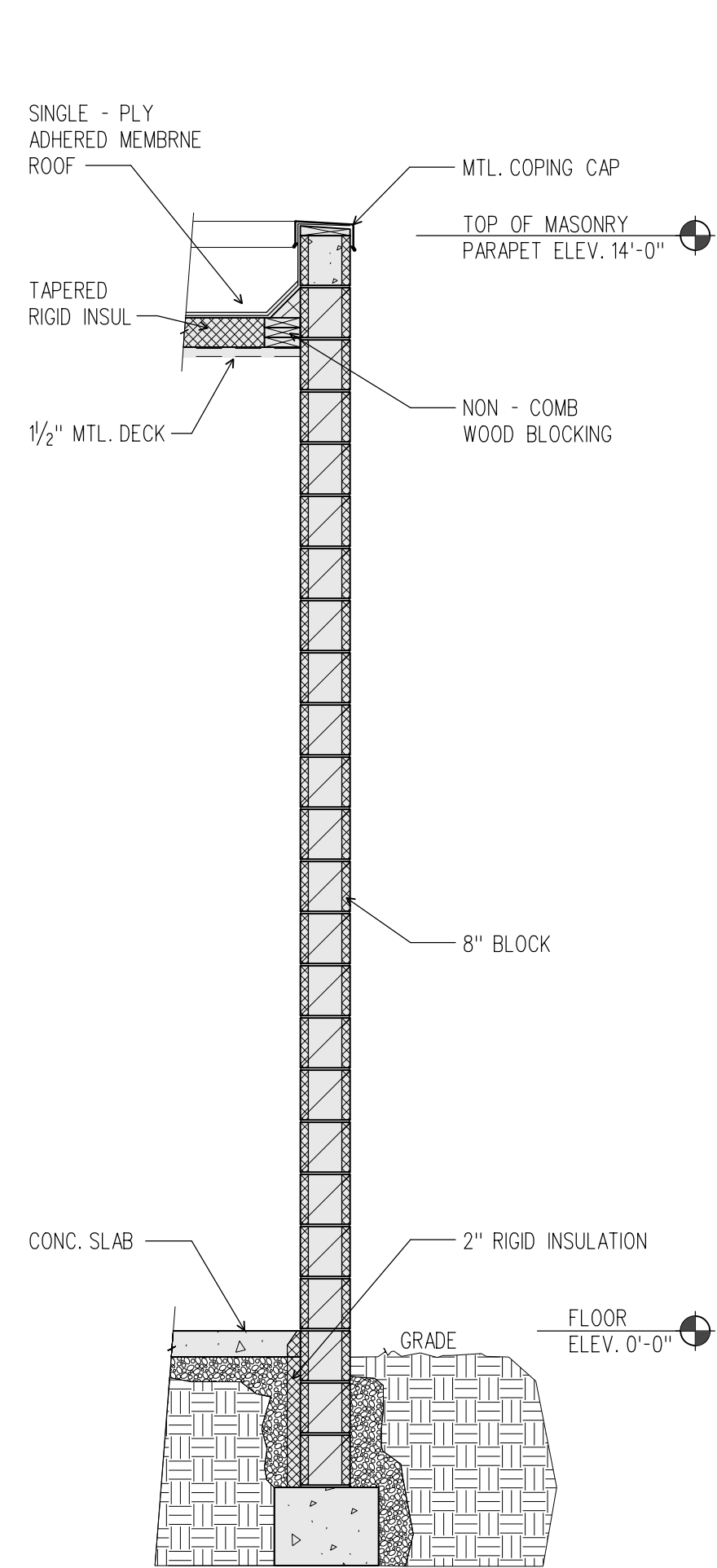
1/16" = 1'-0"



Wall Section

1/2" = 1'-0"

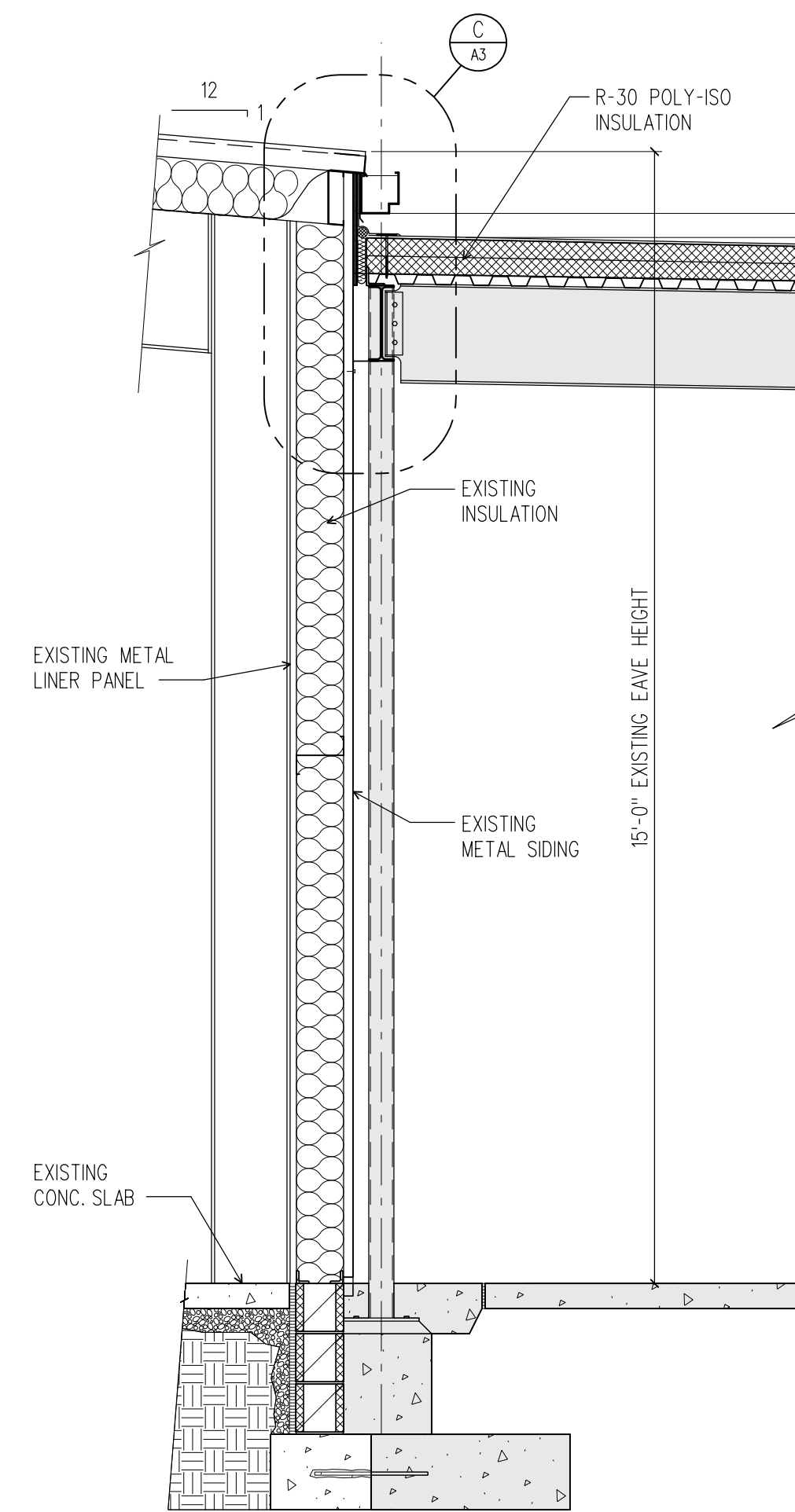
E



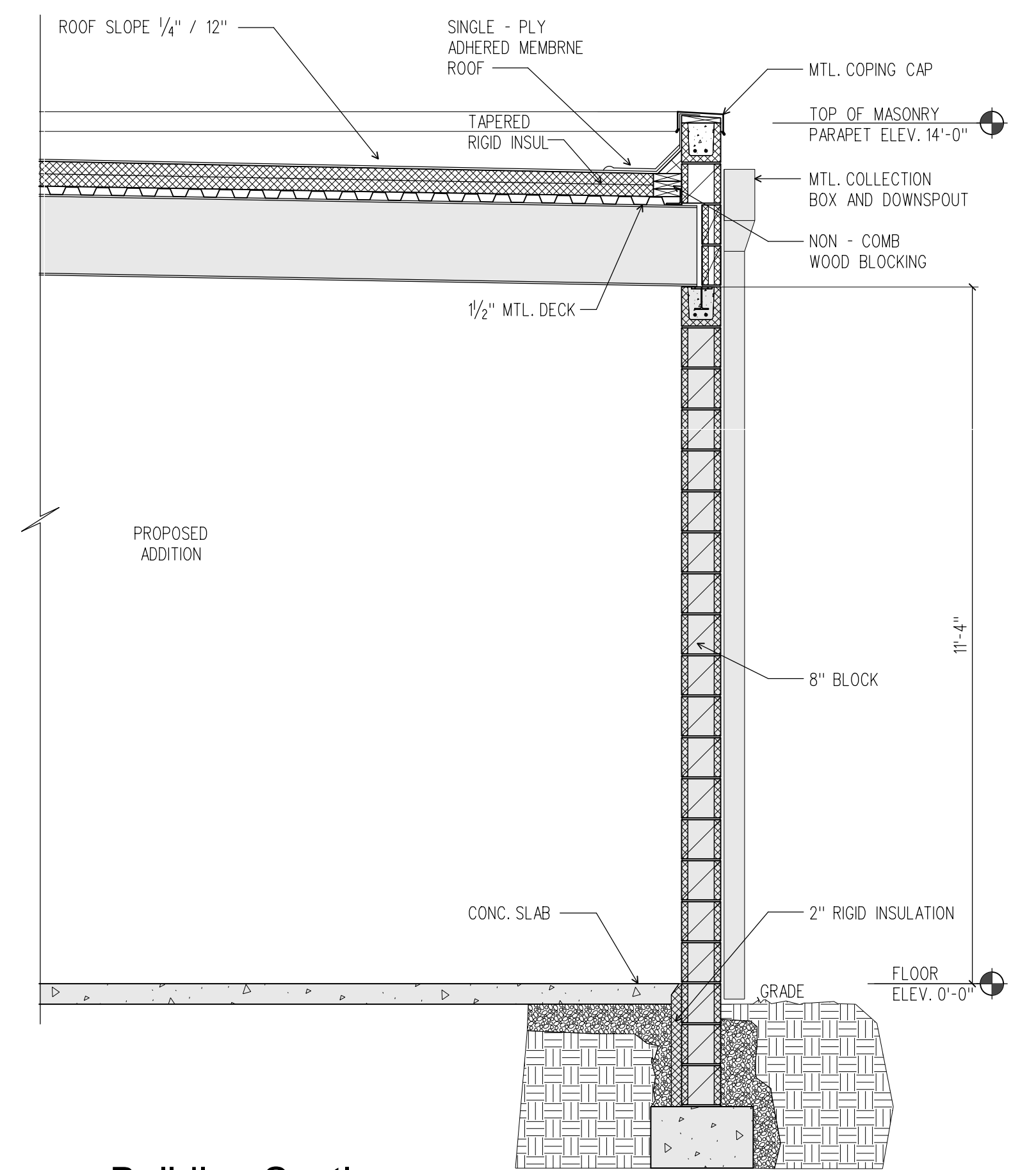
Wall Section

1/2" = 1'-0"

B



Existing Section

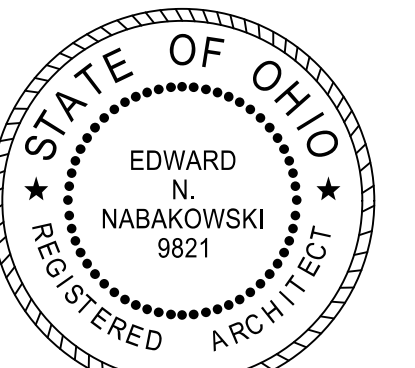


Building Section
Proposed Addition

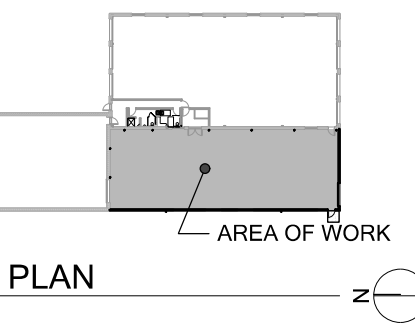
1/2" = 1'-0"

