

**GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA**

March 02, 2015

6:30 Caucus

7:00 – Reg. Meet.

FINANCE: Mr. Bennett

Ordinance C-10-15 Appropriate \$36,900.00 from the General Fund for the Current Expense of purchasing Video Equipment and Professional Services for Public Meetings. Second reading and public hearing.

SERVICE: Ms. Lanese

Resolution CR-03-15 Promoting Transparency in Government by Requiring that the Audio Recordings for all regular Council Meetings be made available to the public on the City's Website.

LANDS: Ms. Klemack-McGraw

Ordinance C-04-15 Approve an R-1 Zoning Classification for 5.92 acres located West of Elm St. upon its Annexation to the City. Second reading and public hearing.

Ordinance C-05-15 Approve the Rezoning of 4074 Gladman Ave. from R-2 to PSO. Second reading and public hearing.

Ordinance C-06-15 Approve the Rezoning of 4483 and 4895 Hoover Rd. from R-1 to PUD-R. Second reading and public hearing.

Ordinance C-11-15 Accept the Annexation of 5.923 acres located West of Elm Street and at Midland Street to the City of Grove City. Second reading and public hearing.

Ordinance C-12-15 Authorize the City Administrator to enter into an Agreement with Hoover Park Homeowners Association Inc. for the Extension and Maintenance of a Bike Path. Second reading and public hearing.

Ordinance C-13-15 Amend Section 1138.05(B) & (C) of the Codified Ordinances titled Procedures for Architectural Review and Approval; Certificate of Appropriateness Required. Second reading and public hearing.

Ordinance C-14-15 Amend Ord. C-92-07, approving a Special Use Permit for a U-Haul Truck Rental Service for Grove City Marathon located at 4441 Broadway. Second reading and public hearing.

Ordinance C-16-15 Accept the Annexation of 0.981 acres located at 4338 Hoover Road to the City of Grove City. First reading.

Resolution CR-09-15 Approve the Dev. Plan for The Courtyards on Hoover located at 3883 - 4895 Hoover

New Business: Marty Sapperstein Business Survey

ON FILE: Minutes of: Feb.17 – Council Meeting

Date: 02/11/15
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Berry
Approved: _____
Emergency: 30 Days: _____
Current Expense: XX

No.: C-10-15
1st Reading: 2/17/15
Public Notice: 2/19/15
2nd Reading: 3/02/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-10-15

AN ORDINANCE TO APPROPRIATE \$36,900.00 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF PURCHASING OF VIDEO EQUIPMENT AND PROFESSIONAL SERVICES FOR PUBLIC MEETINGS

WHEREAS, the Council encourages the involvement, participation, and input of the entire community of its proceedings; and

WHEREAS, due to the busy lives of our citizens it can be very difficult to attend Council meetings and special meetings of Council; and

WHEREAS, we are in a technological age that allows video to be made available to the citizens of its Council meetings and the issues before the City; and

WHEREAS, this Council values community input and participation; and

WHEREAS, it is this Council's continued goal to educate the public and ensure access to its Council Members; and

WHEREAS, this Council strives to make information easy and readily available to the public in a form that best conveys the public meetings.

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

SECTION 1. There is hereby appropriated \$7,900.00 & \$29,000.00 from the unappropriated monies of the General Fund to account #541000 and #57400 respectively, for the Current Expense of purchasing video professional services and equipment & installation.

SECTION 2. 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. Keely, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

Stephen J. Smith, Director of Law

Date: 01/26/15
Introduced By: Ms. Lanese
Committee: Service
Originated By: Ms. Lanese
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-03-15
1st Reading: 02/02/15
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

*Postponed
to 2/17/15
3/02/15*

RESOLUTION CR-03-15

**A RESOLUTION PROMOTING TRANSPARENCY IN GOVERNMENT BY
REQUIRING THAT THE AUDIO RECORDINGS FOR ALL REGULAR COUNCIL
MEETINGS BE MADE AVAILABLE TO THE PUBLIC ON THE CITY'S WEBSITE**

WHEREAS, the City records all of its Council regular meetings and these recordings are used to prepare the official minutes for the meeting; and

WHEREAS, while these recordings are not the official minutes, they do contain valuable information that would provide insight into the City's decision making process; and

WHEREAS, the City and this Council believe that greater transparency in the decision making process will encourage more public participation and strengthen the public trust.

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

SECTION 1. This Council hereby requires that audio recordings taken for all regular Council meetings be maintained in a manner that is consistent with the City's retention schedule and be made available to the public on the City's website.

