

ORDINANCE C-18a-99

AN ORDINANCE TO AMEND CHAPTER 1101 OF THE CODIFIED ORDINANCES OF GROVE CITY, OHIO, TITLED DEVELOPMENT STANDARDS

WHEREAS, the City's Urban Forester, has reviewed Chapter 1136 - Landscaping, of the Codified Ordinances of Grove City, Ohio to further refine the procedures contained therein; and

WHEREAS, upon his review, it was found and determined that it is necessary to make certain amendments to Chapter 1101 so that both chapters correspond with each other; and

WHEREAS, on March 23, 1999, the Planning Commission recommended approval of the proposed amendments.

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

SECTION 1. Section 1101.09, titled Development Fee IS HEREBY AMENDED TO read as shown in Exhibit "A".

SECTION 2. Sections 1101.10(a) & (d) which read:

- (a) No lot, parcel or tract shall be transferred from the proposed development nor shall any construction work on such development, including grading, be started that may affect the arrangements of public streets or other public improvements until the owner has obtained the necessary approvals of the Construction and Grading Plans;
- (d) The Engineer shall be notified in writing three days before any construction is to begin;

IS HEREBY AMENDED TO READ:

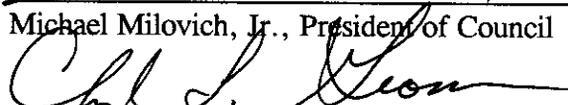
- (a) No lot, parcel or tract shall be transferred from the proposed development nor shall any construction work on such development, including tree removal and grading, be started that may affect the arrangements of public streets or other public improvements until the owner has obtained the necessary approvals of the Construction and Grading Plans and obtained the necessary tree removal approvals from the Service Director, his designee or the Urban Forester;
- (d) The Engineer shall be notified in writing three days before any construction is to begin. The Service Director, his designee or the Urban Forester shall be notified in writing three business days before any tree removal is to begin;

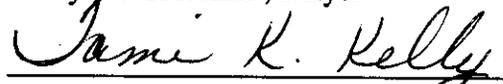
SECTION 3. This ordinance shall take effect at the earliest opportunity allowed by law.

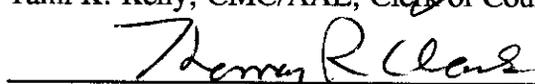
Passed: 7-6-99
Effective: 8-5-99

Attest:


Michael Milovich, Jr., President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, CMC/AEE, Clerk of Council


Thomas Clark, Director of Law

I Certify that this ordinance is correct as to form.

C-18-99
EXHIBIT "A"

1101.09 DEVELOPMENT FEES.

- (a) **Recreation Development Fees.** In addition to the fees and deposits required by other sections of the Codified Ordinances, a Recreation Development fee shall be paid by the developer in accordance with the following schedule:
- (1) For each single-family dwelling constructed in:
1990 - \$125.00 1991 - \$150.00 1992 - \$175.00 1993 - \$200.00
 - (2) For each unit in a multifamily dwelling constructed in:
1990 - \$125.00 1991 - \$150.00 1992 - \$175.00 1993 - \$200.00
(Ord. C109-89. Passed 12-18-89.)
 - (3) For each office, commercial or industrial development: two hundred dollars (\$200.00) per acre of the development plus two cents (2~) per square foot for all buildings within the development. The minimum fee for each office, commercial or industrial development shall be two hundred dollars (\$200.00).
 - (4) No fee shall be imposed for any alteration, addition or modification to an existing dwelling, except that at such time as an existing office, commercial or industrial building is altered, enlarged or modified to provide additional floor area, the foot fees as established in subsection (a)(3) hereof shall be collected for additional floor area.
 - (5) At such time as an existing dwelling is changed to office, commercial or industrial use, the fees as described in subsection (a)(3) hereof shall be paid. (Ord. C37-81. Passed 8-3-81.)
- (b) The fees so collected shall be deposited in a Recreation Development Capital Improvements Fund for use in helping to construct, erect, purchase or otherwise obtain or upgrade parks and recreational facilities. (Ord. C60-73. Passed 8-6-73.)
- (c) Credit toward the development fee may be given to the owner of any lot, parcel or tract of ground for any land that is deeded by such owner in fee simple to the City for park and recreational uses. Such credit shall:
- (A)(1) Be based on the average per acre purchase price paid by the owner of the entire lot, parcel or tract that the proposed park and recreational land is a part of.
 - (B)(2) Be subject to transfer of the land to the City in fee simple with all assessments and taxes paid and free of all other liens and encumbrances other than utility easements which do not interfere with the use of the land for recreational purposes.
 - (C)(3) Be made upon the acceptance by the City of the land for park and recreational use in accordance with the provisions of this section.
 - (D)(4) Not exceed the development fee due on the lot, parcel or tract for which such credit is requested by the owner and approved by the City.
 - (E)(5) Be subject to the stipulation that in order for any paid development fees to be eligible for reimbursement because of an impending acceptance by the City of park and recreational land, the impending eligibility of any fees must be identified to the City in writing by the owner or his agent at the time such fees are paid.
 - (F)(6) Be subject to the signing of an agreement between the City and the owner concerning the terms and land affected by the acceptance of the park and recreational land.
 - (G)(7) Be subject to the understanding that any offer by such owner does not bind the City to accept such offer and the City's acceptance is not final until a written agreement is executed by the City and the owner, the transfer is recorded by the County Recorder and the land has been dedicated to public use. (Ord. C63-76. Passed 8-2-76.)
- (b) **Urban Forestry Fees.** In addition to the fees and deposits required by the Codified Ordinances, an Urban Forestry fee shall be paid by the builder in accordance with the following schedule:
- (1) For all newly developed single family residential lots: \$400.00 per lot.
 - (2) The fees so collected shall be deposited in the Community Environment Fund for the exclusive use of purchasing, planting, replacement and maintenance of trees and administration of the urban forestry program.