A

THE
COLLABORATIVE
+ ACOCK



EDWARD N. NABAKOWSKI, License # 9821
Expiration date 12/31/2027



Building Addition

3815 Grove City Rd.
Grove City, Ohio 43123

07/24/2026 FDP Staff Comments
04/02/2026 ISSUE FOR DEVELOPMENT PLAN

TC JOB NO. 107363

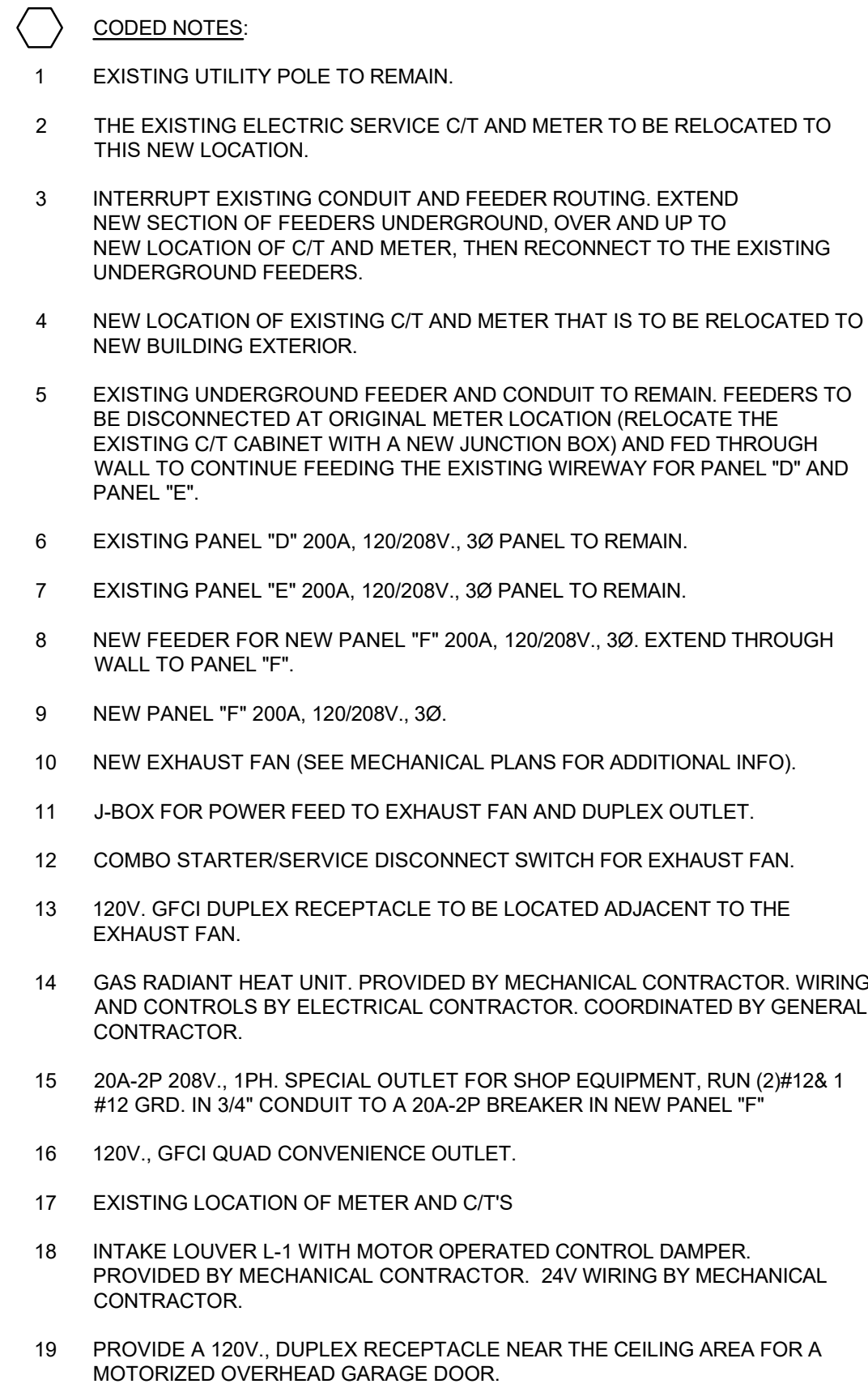
OWNER JOB NO. # Rieser Brothers

Sections & Details

FINAL
DEVELOPMENT
PLAN

SHEET NO.

A3



Notes		Breaker Options	
	All circuit breakers to be 20-Amp, 1-Pole unless otherwise noted.	BRK	Remote Controlled Solenoid
	All Phases to be balanced within 10% using device Load Totals	LO	Handle look-out device
	N.E.C. Connected Totals: Ph.A	ST	Short Trip Type
	N.E.C. Connected Totals: Ph.B	AUX	Auxiliary contacts
	N.E.C. Connected Totals: Ph.C	PA	Handle Padlock Attachment
E	Isolated Circuit to remain	GFCI	Ground Fault Circuit Interrupter
	IG Isolated Ground Circuit	HACR	Heating, A/C & Refrigeration
		SP	Subfeed
	Connected Load:	AFCI	Arc Fault Circuit Interrupter
	NEC Demand Feeder Load:		
		49.1	amps
		45.3	amps

LOAD SUMMARY NOTES:

- [1] POWER FACTOR IS ALREADY INCLUDED IN LIGHTING LOAD.
- [2] 150VA/2FT OF LINE VOLTAGE TRACK + SUM LOW VOLTAGE XFMR'S - CONNECTED LOAD
- [3] 200VA/LF - ACTUAL, CONNECTED LOAD
- [4] KIT APPLIANCE DEMAND FACTOR PER NEC 220-56
- [5] 0 - 10KW = 100%, REMAINING = 50%
- [6] 125% OF THE LARGEST MOTOR OR COMPRESSOR IN SYSTEM APPLIED ON ONE UNIT.
- [7] EQUIPMENT WILL NOT BE OPERATING WHILE SYSTEM IS AT MAXIMUM DEMAND.

Diagram illustrating the existing electrical infrastructure and proposed relocation:

- EXISTING PANELS "D" AND "E" TO REMAIN. NEW PANEL "F" TO BE FED FROM EXISTING PANEL "D".**
- EXISTING METER AND C/T ARE TO BE RELOCATED.**
- EXISTING EXTERIOR WALL.**
- PANEL "E"**
- PANEL "D"**
- EXISTING FLOOR**
- GRADE**
- POWER COMPANY'S EXISTING 400 AMP UNDERGROUND ALUMINUM FEEDER AND CONDUIT.**

AEP'S EXISTING POLE

NEW EXTERIOR WALL

NEW LOCATION OF EXISTING METER AND C/T

NEW FEEDER TO NEW PANEL "F". RUN 4 #2 THHW & 1 #8 CU. GRD. IN A 2" CONDUIT.

EXISTING EXTERIOR WALL

REMOVE (2) FROM PANEL "D" CIRCUITS TO BREAKERS FACILITATE NEW 100A-3 NEW PANEL

NEW PANEL "F"

EXIST. PANEL "E"

EXIST. PANEL "D"

NEW JUNCTION BOX TO REPLACE EXISTING/RELOCATED C/T CABINET.

GRADE

NEW FLOOR

EXISTING FLOOR

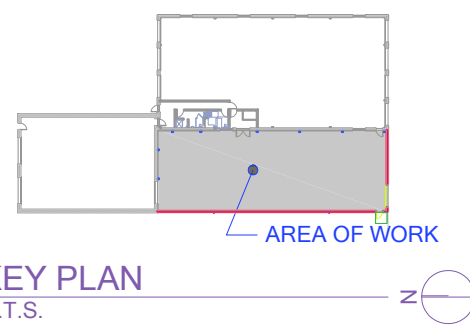
EXISTING GROUNDING TO REMAIN.

REWORK THIS PORTION OF THE EXISTING 400A SERVICE ENTRANCE AS REQUIRED TO ALLOW FOR THE RELOCATION OF THE EXISTING METER AND C/T'S. COORDINATE WITH AEP AS REQUIRED.

REUSE EXISTING ALUMINUM FEEDER/CONDUITS.

NOTE:
THE SERVICE REWORK WILL BE DONE ON PREMIUM CONTRACT TIME. COORDINATE THE

NOTE:
THE SERVICE REWORK WILL BE DONE ON
PREMIUM CONTRACT TIME. COORDINATE THE
WORK WITH THE OWNER AND AEP TO KEEP
THE OUTAGE AS SHORT AS POSSIBLE.



3815 Grove City Rd.
Grove City, Ohio 43123

07/24/2026	FDP STAFF COMMENTS
04/02/2026	ISSUE FOR DEVELOPMENT PLAN

TC JOB NO. 107363
OWNER JOB NO. # Rieser Brothers

FINAL
DEVELOPMENT
PLAN

SHEET NO

EP 1

Date: 08/12/26
Introduced By: Mr. Holinga
Committee: Lands
Originated By: Mr. Omar
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-30-26
1st Reading: 08/17/26
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-30-26

A RESOLUTION REQUESTING AN UPDATED HOUSING ANALYSIS FOR THE CITY OF GROVE CITY TO EVALUATE HOUSING NEEDS, HOUSING AFFORDABILITY, RESIDENTIAL GROWTH, AND FUTURE DEVELOPMENT TRENDS

WHEREAS, the City of Grove City completed its most recent Housing Analysis in 2019; and six (6) years have elapsed since the completion of that analysis; and

WHEREAS, during that time, Grove City has experienced significant residential growth, population growth, changes in housing market conditions, increased housing costs, and evolving demographic trends; and

WHEREAS, City Council continues to review residential development proposals, rezoning requests, annexations, planned unit developments, and other land use matters that will shape the future of the community for generations to come; and

WHEREAS, housing decisions made today have long-term impacts on transportation systems, infrastructure capacity, utilities, parks, public safety services, schools, economic development, and the overall quality of life of Grove City residents; and

WHEREAS, the cost of homeownership and rental housing has increased substantially since 2019, creating new challenges for first-time homebuyers, young families, seniors on fixed incomes, and members of the local workforce; and

WHEREAS, residents have expressed concerns regarding housing affordability, the availability of starter homes, workforce housing opportunities, rental housing costs, housing options for seniors, and the cumulative impacts of continued residential growth; and

WHEREAS, City Council recognizes that current and reliable housing data is essential to ensuring that future planning and development decisions are guided by objective information, community needs, and sound planning principles; and

WHEREAS, City Council and the public benefit from current, accurate, and objective planning data when evaluating significant residential development proposals and long-term growth policies; and

WHEREAS, the absence of an updated Housing Analysis limits the ability of City Council, City Administration, the Planning Commission, residents, and community stakeholders to fully evaluate whether the City's housing supply, affordability, and future development patterns continue to meet the needs of the community.

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

SECTION 1. This Council hereby finds that an updated Housing Analysis is necessary to provide current and reliable information regarding housing inventory, housing affordability, demographic trends, residential growth patterns, and future housing needs within the City of Grove City, as this information is essential to support responsible growth, long-term planning, infrastructure planning, and informed decision-making regarding future residential development.

SECTION 2. City Council hereby requests that City Administration develop and present to Council a proposed scope of work, estimated cost, anticipated timeline, and recommended process for completing an updated Housing Analysis within ninety (90) days following adoption of this Resolution.

SECTION 3. The proposed scope of work should include:

- A. Existing Housing Inventory
 - 1. Total housing units within the City.
 - 2. Housing inventory by type, including:
 - a. Single-family homes
 - b. Townhomes
 - c. Condominiums
 - d. Apartments
 - e. Mixed-use residential developments
 - 3. Senior housing developments
 - 4. Owner-occupied and renter-occupied housing.
 - 5. Geographic distribution of housing throughout the City.
 - 6. Housing inventory by price range where data is available.
- B. Residential Growth Analysis
 - 1. Residential units approved since 2019.
 - 2. Residential units constructed since 2019.
 - 3. Residential units currently under construction.
 - 4. Residential units approved but not yet constructed.
 - 5. Geographic distribution of residential growth throughout the City.
 - 6. Areas experiencing the greatest concentration of residential development.
 - 7. Remaining residentially-zoned land available for future development, where available.
- C. Housing Demand and Future Needs
 - 1. Evaluation of the City's current housing inventory by housing type and price point.
 - 2. Assessment of whether the City's housing supply is meeting the needs of residents across various income levels and stages of life.
 - 3. Identification of housing types that may be underrepresented within the community, including:
 - a. Starter homes
 - b. Workforce housing
 - c. Family housing
 - d. Rental housing
 - e. Senior housing
 - 4. Evaluation of opportunities for first-time homeownership.
 - 5. Evaluation of housing options available for seniors seeking to age in place or downsize.

6. Identification of housing gaps and unmet housing needs.
 7. Projection of future housing needs based upon anticipated population growth and demographic trends.
- D. Housing Affordability Analysis
1. Trends in median home sale prices since 2019.
 2. Trends in residential property values since 2019.
 3. Trends in rental rates since 2019.
 4. Analysis of housing affordability across various household income levels.
 5. Analysis of housing cost burden, including the percentage of households spending more than thirty percent (30%) of household income on housing.
 6. Evaluation of attainable homeownership opportunities for:
 - a. First-time homebuyers
 - b. Young professionals
 - c. Working families
 - d. Public employees
 - e. Healthcare workers
 - f. Educators
 - g. First responders
 - h. Other members of the local workforce
 7. Evaluation of housing affordability challenges affecting seniors and residents living on fixed incomes.
 8. Comparison of Grove City's housing affordability trends with regional and neighboring communities.
 9. Identification of affordability gaps and barriers to homeownership and housing stability.
- E. Demographic and Economic Trends
1. Population growth trends.
 2. Household composition and household size.
 3. Age demographics.
 4. Household income trends.
 5. Workforce characteristics.
 6. Population and housing projections.
- F. Growth and Infrastructure Considerations
1. Relationship between residential growth and transportation infrastructure.
 2. Relationship between residential growth and water and sewer capacity.
 3. Relationship between residential growth and police, fire, and emergency medical services.
 4. Relationship between residential growth and parks and recreational facilities.
 5. Relationship between residential growth and local school enrollment trends, to the extent data is available.
 6. Identification of infrastructure considerations associated with future residential growth.
- G. Evaluation of the 2019 Housing Analysis
1. Review of the assumptions, findings, and recommendations contained within the 2019 Housing Analysis.
 2. Comparison of projected residential growth with actual residential growth between 2019 and completion of the updated analysis.

3. Evaluation of changes in housing affordability, housing supply, and demographic trends since 2019.
4. Identification of recommendations from the 2019 Housing Analysis that have been implemented, remain relevant, or warrant further consideration.

SECTION 4. 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: 07-28-26
Introduced By: Ms. Burroughs
Committee: Safety
Originated By: Mayor Stage
Approved:
Emergency: 30 Days: XX
Current Expense:

No.: C-34-26
1st Reading: 08/03/26
Public Notice: 08/04/26
2nd Reading: 08/17/26
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-34-26

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF CHAPTER 351 OF THE CODIFIED ORDINANCES REGARDING PARKING AND THE PARKING OF RECREATIONAL VEHICLES

WHEREAS, the City wishes to update the parking restrictions in Chapter 351; and

WHEREAS, specifically, the City is updating restrictions relating to recreational vehicles.

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

SECTION 1. Section 351.03, titled Prohibited, Standing or Parking Places, is hereby amended as follows:

351.03 PROHIBITED STANDING OR PARKING PLACES.

- (n) At any place where signs prohibit stopping, **standing or parking, or where the curb or street is painted yellow, or at any place in excess of the maximum time limited by signs;**

SECTION 2. Section 351.17, titled Parking of Commercial Vehicles in Residential Districts, is hereby amended as follows:

- (c) **Any trailer permitted to be parked on a public street within a residential district pursuant to this section shall have a high visibility traffic safety cone placed on the street surface directly behind the trailer in a manner visible to approaching motorists.**

- (1) **The owner, agent, operator, or other person having charge or control of the trailer shall be responsible for placement and maintenance of the required cone while the trailer is parked on the street.**

- (2) **The cone shall be high visibility in color and not less than eighteen (18) inches in height.**

SECTION 3. Section 351.19, titled Parking of Recreational Vehicles in Residential Districts, is hereby amended as follows:

351.19 PARKING OF **TRAILERS AND** RECREATIONAL VEHICLES IN RESIDENTIAL DISTRICTS.

- (a) No person who is the owner, agent, operator, or other person in charge of **any trailer as defined in Section 301.48** or recreational vehicle as defined herein may permit such vehicle to remain parked, standing or abandoned upon any street in a residential district.

- (b) However, this section shall not apply to such vehicles used for conveying the necessary tools and materials to premises where labor using such tools and materials is to be performed during the actual time of parking of such vehicles, nor to the actual time during which such vehicles are being loaded or unloaded or used to deliver or hoist property or merchandise for completion of delivery as long as such activities referred to in this provision are conducted diligently and without unnecessary delay.
- (bc) Any recreational vehicle owner or operator may receive, through the Division of Police, temporary permission to allow for the parking of such vehicle, as defined in Section 351.19(c), upon a public street in a residential district for up to twenty-four (24) hours in length. This temporary permission shall not exceed two (2) non-consecutive twenty-four (24) hour periods during any calendar week. A calendar week shall be from Sunday to Saturday. A minimum of twenty-four (24) hours shall pass between the granting of the temporary periods. Failure to receive permission shall be deemed a violation of this Section.
- (d) Any recreational vehicle or trailer lawfully parked on a public street within a residential district shall have a high visibility traffic safety cone placed on the street surface directly behind the trailer in a manner visible to approaching motorists.
- (1) The owner, agent, operator, or other person having charge or control of the vehicle or trailer shall be responsible for placement and maintenance of the required cone while the vehicle or trailer is parked on the street.
- (2) The cone shall be high visibility in color and not less than eighteen (18) inches in height.

SECTION 4. 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

Date: 07/28/26
Introduced By: Mr. Omar
Committee: Service
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: XX
Current Expense:

No.: C-35-26
1st Reading: 08/03/26
Public Notice: 08/04/26
2nd Reading: 08/17/26
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-35-26

AN ORDINANCE TO AUTHORIZE THE DEDICATION AND ACCEPTANCE OF 5.100 +/- ACRES OF PROPERTY TO BECOME A STREET IN THE PUBLIC RIGHT-OF-WAY AND RENAME THE STREET "TOURNAMENT WAY"

WHEREAS, the City of Grove City desires to convert the existing Pinnacle Park Drive to a street in the public right-of-way and rename it Tournament Way; and

WHEREAS, pursuant to Ohio Revised Code Section 723.03 the City of Grove City is required to enact an Ordinance to dedicate and accept this property as public right-of-way.

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

SECTION 1. Pursuant to Ohio Revised Code Section 723.03, the City of Grove City hereby authorizes the dedication and acceptance of 5.100 +/- acres, more or less, of property to be converted to a street and public right-of-way, as described and depicted in the attached Exhibit A.

SECTION 2. Upon its dedication and acceptance, the street shall be renamed "Tournament Way."

SECTION 3. 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

5.100 ACRES

**ALL RIGHTS, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of premises follows]

Situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City, lying in Virginia Military District Survey Number 6840, being all of that 0.643 acre tract conveyed as "Parcel I", part of that 6.486 acre tract conveyed as Parcel III, and part of that 28.826 acre tract conveyed as Parcel II to City of Grove City, Ohio by deed of record in Instrument Number 201402030014165, and part of "Reserve GGG" of that subdivision titled "The Pinnacle Club Section 2, Phase 9", of record in Plat Book 120, Page 93 as conveyed to the City of Grove City, Ohio by deed of record in Instrument Number 201805030059017 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at a railroad spike found at the centerline intersection of Holton Road (width varies, originally established by Road Record 7, Page 433) and Meadow Grove Drive (70 feet wide, Plat Book 80, Page 92), in the southerly line of said 0.643 acre tract;

Thence North 87° 17' 39" West, with the centerline of said Holton Road, and said southerly line, a distance of 55.11 feet to a magnetic nail set at the southerly common corner of said 0.643 acre tract and that 0.648 acre tract conveyed to Jane Ann Smock and Tom L. Smock by deed of record in Instrument Number 201502120018127 (referencing Franklin County Geodetic Survey monument 1631 located North 87° 17' 39" West, at a distance of 1153.17 feet);

Thence with the line common to said 0.643 and 0.648 acre tracts, and crossing said City of Grove City, Ohio tracts, the following courses and distances:

North 03° 21' 12" East, (passing a 5/8 inch rebar at a distance of 40.15 feet, passing the northwesterly corner of said 0.643 acre tract at a distance of 279.78 feet, from which a 3/4 inch iron pipe was found North 33° 51' 05" West at a distance of 0.50 feet), a total distance of 281.52 feet to and iron pin set on the arc of a curve;

With the arc of a curve to the left, having a central angle of 13° 58' 27", a radius of 310.00 feet, an arc length of 75.61 feet, a chord bearing of North 21° 41' 49" West and chord distance of 75.42 feet to an iron pin set at a point of tangency;

North 28° 41' 03" West, a distance of 225.49 feet to an iron pin set at a point of curvature;

With the arc of a curve to the right, having a central angle of 32° 56' 13", a radius of 390.00 feet, an arc length of 224.19 feet, a chord bearing of North 12° 12' 56" West and chord distance of 221.12 feet to an iron pin set at a point of tangency;

North 04° 15' 10" East, a distance of 186.02 feet to an iron pin set at a point of curvature;

With the arc of a curve to the left, (passing the line common to said 6.486 and 28.826 acre tracts at a chord distance of 346.14 feet) having a central angle of 72° 21' 31", a radius of 310.00 feet, an arc length of 391.50 feet, a chord bearing of North 31° 55' 35" West and chord distance of 365.99 feet to an iron pin set at a point of reverse curvature;

With the arc of a curve to the right, having a central angle of 72° 15' 58", a radius of 390.00 feet, an arc length of 491.90 feet, a chord bearing of North 31° 58' 22" West and chord distance of 459.94 feet to an iron pin set at a point of tangency;

North 04° 09' 37" East, a distance of 470.75 feet to an iron pin set;

North 85° 50' 23" West, a distance of 40.00 feet to an iron pin set;

5.100 ACRES

- 2 -

North 04° 09' 37" East, (passing the line common to said 28.826 acre tract and said Reserve "GGG" at a distance of 52.77 feet) a total distance of 100.00 feet to an iron pin set;

South 85° 50' 23" East, a distance of 40.58 feet to an iron pin set on the arc of a curve;

With the arc of a curve to the right, having a central angle of 26° 33' 08", a radius of 390.00 feet, an arc length of 180.73 feet, a chord bearing of North 20° 33' 05" East and chord distance of 179.12 feet to an iron pin set at a point of non-tangency; and

North 46° 49' 48" East, a distance of 4.05 feet to an iron rebar capped "C.E.C." found at the westerly intersection of the southwesterly and northwesterly right-of-way lines of Tournament Way of that subdivision titled "The Pinnacle Club Section 2, Phase 9", of record in Plat Book 120, Page 93, and the southerly corner of Reserve "HHH" of that subdivision titled said "The Pinnacle Club Section 2, Phase 9, Part A" of record in Plat Book 121, Page 43;

Thence South 43° 10' 12" East, with said southwesterly right-of-way line, a distance of 60.00 feet to an iron rebar capped "C.E.C." found at the intersection of said southwesterly right-of-way line and the southeasterly right-of-way line of said Tournament Way;

Thence North 46° 49' 48" East, with said southeasterly right-of-way line, a distance of 83.67 feet to an iron pin set;

Thence crossing said "Reserve GGG" and 28.826 acre tract, the following courses and distances:

South 43° 10' 12" East, a distance of 10.00 feet to an iron pin set at a point on the arc of a curve;

With the arc of a curve to the left, having a central angle of 30° 45' 18", a radius of 310.00 feet, an arc length of 166.40 feet, a chord bearing of South 31° 26' 50" West and chord distance of 164.41 feet to an iron pin set at a point of non-tangency;

South 85° 50' 23" East, a distance of 13.33 feet to an iron pin set;

South 04° 09' 37" West, (passing the line common to said Reserve "GGG" and said 28.826 acre tract at a distance of 45.82 feet) a total distance of 100.00 feet to an iron pin set;

North 85° 50' 23" West, a distance of 20.00 feet to an iron pin set;

South 04° 09' 37" West, a distance of 513.53 feet to an iron pin set at a point of curvature; and

With the arc of a curve to the left, having a central angle of 71° 57' 37", a radius of 310.00 feet, an arc length of 389.34 feet, a chord bearing of South 31° 49' 11" East and chord distance of 364.25 feet to an iron pin set at a point of non-tangency in the line common to said 28.826 acre tract and that 12.203 acre tract conveyed to Nicholas B. Roach and Olivia Roach by deed of record in Instrument Number 202205090070897;

Thence South 04° 09' 38" West, with said common line, a distance of 0.20 feet to an iron pin set on the arc of a curve at a southwesterly corner of said 12.203 acre tract and the northerly corner of said 6.486 acre tract;

Thence with the northeasterly and easterly line of said 6.486 acre tract, and the southwesterly and westerly lines of said 12.203 acre tract, that 4.940 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 202301060001746, and that 4.419 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 202301060001744, the following courses and distances:

With the arc of a curve to the right, having a central angle of 87° 00' 18", a radius of 280.00 feet, an arc length of 425.19 feet, a chord bearing of South 39° 15' 09" East and chord distance of 385.50 feet to an iron pin set at a point of tangency;

South 04° 15' 00" West, a distance of 292.57 feet to an iron pin set at a point of curvature;

5.100 ACRES
- 3 -

With the arc of a curve to the left, having a central angle of 32° 55' 51", a radius of 270.00 feet, an arc length of 155.18 feet, a chord bearing of South 12° 12' 55" East and chord distance of 153.06 feet to an iron pin set at a point of tangency;

South 28° 40' 50" East, a distance of 245.96 feet to an iron pin set at a point of curvature; and

With the arc of a curve to the right, having a central angle of 19° 15' 10", a radius of 330.00 feet, an arc length of 110.89 feet, a chord bearing of South 19° 03' 16" East and chord distance of 110.37 feet to an iron pin set at a point of non-tangency in the northerly line of said 0.643 acre tract, in a southerly line of said 4.419 acre tract, the corporation line common to the City of Grove City and the Township of Jackson;

Thence South 87° 20' 58" East, with the line common to said 0.643 and 4.419 acre tracts, and said common corporation line, a distance of 25.50 feet to a 5/8 inch rebar found at the northeasterly corner of said 0.643 acre tract and a southwesterly corner of said 4.419 acre tract;

Thence South 03° 21' 10" West, with the easterly line of said 0.643 acre tract, a westerly line of said 4.419 acre tract, and the westerly line of that 0.281 acre tract conveyed to City of Grove City by deed of record in Instrument Number 201004290052053, and said common corporation line, (passing a 5/8 inch rebar found at a distance of 239.99 feet), a total distance of 279.87 feet to a railroad spike found in the centerline of said Holton Road at the southerly common corner of said 0.643 and 4.419 acre tract (referencing Franklin County Geodetic Survey monument 6633 located South 87° 17' 39" East, at a distance of 155.10 feet);

Thence North 87° 17' 39" West, with said centerline, the southerly line of said 0.643 acre tract, a distance of 44.90 feet to the POINT OF BEGINNING, containing 5.100 acres, more or less. Of said 5.100 acres, 0.642 acre is within Auditor's Parcel Number 160-02485 (of which 0.069 acre is within the present road occupied), 2.132 acres is within Auditor's Parcel Number 040-013635, 1.910 acres is within Auditor's Parcel Number 040-015134, and 0.416 acre is within Auditor's Parcel Number 040-015689.

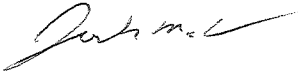
Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

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

The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

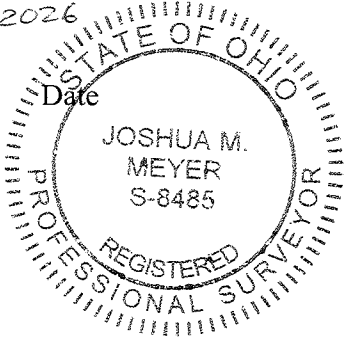
This description is based on an actual field survey performed in December, 2020 by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Joshua M. Meyer
Professional Surveyor No. 8485

7-6-2026



JMM:opg
5_100 ac 20200725-VS-BNDY-02.doc

PRELIMINARY APPROVAL

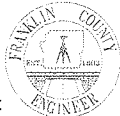
ADAM W. FOWLER, P.E., P.S.

gantonini

07/06/2026 3:29:26 PM

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.



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

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840

TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,

COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 6, 2026

Scale: 1" = 150'

Job No: 2020-0725

Sheet No: 1 of 3

PRELIMINARY APPROVAL

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

gantonini

07/06/2026 3:28:12 PM

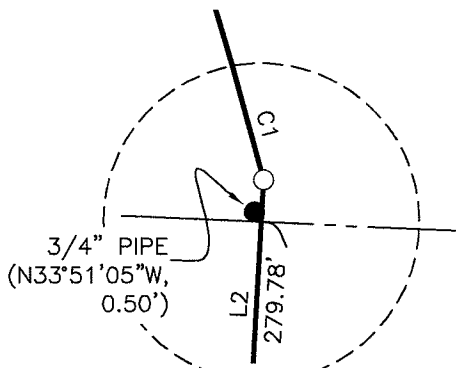
PENDING ORIGINALS

*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.



CITY OF
GROVE CITY, OHIO
I.N. 201402030014165
PARCEL III
6.486 AC. (DEED)
P.N. 040-013635



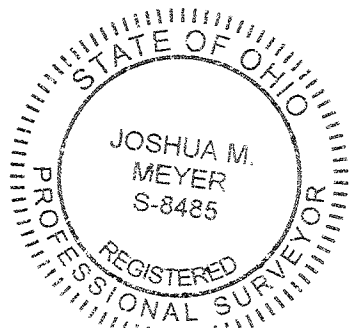
DETAIL "A"
NOT TO SCALE

CITY OF GROVE CITY
CORPORATION LINE
ORD. NO. C-78-03
I.N. 200312240402634

1 JANE ANN SMOCK
TOM L. SMOCK
0.648 AC. (DEED)
I.N. 201502120018127
P.N. 160-002635

HOLTON ROAD
(WIDTH VARIES)

FCGS 1631
N87°17'39"W 1153.17'



By Joshua M. Meyer
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

7-6-2026

Date

MATCH LINE

NICHOLAS B. ROACH
OLIVIA ROACH
12.203 AC. (DEED)
I.N. 202205090070897
P.N. 040-012244

THE CITY OF GROVE CITY
4.940 AC. (DEED)
I.N. 202301060001746
P.N. 040-017310 0

SCALE (in feet)



PINNACLE PARK DRIVE
(TO BE DEDICATED /RENAMED
TOURNAMENT WAY)

*0.069 AC. OF P.R.O.
IS PART OF
P.N. 160-002485

5.100 AC. GROSS
- 0.069 AC. P.R.O.*
5.031 AC. NET

THE CITY OF GROVE CITY
4.419 AC. (DEED)
I.N. 202301060001744
P.N. 040-017309

CITY OF
GROVE CITY, OHIO
I.N. 201402030014165
PARCEL I
0.643 AC. (DEED)
P.N. 160-002485

JACKSON TOWNSHIP
(0.642 AC.)
JACKSON TOWNSHIP
279.78'

JACKSON TWP.
OF 40.15'

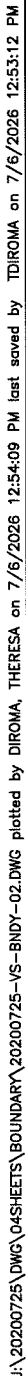
R.R. 7, P. 433
L1
POB

MEADOW GROVE DRIVE
(70' WIDE,
P.B.80, P.92)

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- ◇ = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D.
iron pipes 30" long with
cap inscribed EMHT INC.

J:\20200725\DWG\04SHEETS\BOUNDARY\20200725-VS-BNDY-02.DWG plotted by DIROMA on 7/6/2026 12:54:08 PM last saved by DIROMA on 7/6/2026 12:53:12 PM





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

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 6840
TOWNSHIP OF JACKSON AND CITY OF GROVE CITY,
COUNTY OF FRANKLIN, STATE OF OHIO

Date: July 6, 2026 Scale: N/A Job No: 2020-0725 Sheet No: 3 of 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°17'39"W	55.11'
L2	N03°21'12"E	281.52'
L3	N28°41'03"W	225.49'
L4	N04°15'10"E	186.02'
L5	N04°09'37"E	470.75'
L6	N85°50'23"W	40.00'
L7	N04°09'37"E	100.00'
L8	S85°50'23"E	40.58'
L9	N46°49'48"E	4.05'
L10	S43°10'12"E	60.00'
L11	N46°49'48"E	83.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S43°10'12"E	10.00'
L13	S85°50'23"E	13.33'
L14	S04°09'37"W	100.00'
L15	N85°50'23"W	20.00'
L16	S04°09'37"W	513.53'
L17	S04°09'38"W	0.20'
L18	S04°15'00"W	292.57'
L19	N28°40'50"W	245.96'
L20	S87°20'58"E	25.50'
L21	S03°21'10"W	279.87'
L22	N87°17'39"W	44.90'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	13°58'27"	310.00'	75.61'	N21°41'49"W	75.42'
C2	32°56'13"	390.00'	224.19'	N12°12'56"W	221.12'
C3	72°21'31"	310.00'	391.50'	N31°55'35"W	365.99'
C4	72°15'58"	390.00'	491.90'	N31°58'22"W	459.94'
C5	26°33'08"	390.00'	180.73'	N20°33'05"E	179.12'
C6	30°45'18"	310.00'	166.40'	S31°26'50"W	164.41'
C7	71°57'37"	310.00'	389.34'	S31°49'11"E	364.25'
C8	87°00'18"	280.00'	425.19'	S39°15'09"E	385.50'
C9	32°55'51"	270.00'	155.18'	S12°12'55"E	153.06'
C10	19°15'10"	330.00'	110.89'	S19°03'16"E	110.37'

BASIS OF BEARINGS:
The bearings are based on the Ohio State Plane Coordinate System, South Zone, per NAD83 (1986 adjustment). Control for bearings was from coordinates of monuments FCGS 5548 and FCGS 5539, having a bearing of North 00° 21' 40" East for a portion of the centerline of Hoover Road, established by the Franklin County Engineering Department.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in December of 2020.

J:\20200725\DWG\04SHEETS\BOUNDARY\20200725-VS-BNDY-02.DWG plotted by DIROMA, THERESA on 7/6/2026 12:54:09 PM last saved by TDIROMA on 7/6/2026 12:53:12 PM

PRELIMINARY APPROVAL

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

gantonini

07/06/2026 3:28:32 PM

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.



Date: 08/10/26
Introduced By: Mr. Sturm
Committee: Finance
Originated By: Holt/Burroughs
Approved: _____
Emergency: 30 Days: _____
Current Expense: XX

No.: C-40-26
1st Reading: 8/17/26
Public Notice: 8/18/26
2nd Reading: 9/07/26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-40-26

AN ORDINANCE TO APPROPRIATE \$40,511.71 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF ASSISTING WITH THE GROVE CITY TOWN CENTER BOURBON FESTIVAL EXPENSES

WHEREAS, since 2010 the City of Grove City has partnered with Grove City Town Center, Inc. to assist with funding their program; and

WHEREAS, in the 2025 Appropriation Ordinance, \$78,000.00 was given to Grove City Town Center, Inc., yet in the 2026 Appropriation Ordinance, no funding was listed for Grove City Town Center, Inc.; and

WHEREAS, the Executive Director of Grove City Town Center, Inc. has requested assistance with the Bourbon Festival – with the Board of Director’s authorization; and

WHEREAS, Grove City Town Center, Inc. has submitted their Year End 2025 Financial Statement and their most recent Financial Statement; and

WHEREAS, funding is necessary in order to secure the Bourbon Festival for this year.

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

SECTION 1. There is hereby appropriated up to \$40,511.71 from the unappropriated monies of the General Fund to account #100120.551300 for the Current Expense of funding the Grove City Town Center Bourbon Festiva.

SECTION 2. The Director of Finance will reimburse Grove City Town Center, Inc. for post-festival expenditures upon submittal of receipts approved for reimbursement based upon the items listed in the attached Exhibit A.

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

GCTC Bourbon Festival Budget							
Expense	Vendor	Expected Cost					
Bourbon from Distilleries	Attending Distilleries	\$11,000.00					
				GC Community Grant Program			
				Requested	Amt Approved	Actual Cost	Amt Owed
Liquor Permit	OH Div. of Commerce	\$150.00		\$150.00	TBD	\$150.00	TBD
Wholesale Bourbon (regular)	OH Liquor Stores	\$4,000.00		\$4,000.00	TBD	TBD	TBD
Wholesale Bourbon (VIP)	OH Liquor Stores	\$5,000.00		\$5,000.00	TBD	TBD	TBD
Tasting Glasses	ARTon Glass	\$1,753.28		\$1,753.28	TBD	\$1,753.28	TBD
Lanyards/glencairn caps for VIP	DistilleryProducts.com	\$1,179.59		\$1,179.59	TBD	\$1,179.59	TBD
T-Shirts/VIP & Resale	MOB Apparel	\$2,903.00		\$2,903.00	TBD	TBD	TBD
Security	Grove City Police Department	\$1,750.00		\$1,750.00	TBD	TBD	TBD
Printing (posters/cards/banners)	Wright Graphic Design	\$2,000.00		\$2,000.00	TBD	TBD	TBD
Tents/Tables/Chairs etc	ACC Party Rental	\$6,345.50		\$6,345.50	TBD	TBD	TBD
Audio Engineer/Sound Equipment	Shaw House Productions	\$1,300.00		\$1,300.00	TBD	TBD	TBD
Live Entertainment	Various Bands	\$3,700.00		\$3,700.00	TBD	TBD	TBD
Generators/Lights/Electric	Acme Springfield Electric	\$8,000.00		\$8,000.00	TBD	TBD	TBD
Card Reader/Ipad Rental	Eventery	\$430.34		\$430.34	TBD	TBD	TBD
Digital Advertising	Meta	\$500.00		\$500.00	TBD	TBD	TBD
	City Scene Magazine	\$500.00		\$500.00	TBD	TBD	TBD
Clean Up	TBD	\$1,000.00		\$1,000.00	TBD	TBD	TBD
				Requested	Approved	Actual	Amt Owed
			TOTAL Grant:	\$40,511.71			
	TOTAL EXPENSES:	\$51,511.71					

Date: 08-10-26
Introduced: Mr. Sturm
Committee: Finance
Originated By: Admin.
Approved: Mr. Boso
Emergency: 30 Days:
Current Expense:

No.: C-31-26
1st Reading: 08-17-26
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-31-26

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO SEEK FINANCIAL ASSISTANCE FROM THE STATE CAPITAL IMPROVEMENT PROGRAM/LOCAL TRANSPORTATION IMPROVEMENT PROGRAM FOR FUNDING OF THE QUAIL CREEK BOULEVARD EXTENSION PROJECT

WHEREAS, pursuant to Article VIII, Section 2K of the Ohio Constitution, the State of Ohio is authorized to issue bonds and other obligations of the State for the purpose of financing public infrastructure capital improvements of political subdivisions as designated by law; and

WHEREAS, pursuant to Section 164.06 of the Ohio Revised Code, the District Three Public Works Integrating Committee has been created to accept, evaluate and recommend applications for state financing of capital infrastructure improvement projects of political subdivisions in Franklin County; and

WHEREAS, pursuant to Section 164.05 of the Ohio Revised Code, the Ohio Public Works Commission has been created to accept and approve applications for state financing of capital infrastructure improvement projects of political subdivisions in Franklin County; and

WHEREAS, the City of Grove City has conducted a capital inventory and needs assessment and has determined that it is necessary to submit applications for financial assistance for the capital infrastructure improvement project,

WHEREAS, the State Capital Improvement Program and the Local Transportation Improvement Program both provide financial assistance to political subdivisions for capital improvements to public infrastructure, and

WHEREAS, the City of Grove City is planning to make capital improvements to Quail Creek Boulevard and the intersection with Hoover Road, and

WHEREAS, the infrastructure improvement described above is a priority need for the community and is a qualified project under the OPWC programs.

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

SECTION 1: The City Administrator is hereby authorized to apply to District Three Public Works Integrating Committee and the Ohio Public Works Commission for financial assistance for the following capital infrastructure improvement project:

Quail Creek Boulevard Extension

SECTION 2: The City Administrator is authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

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

Date: 07/28/26
Introduced By: Ms. Anderson
Committee: Parks
Originated By: Mayor Stage
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-36-26
1st Reading: 08-03-26
Public Notice: 08-04-26
2nd Reading: 08-17-26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-36-26

AN ORDINANCE TO REPEAL ORDINANCE C-22-25 AN ORDINANCE TO REQUIRE NO FURTHER INVESTMENT OF STAFF TIME OR FINANCIAL RESOURCES AT THE BROOKPARK MIDDLE SCHOOL LOCATION OUTSIDE OF REQUIRED UTILITY BILLS OR CONTRACTURAL OBLIGATIONS WITHOUT THE APPROVAL OF CITY COUNCIL AND TO REQUIRE THE CITY ADMINISTRATOR TO ENGAGE IN NEGOTIATIONS TO TERMINATE OR RENEGOTIATE THE BROOKPARK LEASE AGREEMENT WITH SOUTHWESTERN CITY SCHOOLS TO THE MUTUAL BENEFIT OF ALL PARTIES

WHEREAS, on July 07, 2025 Council adopted Ordinance C-22-25 requiring no further investment of staff time or financial resources at the Brookpark Middle School location outside of required utility bills or other contractual obligations without the approval of City Council, that any contractual obligations that exceed Ten Thousand Dollars (\$10,000.00) shall be brought before City Council for consideration, and that the City Administrator shall engage in negotiations to terminate or renegotiate the Brookpark lease agreement with South-Western City Schools to the mutual benefit of both parties and the City Administrator shall keep City Council apprised of the status of such negotiations; and

WHEREAS, since the adoption of the ordinance, the Agreement with Southwestern City Schools has been modified and Council has agreed to the use of Brookpark for six (6) classrooms, use of the theater and the gymnasium; and

WHEREAS, Southwestern City Schools has made improvements to the building, as well as occupied a portion of the building for their Welcome Center; and

WHEREAS, the necessity to restrict the staff in their activities and to cap expenditures at \$10,000 at Brookpark are no longer applicable.

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

SECTION 1. Ordinance C-22-25 is hereby repealed.

SECTION 2. This Ordinance 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: 07/24/26
Introduced By: Mr. Holt
Committee: Admin.
Originated By: City Clerk
Sponsor: _____
Emergency: 30 Days: XX
Current Expense: _____

No.: C-37-26
1st Reading: 08-03-26
Public Notice: 08-04-26
2nd Reading: 08-17-26
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-37-26

AN ORDINANCE TO PROVIDE FOR THE SUBMISSION TO THE ELECTORS OF THE CITY OF GROVE CITY, OHIO, AT THE GENERAL ELECTION TO BE HELD ON NOVEMBER 03, 2026 THE INITIATIVE AMENDMENTS TO THE GROVE CITY CHARTER TO ADD A NEW ARTICLE TITLED COMMUNITY CONSENT AMENDMENT

WHEREAS, on July 01, a petition for submission of a proposed amendment to the Charter of the City of Grove City, Ohio, was filed with the Clerk of Council; and

WHEREAS, a General State election will be held on November 03, 2026; and

WHEREAS, in accordance with the Ohio Revised Code, the Council must forward this amendment to the electorate for consideration.

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

SECTION 1. The question of amending the Charter of the City of Grove City by the enactment of a new Section of the Charter, as hereinafter specifically set forth, be submitted, as a single ballot question, to the qualified electors of the City of Grove City at the Regular Municipal Election to be held on Tuesday, the 3rd day of November, 2026, at the regular places and times of voting in the City:

A) To enact the following proposed amendment to the Charter of the City of Grove City:

Shall Attached Exhibit "A" be enacted as Article XI?

SECTION 2. That the ballot for said election shall conform to the election laws of the State of Ohio, and shall: (1) be entitled "Proposed Charter Amendment - City of Grove City;" (2) contain a statement that a majority affirmative vote is necessary for passage and approval of the amendment of the Section as proposed herein; and (3) state the question to be submitted to the electorate of the City in condensed text form.

SECTION 3. That the Director of Law be and he is hereby authorized and directed to make such arrangements with the Board of Elections of Franklin County as are necessary for giving notice of said election and for placing the question on the ballot, and for printing the text of the proposed amendment for posting at polling places.

SECTION 4. That the Clerk of Council be and she hereby is directed to certify a copy of this Ordinance to the Board of Elections of Franklin County and to publish the full text of the proposed Charter amendment as provided in Section 731.211 of the Ohio Revised Code.

SECTION 5. 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

C-37-26 EXHIBIT "A"

Form No. 6-B Prescribed by Ohio Secretary of State (09-17)

Petition for Submission of Proposed Amendment to Charter

Constitution of Ohio, Art. XVIII, Section 9 and 14; R.C. 731.28 - .41, 3503.06

To be signed by ten percent of the electors, based upon the total vote cast at the last preceding general municipal election.

(NOTE – The below notice must be printed in red.)

NOTICE – Whoever knowingly signs this petition more than once, signs a name other than his own, or signs when not a legal voter is liable to prosecution.

To the Council, the legislative authority of the _____ City _____ (City or Village) of _____ Grove City _____, Ohio.

We, the undersigned, qualified electors of the _____ City _____ (City or Village) of _____ Grove City _____, Ohio respectfully petition the legislative authority to forthwith provide by Ordinance, for the submission to the electors of said city or village, the following proposed amendment to the Charter of said city or village to-wit:

Article [X] — Community Consent Amendment

SECTION [X].01 — PURPOSE AND FINDINGS

The people of Grove City find that large-scale heavy industrial development, including but not limited to data centers, server farms, power generation facilities, and large-scale warehousing and logistics facilities, presents unique and potentially irreversible impacts on the residential character, environment, infrastructure, water supply, noise levels, light pollution, vibration, and quality of life of this City.

The people further find that:

- Heavy industrial facilities draw extraordinary quantities of water and electrical power, placing unique stress on municipal infrastructure serving all residents;
- Noise, infrasound, light pollution, and vibration from such facilities cannot be fully mitigated once a facility is constructed and operational, making pre-approval community consent essential;
- The impacts of heavy industrial development are categorically different in scale, permanence, and community effect from other commercial and industrial uses, justifying a distinct and more rigorous approval process;
- No property right in approval is created by the filing of any application under this Article, and no reasonable investment-backed expectation of approval exists prior to a successful referendum;
- This Article regulates the impacts of development on the health, safety, and welfare of Grove City residents, and is enacted as a health, safety, and welfare regulation under the City's home rule authority;
- This Article is facially neutral as to industry and commerce, applying solely to defined impact thresholds regardless of the industry or operator involved; and
- Heavy industrial facilities of the scale regulated by this Article generate revenues measured in the hundreds of millions of dollars annually; experience in comparable regulatory contexts has demonstrated that penalty levels substantially below those established in this Article have proven inadequate to deter noncompliance or compel timely remediation, and that meaningful penalties calibrated to a facility's economic capacity are necessary to achieve the remedial purposes of this Article; and
- Decisions of this magnitude should not rest solely with elected officials or administrative bodies, but must be directly authorized by the residents most affected.

This Article therefore establishes a mandatory public referendum process as a condition of approval for any such development, and establishes enforceable community impact standards to protect residents from the ongoing effects of any approved facility.

SECTION [X].02 — DEFINITIONS

As used in this Article:

(A) Heavy Industrial Development — means any proposed development, facility, or campus that meets one or more of the following thresholds:

1. Occupies or proposes to occupy 50 or more contiguous acres in total project footprint, regardless of whether all acreage lies within the City at the time of application, including any acreage in adjacent townships proposed for or reasonably anticipated to be subject to annexation into the City in connection with the development;
2. Draws or is designed to draw more than 20 megawatts of electrical power at peak capacity;
3. Consumes or is projected to consume more than 500,000 gallons of water per day.

For purposes of calculating acreage under subsection (A)(1), parcels under common ownership, common development agreement, or common operational purpose that are contiguous or separated only by a road, utility corridor, or other right-of-way shall be aggregated and treated as a single development. Phased developments shall be aggregated across all phases. Any development by the same or a related entity within one mile of a prior approved Heavy Industrial Development, proposed within five years of that approval, shall be aggregated with the prior development for threshold calculation purposes.

(B) Applicant — means any person, corporation, partnership, limited liability company, or other legal entity seeking any City approval for a Heavy Industrial Development.

(C) Public Referendum — means the election held pursuant to this Article in which registered voters of the City cast ballots to approve or reject a proposed Heavy Industrial Development.

(D) Referendum Fund — means a dedicated escrow account established and funded by the Applicant to cover all costs associated with the Public Referendum process.

(E) Baseline — means the approved project description on file with the City Clerk at the time of referendum certification, constituting the permanent operational reference point against which all future modifications are measured, including all Community Impact Standards measurements established prior to construction under Section [X].03(F).

(F) Cumulative Change Log — means the permanent public record maintained by the City Clerk documenting all modifications to an approved project measured against the Baseline.

(G) Threshold Determination — means the written finding issued by the City Law Director as to whether a proposed development constitutes a Heavy Industrial Development under this Article.

(H) Materiality Determination — means the written finding issued by the City Law Director as to whether a proposed modification constitutes a material change requiring a new referendum under this Article.

(I) Community Impact Standards — means the measurable limits on noise, infrasound, light, and vibration established in Section [X].03 of this Article.

(J) Operational Control — means the legal authority to direct the day-to-day operations of the facility, whether held through ownership, lease, management agreement, contract, or any other arrangement, regardless of the form of the transaction. A transfer of Operational Control does not include internal reorganizations, mergers, or restructurings among entities that share the same ultimate beneficial ownership, provided that the identity of the ultimate beneficial owner does not change and the Applicant provides written notice to the City Clerk within 30 days of the reorganization describing the transaction and confirming that ultimate beneficial ownership is unchanged.

(K) Commencement of Operations — means the earlier of: (1) issuance of a certificate of occupancy for any portion of the facility; or (2) the first commercial power draw exceeding ten percent (10%) of the facility's projected peak electrical capacity. A testing, commissioning, or pre-operational phase shall not delay the commencement date if either triggering condition is met.

(L) Substantially Similar Development — means a proposed development that shares two or more of the following characteristics with a previously rejected or withdrawn development: (1) the same or overlapping project footprint; (2) the same primary facility type; (3) the same or a related Applicant or ownership entity; or (4) the same or adjacent parcels. The City Law Director shall make Substantially Similar determinations in writing, which are subject to appeal under Section [X].04(C).

SECTION [X].03 — COMMUNITY IMPACT STANDARDS

(A) Purpose — This Section establishes the measurable standards by which community impact shall be assessed for purposes of this Article, including Threshold Determinations under Section [X].04, Independent Impact Studies under Section [X].07, and Quarterly Compliance Reviews under Section [X].11. These standards represent the maximum allowable impact of any Heavy Industrial Development on surrounding residential properties and shall be treated as enforceable limits upon any approved facility.

(B) Noise Standards —

Time Period	Maximum Allowable Level	Measurement Point
Daytime (7:00 a.m. – 10:00 p.m.)	55 dB(A)	Nearest residential property line
Nighttime (10:00 p.m. – 7:00 a.m.)	45 dB(A)	Nearest residential property line

Measurements shall use A-weighted decibels (dB(A)) per ANSI standards. All standards are instantaneous maximums, not averages. See Section [X].03(G) for the measurement verification protocol.

(C) Infrasound and Low-Frequency Noise Standards —

Metric	Maximum Allowable Level	Measurement Point
G-weighted infrasound	75 dB(G)	Nearest residential property line or structure
Discrete tonal components below 20 Hz	Any measurable level above ambient baseline	Nearest residential property line or structure

Ambient baseline shall be established by measurements taken prior to facility construction or commencement of operations, conducted by the independent firm selected under Section [X].07. The pre-construction baseline measurement shall be filed with the City Clerk and shall serve as the permanent reference standard for that facility.

(D) Light Standards —

Time Period	Maximum Allowable Spillage	Measurement Point
Daytime	1.0 foot-candle	Nearest residential property line
Nighttime	0.1 foot-candle	Nearest residential property line

In addition to the foot-candle limits above:

- No unshielded light fixture whose direct source is visible from any residential property line at any horizontal angle shall be permitted;
- No light source shall produce sky glow visible from any residential property at any elevation angle above the horizontal plane of the facility boundary, including upward-directed or unshielded roof-mounted lighting, cooling tower illumination, or equipment lighting; and
- All exterior lighting shall be fully shielded, downward-directed, and Dark Sky compliant per International Dark-Sky Association standards.

(E) Vibration Standards —

Metric	Maximum Allowable Level	Measurement Point
Peak Particle Velocity (PPV)	No measurable increase above pre-construction ambient baseline PPV	Foundation of nearest residential structure within one mile

Measurements shall be taken using standard seismographic equipment during normal facility operating conditions at maximum projected or actual capacity. The ambient baseline PPV shall be established by the pre-construction measurements required under Section [X].03(F) and shall serve as the permanent reference standard. A violation occurs when any measured PPV at the foundation of the nearest residential structure within one mile exceeds the documented ambient baseline PPV, subject to the confirmation protocol of Section [X].03(G). All standards are instantaneous maximums, not averages.

(F) Ambient Baseline Measurement Requirement — Prior to commencement of construction, and at the

Applicant's expense, a qualified independent firm selected by the City shall conduct comprehensive baseline measurements of noise, infrasound, light, and vibration at all residential property lines and structures within one mile of the proposed facility boundary. These baseline measurements shall:

- Be filed with the City Clerk as permanent public records;
- Serve as the reference standard for all subsequent compliance measurements; and
- Be incorporated into the Baseline as defined in Section [X].02(E).

(G) Measurement Verification Protocol — All standards in this Section are instantaneous maximums, not averages. However, a single measurement exceeding a standard shall not automatically constitute a violation. The following protocol applies:

(1) Initial Exceedance — The independent firm shall document the exceedance in writing and immediately notify the City Administrator. Within 7 days of the initial exceedance, the firm shall conduct a minimum of three additional measurements at the same location under comparable operating conditions.

(2) Confirmation — If two or more of the three additional measurements also exceed the standard, a violation shall be deemed confirmed and referred to the City Law Director for enforcement action. The confirmed exceedance date shall be the date of the first measurement, not the confirmation date, for purposes of calculating fines.

(3) No Confirmation — If fewer than two of the three additional measurements exceed the standard, no violation shall be found. The initial exceedance and all follow-up measurements shall be filed with the City Clerk as public records. A pattern of repeated unconfirmed exceedances — defined as three or more initial exceedances within any 12-month period — shall itself constitute a violation regardless of confirmation status.

(4) Equipment Verification — All measurement equipment shall be calibrated and certified before each measurement session. Calibration records shall be included in all reports filed with the City Clerk. If equipment malfunction is documented, the measurement shall be voided and repeated within 7 days.

(5) Applicant Notice and Dispute — The Applicant shall be notified of any initial exceedance within 24 hours and shall have the right to have their own independent firm present for confirmation measurements, at their own expense. The Applicant's firm may not interfere with or direct the City's independent firm's measurement process. If the Applicant's firm produces conflicting results, a third independent firm selected by mutual agreement — or if no agreement, by the Franklin County Common Pleas Court — shall conduct a binding measurement within 14 days.

(H) Independent Measurement Requirement — All measurements required under this Article shall be conducted by a firm selected by the City from the City's Approved Measurement Roster, maintained by the City Administrator. No firm with any financial relationship with the Applicant shall be eligible. The Applicant shall have no role in firm selection. All measurement reports shall be filed with the City Clerk as public records. The Applicant shall fund the City's cost of establishing, maintaining, and updating the Approved Measurement Roster through the annual Oversight Fee established in Section [X].06(D).

(I) Measurement Protocols — All measurements required under this Article shall:

- Be conducted by a firm from the City's Approved Measurement Roster with no financial relationship with the Applicant;
- Use equipment calibrated to applicable ANSI, ISO, or equivalent standards;
- Be conducted during normal facility operating conditions at maximum projected or actual capacity;
- Be repeated across multiple measurement periods to account for seasonal and operational variation; and
- Be submitted as written reports filed with the City Clerk as public records.

(J) Amendment of Standards — The specific numeric standards set forth in this Section may be updated by City Council ordinance to reflect advances in measurement science, changes in applicable state or federal standards, or recommendations of the City's independent technical advisors, provided that no amendment shall increase any allowable limit without approval of the voters at a general election. Council may tighten standards by ordinance alone.

SECTION [X].04 — THRESHOLD DETERMINATION

(A) Upon receipt of any rezoning application, annexation petition, conditional use application, planned unit development application, or pre-application conference request for a development that could reasonably meet or approach any threshold in Section [X].02(A), the City Law Director shall, within fifteen (15) business days, issue a written Threshold Determination stating whether the proposed development constitutes a Heavy Industrial Development under this Article. The obligation to issue a Threshold Determination under this

subsection does not attach to inquiries or applications for development that plainly cannot meet any threshold in Section [X].02(A)

(B) The Law Director's Threshold Determination shall be a public record filed with the City Clerk.

(C) Any person may appeal the Threshold Determination to City Council within 30 days of filing. Council shall hear the appeal within 45 days and issue a written decision by majority vote.

(D) If the Law Director determines the proposed development is a Heavy Industrial Development, the Applicant shall comply with all requirements of this Article before any City approval may be granted.

(E) Default Rule — Failure to Act — If the City Law Director fails to issue a Threshold Determination within 15 business days of receiving a qualifying application or inquiry, the proposed development shall automatically be deemed a Heavy Industrial Development and all requirements of this Article shall apply. The Applicant shall be notified in writing by the City Clerk of the automatic determination within 2 business days of the deadline passing.

SECTION [X].05 — MANDATORY REFERENDUM REQUIREMENT

No City approval, including but not limited to any rezoning, conditional use permit, planned unit development approval, annexation approval, or building permit, shall be granted for any Heavy Industrial Development unless and until:

(A) The Applicant has complied with all requirements of this Article; and

(B) A majority of voters casting ballots in the Public Referendum have voted to approve the proposed development; and

(C) The Public Referendum was conducted in accordance with the procedures set forth in this Article.

No City Council action, administrative decision, or waiver by any City official shall exempt a Heavy Industrial Development from the requirements of this Article. Any purported approval granted in violation of this Article shall be void and of no legal effect.

(D) Adjacent Township Protections —

(1) Intergovernmental Agreement Obligation — Where a proposed Heavy Industrial Development has a total project footprint that includes, borders, or is reasonably anticipated to affect unincorporated territory in an adjacent township, the City shall, within 30 days of a complete referendum application being filed, formally request negotiation of an intergovernmental agreement with the relevant township board of trustees pursuant to Ohio Revised Code Chapter 167. Such agreement shall provide, at minimum, for coordinated or joint referendum processes giving affected township residents a meaningful voice in the approval decision. The City shall negotiate in good faith and shall report the status of negotiations to City Council at each regular Council meeting during the negotiation period.

(2) Advisory Vote Fallback — If no intergovernmental agreement is executed within 180 days of the formal request, the advisory vote process shall automatically apply. The City shall formally request that the relevant township board of trustees place a non-binding advisory question before township residents on the same ballot as the City referendum. The advisory ballot question shall mirror the City referendum question in plain language. Advisory results shall be publicly reported simultaneously with City referendum results and shall be entered into the permanent public record.

(3) Council Consideration of Advisory Results — While an advisory township vote is not binding on the City, a majority advisory vote against the development shall be formally considered by City Council before any post-referendum permitting decisions are made. Council shall make written findings responding to the advisory vote result as part of any subsequent approval action.

(4) Acreage Aggregation Across Jurisdictions — For purposes of the 50-acre threshold in Section [X].02(A), all acreage that is part of the total project footprint shall be aggregated regardless of whether it lies within City limits at the time of application, including acreage in adjacent townships proposed for or reasonably anticipated to be subject to annexation in connection with the development.

SECTION [X].06 — APPLICANT OBLIGATIONS

Before any application for a Heavy Industrial Development may be deemed complete or considered by any City body, the Applicant shall:

(A) Establish a Referendum Fund — by depositing with the City Auditor a sum sufficient to cover all costs of the Public Referendum, including:

- All election administration costs as estimated by the Franklin County Board of Elections;
- All required public notice and publication costs;
- Costs of the independent environmental and infrastructure impact study required under Section [X].07;

- Costs of pre-construction ambient baseline measurements required under Section [X].03(F); and
- A 15% administrative reserve.

The City Auditor shall determine the required deposit amount in consultation with the Franklin County Board of Elections within 30 days of receiving a written request from the Applicant. Funds shall be held in escrow and may only be disbursed for referendum-related costs. Any unused funds shall be returned to the Applicant following the referendum election.

(B) Conduct Community Information Meetings — At least two public informational meetings, held on separate dates at least 30 days apart, within the City, at which the Applicant shall present the proposed development in plain language and accept written and oral questions from residents. Meetings shall be publicly noticed at least 14 days in advance.

(C) File a Complete Application — Including all information required by the City's zoning and development codes, plus all disclosures required under Section [X].07.

(D) Pay Annual Oversight Fee — Beginning with the first year of operations and annually thereafter, the Applicant shall pay to the City an Annual Oversight Fee in an amount set by City Council ordinance, sufficient to cover the City's ongoing costs of quarterly compliance review, Cumulative Change Log maintenance, Approved Measurement Roster administration, website publication requirements, and any other administrative obligations imposed on the City by this Article. The Annual Oversight Fee shall be scaled to the facility's approved peak electrical capacity and shall be reviewed by Council no less than every three years. Failure to pay the Annual Oversight Fee shall constitute a violation of this Article subject to the penalties of Section [X].12.

SECTION [X].07 — INDEPENDENT IMPACT STUDY

(A) As part of the referendum process, the Applicant shall fund, but shall have no control over the selection or findings of, an Independent Impact Study.

(B) Firm Selection — The City Administrator shall solicit competitive proposals from qualified independent firms pursuant to City purchasing policies and shall recommend a firm to City Council for approval. Council shall approve or reject the recommended firm within 30 days by majority vote. If Council rejects the recommendation, the City Administrator shall submit a new recommendation within 15 business days. No contract with an independent study firm shall be executed until Council approval is obtained. The Applicant shall have no role in firm selection, scope development, or communication with the firm except to provide requested data. All communications between the firm and the Applicant shall be routed through the City Administrator's office and shall be public records.

(C) Scope — The study shall address at minimum:

- Projected daily water consumption and impact on City water infrastructure;
- Projected electrical demand and impact on the regional grid;
- Assessment of projected noise, infrasound, light, and vibration impacts against the Community Impact Standards established in Section [X].03, including pre-construction ambient baseline measurements at all residential property lines and structures within one mile of the proposed facility boundary;
- Traffic impacts;
- Projected local employment, direct and indirect, with wage level analysis;
- Projected tax revenue versus infrastructure cost to the City; and
- Environmental impacts including stormwater, air quality, and heat island effects.

(D) The completed study shall be made publicly available on the City's website no less than 60 days before the referendum election date.

SECTION [X].08 — REFERENDUM ELECTION

(A) Upon completion of the requirements in Sections [X].06 and [X].07, and upon the City Law Director's issuance of a Threshold Determination confirming the project constitutes a Heavy Industrial Development, the City Auditor shall coordinate with the Franklin County Board of Elections to place the referendum on the next available general election ballot, provided it occurs no fewer than 90 days after the City Auditor's written certification that all pre-referendum requirements have been satisfied.

(B) The ballot question shall be stated in plain language, substantially as follows:

"Shall the City of Grove City approve the [Project Name], a [facility type] proposed by [Applicant] to be located at [address/location], consisting of approximately [acreage] acres, as more fully described in the Applicant's application on file with the City Clerk?"

☐ YES — I approve this development.

☐ NO — I do not approve this development.

(C) Only registered voters residing within the City of Grove City shall be eligible to vote.

(D) A majority of votes cast (50% + 1) shall be required for approval.

(E) All costs of the election shall be paid from the Referendum Fund established under Section [X].06.

SECTION [X].09 — EFFECT OF VOTE

(A) If the referendum passes — The City may proceed to consider the Applicant's development application through normal zoning and permitting processes. A referendum approval does not guarantee any City permit or approval; all other applicable City codes and standards remain in full force.

(B) If the referendum fails — No City approval of any kind shall be granted for the proposed development. The Applicant may not reapply for the same or a Substantially Similar Development for 24 months from the date of the election.

SECTION [X].10 — MATERIAL CHANGE REVIEW

(A) Baseline — A referendum approval is specific to the Applicant, the location, and the project description on file with the City Clerk at the time of the referendum. The approved project description shall constitute the Baseline and shall be permanently recorded with the City Clerk upon referendum certification.

(B) Change Notice Requirement — At least 30 days before implementing any proposed modification to an approved project, the Applicant shall submit a written Change Notice to the City Clerk describing the modification in detail. Failure to submit a Change Notice at least 30 days before implementation shall constitute a violation of this Article; provided, however, that if the Applicant submits the required Change Notice within 14 days after implementing the modification, the referendum approval shall not be voided pending the City Law Director's Materiality Determination under subsection (E). If the Change Notice is not submitted within that 14-day cure period, the referendum approval shall automatically be void.

(C) Cumulative Measurement — All thresholds below shall be measured against the original Baseline, not against any previously approved modification. The City Clerk shall maintain a running Cumulative Change Log as a permanent public record. When assessing any Change Notice, the Law Director shall calculate the total cumulative deviation from the Baseline across all prior modifications plus the proposed modification.

(D) Materiality Thresholds — A change shall be deemed material — requiring a new referendum — if the cumulative total of all modifications since the Baseline meets any of the following:

- Increases total project acreage by more than 10% from Baseline;
- Increases projected peak electrical demand by more than 10% from Baseline;
- Increases projected daily water consumption by more than 10% from Baseline;
- Changes the primary use or facility type from what was described at referendum;
- Relocates the primary facility footprint more than 500 feet from the Baseline location; or
- Transfers ownership or Operational Control to a different ultimate beneficial owner, as defined in Section [X].02(J).

(E) Materiality Determination — Upon receipt of a Change Notice, the City Law Director shall issue a written Materiality Determination within 20 business days. The determination shall be filed with the City Clerk as a public record. If the City Law Director fails to issue a Materiality Determination within 20 business days, the proposed change shall automatically be deemed material and a new referendum shall be required. The Applicant shall be notified in writing by the City Clerk of the automatic determination within 2 business days of the deadline passing.

(F) Continued Operations During Material Change Referendum — If the Law Director issues a Materiality Determination requiring a new referendum, the Applicant may continue to operate the facility at or below the most recently approved Baseline levels while the new referendum process is conducted. The Applicant shall not expand, increase capacity, or exceed Baseline operational levels during this period. Continued operation is conditioned on the Applicant filing the new referendum application within 30 days of the Materiality Determination. Failure to file within 30 days shall suspend all City approvals until the new referendum application is filed and deemed complete.

(G) Effect of Failed Material Change Referendum — If a material change referendum fails, the Applicant shall remain bound by the original Baseline or the last previously approved Baseline, whichever is more recent. The Applicant may continue operations at those approved levels. The failed referendum shall be treated as a rejection of the proposed expansion only and shall not affect the validity of the underlying approval. The

Applicant may not reapply for the same or a Substantially Similar material change for 24 months from the date of the failed election.

(H) Appeal of Materiality Determination — The Applicant may appeal a Materiality Determination to City Council within 30 days. Council shall hear the appeal within 45 days and decide by a vote of at least five (5) members. Council's decision is final.

SECTION [X].11 — QUARTERLY REPORTING AND COMPLIANCE

(A) Quarterly Reporting Requirement — Beginning the first full calendar quarter after Commencement of Operations, the Applicant shall submit a Quarterly Operations Report to the City Clerk no later than 30 days after the end of each calendar quarter. The report shall include at minimum:

- Actual peak electrical demand for the quarter, in megawatts;
- Actual average daily water consumption for the quarter, in gallons;
- Total acreage actively occupied or under development;
- Noise, infrasound, light, and vibration monitoring data measured in accordance with Section [X].03, conducted by a firm from the City's Approved Measurement Roster during the reporting quarter at all required measurement points;
- Any ownership, operational control, or corporate structure changes during the quarter; and
- A certification signed by a responsible officer of the Applicant that the information is accurate and complete under penalty of the violations provisions of Section [X].12.

All Quarterly Operations Reports shall be public records filed with the City Clerk.

(B) Compliance Review Procedure — Within 15 business days of receiving each Quarterly Operations Report, the City Administrator shall:

(1) Compare reported figures against the Baseline, the Community Impact Standards in Section [X].03, and the Cumulative Change Log;

(2) Issue a written Quarterly Compliance Certificate if the facility is operating within all Baseline thresholds and Community Impact Standards;

(3) Issue a written Early Warning Notice to the Applicant if any reported figure meets or exceeds 80% of any Baseline threshold or Community Impact Standard, to allow the Applicant to plan accordingly. An Early Warning Notice is not a violation and carries no penalty; or

(4) Refer the matter to the City Law Director for a Materiality Determination or enforcement action if any reported figure exceeds a Baseline threshold or Community Impact Standard.

(C) The City Administrator shall publish a summary of all Quarterly Compliance Certificates and Early Warning Notices on the City's public website within 5 business days of issuance.

(D) Default Rule — Failure to Act — If the City Administrator fails to issue a Quarterly Compliance Certificate, Early Warning Notice, or referral to the Law Director within 15 business days of receiving a Quarterly Operations Report, any Grove City resident may petition the City Law Director directly to conduct the compliance review. The Law Director shall complete the review within 10 business days of receiving such a petition. Additionally, the City shall conduct an independent annual audit of all active facilities' compliance status, funded by the Annual Oversight Fee, with results published on the City's website.

SECTION [X].12 — PENALTIES FOR VIOLATION

(A) Triggering Events — The following shall each constitute a violation of this Article:

- Exceeding a Baseline threshold or Community Impact Standard without first submitting a Change Notice;
- Transferring ownership or operational control without first submitting a Change Notice;
- Submitting a Quarterly Operations Report that is materially false or incomplete; or
- Failure to pay the Annual Oversight Fee when due.

(B) Immediate Stop-Work / Operational Cap Order — Upon determination of a violation, the City Law Director shall issue a written order immediately capping all operations at Baseline levels. The order is effective upon service and shall be filed with the City Clerk as a public record.

(C) Civil Fines — Escalating Schedule — Fines shall accrue per day for each day the violation continues after service of the Stop-Work/Operational Cap Order, calculated as follows:

Days Out of Compliance	Daily Fine
Days 1–7	\$25,000/day
Days 8–30	\$75,000/day
Days 31–60	\$150,000/day
Days 61–90	\$300,000/day
Day 91 and beyond	\$500,000/day

Fines shall be calculated cumulatively against the original Baseline. By way of illustration, a violation continuing for 95 days would accrue:

- 7 days × \$25,000 = \$175,000
- 23 days × \$75,000 = \$1,725,000
- 30 days × \$150,000 = \$4,500,000
- 30 days × \$300,000 = \$9,000,000
- 5 days × \$500,000 = \$2,500,000
- Total: \$17,900,000

(D) False Reporting Penalty — In addition to the escalating fine schedule, any Applicant that submits a Quarterly Operations Report that is materially false or incomplete shall be subject to a separate civil fine of \$50,000 per false or incomplete report. If the City Law Director determines that the false or incomplete reporting was knowing and willful, the matter shall be referred to the Franklin County Prosecutor for consideration of criminal charges. A pattern of late, false, or incomplete reports — defined as two or more within any 12-month period — shall be deemed a willful violation.

(E) Allocation of Fines — All fines collected under this Section shall be allocated as follows:

- 50% deposited into a dedicated Community Impact Fund, administered by the City Administrator under Council oversight, to be used exclusively for infrastructure improvements, environmental remediation, or community benefits in neighborhoods within one mile of the facility; and
- 50% deposited into the City's General Fund.

(F) Willful Violation Multiplier — If the City Law Director determines, based on Quarterly Reports or other evidence, that the Applicant had actual knowledge that it was at or above a Baseline threshold or Community Impact Standard and failed to submit a Change Notice or take corrective action, all applicable daily fines shall be multiplied by three (3). A pattern of late or incomplete Quarterly Reports shall be considered evidence of willful violation.

(G) Referendum Approval Suspension — All City approvals for the facility shall be suspended until the Applicant either:

- Returns to Baseline compliance and Community Impact Standard compliance, and pays all accrued fines in full; or
- Completes a new referendum and obtains voter approval.

(H) Ownership Transfer Without Notice — If ownership or Operational Control is transferred to a different ultimate beneficial owner without a Change Notice, all City approvals for the facility shall be suspended and shall not be recognized as valid as to the new owner unless and until a new referendum is completed and the development is approved. The new owner shall take the facility subject to all obligations of this Article, which run with the land under Section [X].13(C). Internal reorganizations qualifying under Section [X].02(J) shall not be subject to this subsection, provided the required written notice has been filed with the City Clerk.

(I) Injunctive Relief — In addition to civil fines, the City may seek injunctive relief in the Franklin County Court of Common Pleas to compel immediate operational reduction to Baseline levels and Community Impact Standard compliance.

(J) Appeal — The Applicant may appeal any Stop-Work or Operational Cap Order to City Council within 15 days. Council shall hear the appeal within 30 days. The Order remains in effect during the appeal period.

SECTION [X].13 — PERFORMANCE BOND AND DECOMMISSIONING FUND

(A) Performance Bond — As a condition of receiving any City approval following a successful referendum, the Applicant shall post a performance bond or provide equivalent financial security in a form and amount approved by the City Law Director and City Administrator. The bond shall be sufficient to cover:

- Estimated costs of full facility decommissioning and site remediation;

- Estimated costs of restoring affected infrastructure to pre-development condition; and
- A 25% contingency reserve.

(B) Decommissioning Fund — In addition to the performance bond, the Applicant shall establish and maintain a dedicated Decommissioning Fund, held in escrow with a financial institution approved by the City, funded at a level sufficient to cover full decommissioning costs as estimated by the independent firm selected under Section [X].07. The Decommissioning Fund shall be reviewed and, if necessary, increased every five years.

(C) Obligations Running With the Land — All obligations of this Article, including but not limited to compliance with Community Impact Standards, quarterly reporting, payment of fines, and maintenance of the Decommissioning Fund, shall run with the land and shall be binding upon all successors and assigns. Any deed or instrument transferring any interest in the facility or its property shall reference this Article and the obligations herein.

(D) Fund Structure — The Decommissioning Fund shall be established as a trust or escrow arrangement in which the City is named as a direct beneficiary, structured so that the City's access to fund assets does not depend on the Applicant's continued solvency or legal existence.

SECTION [X].14 — RESIDENT PRIVATE RIGHT OF ACTION

(A) Any Grove City resident shall have standing to file suit in the Franklin County Court of Common Pleas to compel enforcement of this Article if:

- A violation has been documented in a Quarterly Operations Report or by any independent measurement; and
- The City has failed to issue a Stop-Work/Operational Cap Order or otherwise initiate enforcement within 30 days of the documented violation.

(B) In any such action, a prevailing resident plaintiff shall be entitled to recover reasonable attorneys' fees and costs from the Applicant. The City shall not be liable for attorneys' fees in any action brought under this Section.

(C) Nothing in this Section shall limit the City's independent authority to enforce this Article at any time.

SECTION [X].15 — CONFLICT OF INTEREST

(A) Disclosure Requirement — Any City official, including the City Law Director, City Administrator, and any member of City Council, who has a financial relationship with an Applicant — including but not limited to employment, investment, contractual relationship, or family relationship with a principal of the Applicant — shall disclose that relationship in writing to the City Clerk within 5 business days of learning of the application. For purposes of this Section, "family relationship" means a relationship with the official's spouse or domestic partner, parent, child, sibling, or any member of the official's household.

(B) Recusal — Any City official with a disclosed financial relationship shall be recused from all decisions, determinations, and votes under this Article relating to the relevant Applicant. Recused officials shall have no role in the relevant proceedings and shall not communicate with other officials regarding the matter outside of public meetings.

(C) Violation — Failure to disclose a financial relationship or failure to recuse shall constitute a violation of this Article and shall render any decision made by the non-disclosing or non-recused official void and subject to rescission by City Council.

(D) Majority Conflict — If a majority of City Council members are required to recuse themselves from any decision, determination, or vote under this Article with respect to the same Applicant, the City Clerk shall certify that fact in writing and transmit the matter to the Franklin County Court of Common Pleas for appointment of a hearing officer to make the relevant determination in place of Council. The hearing officer's determination shall have the same legal effect as a Council decision under this Article. Costs of the hearing officer appointment shall be borne by the Applicant.

SECTION [X].16 — ANTI-CIRCUMVENTION

No approval process, zoning classification, overlay district, planned development agreement, or other City action shall be used to circumvent the requirements of this Article. Any annexation of land into the City that is proposed in connection with a Heavy Industrial Development shall be subject to this Article as if the land were already within City limits at the time of application.

No developer shall avoid the thresholds of this Article by artificially subdividing a project across multiple parcels, multiple legal entities, multiple phases, or multiple jurisdictions. The City Law Director shall look through the form of any transaction to its substance in making Threshold Determinations.

The City shall not recognize, credit, or give effect to any township-level approvals, permits, or entitlements obtained in anticipation of annexation for a development that would constitute a Heavy Industrial Development under this Article. No such township-level approval shall be relied upon by any Applicant to satisfy any requirement of this Article or any other City approval process.

SECTION [X].17 — AMENDMENT

This Article may only be amended or repealed by a vote of the people of Grove City at a general election. City Council shall have no authority to suspend, waive, or modify any provision of this Article by ordinance or resolution.

SECTION [X].18 — SEVERABILITY

If any provision of this Article is found invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

SECTION [X].19 — EXISTING FACILITY REGISTRATION AND EXPANSION REVIEW

(A) Purpose — This Section establishes a registration and baseline declaration process for facilities already operating within the City of Grove City at or above one or more of the thresholds of Section [X].02(A) at the time this Article takes effect. Because those facilities had no opportunity to obtain referendum approval before this Article existed, this Section protects them from retroactive application of the referendum requirement for their current operations, while ensuring that any substantial expansion is subject to full community review. Facilities operating below all thresholds at the time this Article takes effect are unaffected by this Article unless and until they independently meet or exceed a threshold, at which point they are treated as new applicants.

(B) Registration Requirement; Grandfathered Status — Any facility operating at or above one or more thresholds of Section [X].02(A) on the effective date of this Article may obtain grandfathered status by submitting a Baseline Declaration to the City Clerk within 180 days of this Article's effective date. Grandfathered status protects the facility from the referendum requirement for its current operations only. It is not a permanent exemption and does not authorize any expansion beyond the declared Baseline. A facility that does not file within the 180-day window forfeits any claim to grandfathered status and shall be subject to all requirements of this Article with respect to its ongoing operations and any future City approvals.

(C) Contents of Baseline Declaration — A Baseline Declaration shall include, at minimum, all of the following, measured as of the date of filing and certified under penalty of the violation provisions of Section [X].12 by a responsible officer of the facility:

- Current peak electrical demand, in megawatts;
- Current average daily water consumption, in gallons;
- Total acreage occupied or under active development;
- Primary facility type and description of operations; and
- Legal name and address of the operating entity and all entities holding Operational Control as defined in Section [X].02(J).

All Baseline Declarations shall be public records filed with the City Clerk. The City Clerk shall publish a registry of all filed Baseline Declarations on the City's website within 30 days of the close of the registration window.

(D) Effect of Registration; Deemed Baseline — Upon acceptance of a Baseline Declaration by the City Clerk, the declared metrics shall constitute the facility's official Baseline under Section [X].02(E). From the date of acceptance, the facility shall be subject to the Material Change Review process of Section [X].10 and the quarterly reporting requirements of Section [X].11 exactly as if it were an approved facility. Grandfathered status protects the facility from retroactive application of the referendum requirement for its existing operations only. It does not exempt the facility from any other provision of this Article, including the Community Impact Standards of Section [X].03, the penalty provisions of Section [X].12, or the anti-circumvention provisions of Section [X].16.

Regardless of whether a Baseline Declaration is filed, any facility operating at or above one or more thresholds of Section [X].02(A) on the effective date of this Article shall be required to submit Quarterly Operations Reports under Section [X].11 beginning with the first full calendar quarter after this Article's effective date. Quarterly reporting is an obligation of operation at threshold levels and is not contingent on registration. Grandfathered status under this Section provides protection from the referendum requirement only; it does not alter or reduce any reporting, compliance, or enforcement obligation under this Article.

Because grandfathered facilities are already operational at the time this Article takes effect, no pre-construction ambient baseline measurements exist for purposes of the Community Impact Standards of Section [X].03. Within 90 days of the close of the 180-day registration window, every facility that has filed a Baseline Declaration shall fund and facilitate a current ambient baseline measurement conducted by a firm selected by the City from the Approved Measurement Roster under Section [X].07. Measurements shall be taken at the facility's boundary and at the nearest occupied residential properties, in accordance with the measurement protocols of Section [X].03. The results of those measurements shall constitute the facility's permanent Community Impact Standards compliance reference standard in place of a pre-construction baseline. The cost of the measurement shall be borne entirely by the facility. Failure to cooperate with or fund the measurement within the 90-day window shall constitute a violation of this Article and shall result in forfeiture of grandfathered status.

(E) Substantial Expansion Triggers Referendum — Grandfathered status is frozen at the declared Baseline and is not a license to grow without limit. Any proposed modification that constitutes a material change under Section [X].10(D), measured cumulatively against the declared Baseline, shall trigger the full referendum requirement. The facility shall be treated as a new applicant for purposes of the expansion and shall comply with all requirements of this Article before any City approval for the expansion may be granted. By way of illustration: a facility that registered a Baseline of 30 megawatts may continue operating at 30 megawatts without restriction, but any proposed expansion that cumulatively exceeds the 10% materiality threshold of Section [X].10(D) requires a new referendum before that expansion may proceed.

(F) Failure to Register — A facility operating at or above a threshold on the effective date of this Article that does not file a Baseline Declaration within the 180-day window forfeits any claim to grandfathered status. Such a facility shall be subject to all provisions of this Article as if it were a new applicant, including the referendum requirement for any City approval sought after the close of the registration window. Failure to register shall not itself be penalized; the consequence is loss of the protection, not an affirmative penalty.

(G) False or Inaccurate Baseline Declaration — A Baseline Declaration that materially understates any metric shall be treated as no declaration at all. If the City Law Director determines, based on subsequent Quarterly Operations Reports or other evidence, that a Baseline Declaration was materially inaccurate at the time of filing, the facility's grandfathered status shall be revoked and the facility shall be subject to all requirements of this Article as if no declaration had been filed. A knowing and willful false declaration shall additionally be subject to the false reporting penalties of Section [X].12(D).

Date: 08-12-26
Introduced: Mr. Holt
Committee: Admin./Rules
Originated By: Law Dir.
Approved: Mr. Boso
Emergency: 30 Days:
Current Expense:

No.: C-32-26
1st Reading: 08-17-26
Public Notice:
2nd Reading:
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-32-26

A RESOLUTION OPPOSING THE PROPOSED “COMMUNITY CONSENT AMENDMENT”
TO THE CHARTER OF THE CITY OF GROVE CITY, OHIO, DUE TO THE IMPACT IT
WILL HAVE ON CHURCHES, PARKS, BUSINESSES, AND RESIDENTIAL
DEVELOPMENT IN THE CITY AND THE ABILITY OF THE CITY TO PROVIDE
ESSENTIAL SERVICES AND AMENITIES TO OUR RESIDENTS

WHEREAS, it is imperative that the Citizens of Grove City understand the radical nature and consequences of the proposed change to the Charter of the City of Grove City, Ohio and the effect it will have on the future of the City; and

WHEREAS, the proposed Charter amendment imposes undue burden on businesses and individual property owners and circumvents elected officials’ capacity to govern; and

WHEREAS, the proposed Charter amendment tramples on property rights and has far-reaching impacts on properties with no association to data centers, including, but not limited to, schools, parks, residential, farms, and the hospital; and

WHEREAS, the largest manufacturer of medical gloves used for healthcare in the United States, employing over 300 people in their Grove City facility, has already threatened litigation over the proposed Charter amendment due to the impact it will have on their business; and

WHEREAS, the City’s Law Director has identified many legal risks that would be caused by the proposed Charter amendment.

NOW THEREFORE, the City of Grove City will endeavor to inform the public of the absurd impacts the proposed Charter amendment will create.

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

SECTION 1: In preparation for the November 3, 2026 election, Council encourages all Grove City voters to read:

- * The proposed Charter amendment in full and consider the implications the proposed Charter amendment will have on the City before making an informed vote.
- * The legal analysis of the proposed Charter amendment prepared by the Law Director for the City of Grove City, Ohio.

SECTION 2: A healthy democracy relies on citizens' participation in the electoral process, and Council encourages all Grove City voters to exercise their right to vote as provided under the U. S. Constitution and the Ohio Constitution.

SECTION 3: This Resolution is not intended to directly or indirectly benefit any person, group or entity. The sole purpose of this legislation is for the City of Grove City, as a Home Rule City that has adopted a Charter under Article XVIII of the Ohio Constitution, to express its opinion under the First Amendment of the U.S. Constitution and inform its residents of the impacts the proposed Charter Amendment will create.

SECTION 4. 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