SECTION 2. 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: 01/13/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-04-15
1st Reading: 01/20/15
Public Notice: 01/22/15
2nd Reading: 03/02/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-04-15

AN ORDINANCE APPROVE AN R-1 ZONING CLASSIFICATION FOR
A 5.92+ ACRE PARCEL LOCATED WEST OF ELM STREET
UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

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 zoning classification of certain premises, upon its annexation to the City, hereinafter described; and

WHEREAS, the Planning Commission approved the R-1 Zoning Classification request on January 06, 2015; and

WHEREAS, a copy of the annexation, together with a map and zoning classification request and the recommendation 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 shall be given a zoning classification of R-1, Single Family Residential, upon its annexation to the City of Grove City, Ohio:

Situated in the State of Ohio, County of Franklin, City of Grove City and being part of an original tract of land containing 29.93 acres in Survey No. 1338, Virginia Military Lands and described in Deed Book 628, Page 290, 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-04-15

523593

EXHIBIT "A"

Situated in the County of Franklin, in the State of Ohio, and in the township of Jackson and bounded and described as follows:

FILED #3
FEB 28 2008
LAWRENCE A. BELSKIS
PROBATE JUDGE

Being part of an original tract of land containing 29.93 acres in Survey No. 1388, Virginia Military Lands and described in Deed Book 628, page 290, Recorder's Office, Franklin County, Ohio, reference to which is hereby made, and more particularly described as follows: Beginning at an iron pipe at the southeast corner of a tract of land, containing 4.037 acres, more or less, conveyed by Frank E. Smith and Emma Smith, his wife, to Hobart L. Bruckelmeyer and Marian J. Bruckelmeyer, by deed recorded in Deed Book 1265, page 95, Recorder's Office, Franklin County, Ohio, reference to which is hereby made, being 566.8 feet east from the center line of Demorest Road; Thence S. 89 deg. 05 min. E. 566.8 feet to an iron pipe; thence N. 21.08 feet to an iron pipe; thence S. 89 deg. -05 min. E. 357.5 feet to an iron pipe located on the alley line; thence N. 23 min. W. with the west line of the alley 288.92 feet to a point, being the northeast corner of said 29.93 acres tract; thence along the north line of said tract N. 83 deg. -05 min. W. 922.8 feet to a point, being the northeast corner of said tract conveyed to Hobart L. Bruckelmeyer and Marian J. Bruckelmeyer; thence south along the east line of said tract 310 feet to the place of beginning, containing 6.41 acres more or less.

Excepting, therefrom, however, the following:

Virginia Military Survey Number 1388, and being part of a 6.41 acre tract deed to Charles W. Fletcher in Deed Book 1403, Page 531, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

031C
All of
(160)
971

Commencing at the intersection of the centerline of Demorest Road with the centerline of Grove City Road;

Thence along the centerline of said Demorest Road, North 1 degree 47 minutes East, a distance of 1,128.4 feet to the northwesterly corner of the Ohio Conference Association of Seventh Day Adventists 4.037 acre tract (Deed Book 2279, Page 187) and at the southwesterly corner of the Beulah Park Jockey Club, Inc. 8.12 acre tract (Deed Book 989, Page 263, Tract #2);

Thence along the northerly line of said 4.037 acre tract and along the southerly line of said 8.12 acre tract, South 89 degrees 05 minutes East, a distance of 566.8 feet to the northeasterly corner of said 4.037 acre tract and at the northwesterly corner of said 6.41 acre tract and the true point of beginning of this description;

Thence along the northerly line of said 5.41 acre tract and along the southerly line of said 8.12 acre tract and along the southerly line of the Beulah Park Jockey Club, Inc., 8.53 acre tract (Deed Book 989, Page 263, Tract #1), South 89 degrees 05 minutes East, a distance of 922.8 feet to the northeasterly corner of said 6.41 acre tract and in the westerly line of an alley 10 feet wide;

Thence along the easterly line of said 6.41 acre tract and along the westerly line of said 10 foot wide alley, South 1 degree 35 minutes West, a distance of 23.0 feet to an iron pin;

Thence across said 6.41 acre tract and parallel to the northerly line of said 6.41 acre tract, North 89 degrees 05 minutes West, a distance of 922.88 feet to an iron pin in the westerly line of said 6.41 acre tract and in the easterly line of said 4.037 acre tract;

Thence along the westerly line of said 6.41 acre tract and along the easterly line of said 4.037 acre tract, North 1 degree 47 minutes East, a distance of 23.0 feet to the place of beginning, containing 0.487 acres, subject however to all legal easements and restrictions and leases of record and of public records in respective utility offices and all bearings used are for the determination of angles only.

Parcel #160-000971-00

DESCRIPTION VERIFIED
DEAN C. RINGLE, P.E.P.S.
BY: *DRB*
DATE: *2/25/08*
4-2-08

C-04-15

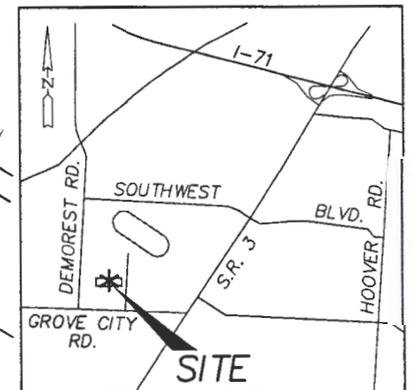


ANNEXATION PLAT

FROM JACKSON TWP. TO THE CITY OF GROVE CITY
V.M.S. 1388
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

LOCATION MAP

(NOT TO SCALE)



LAT 39°53'05"N LON 83°06'14"W

LEGEND

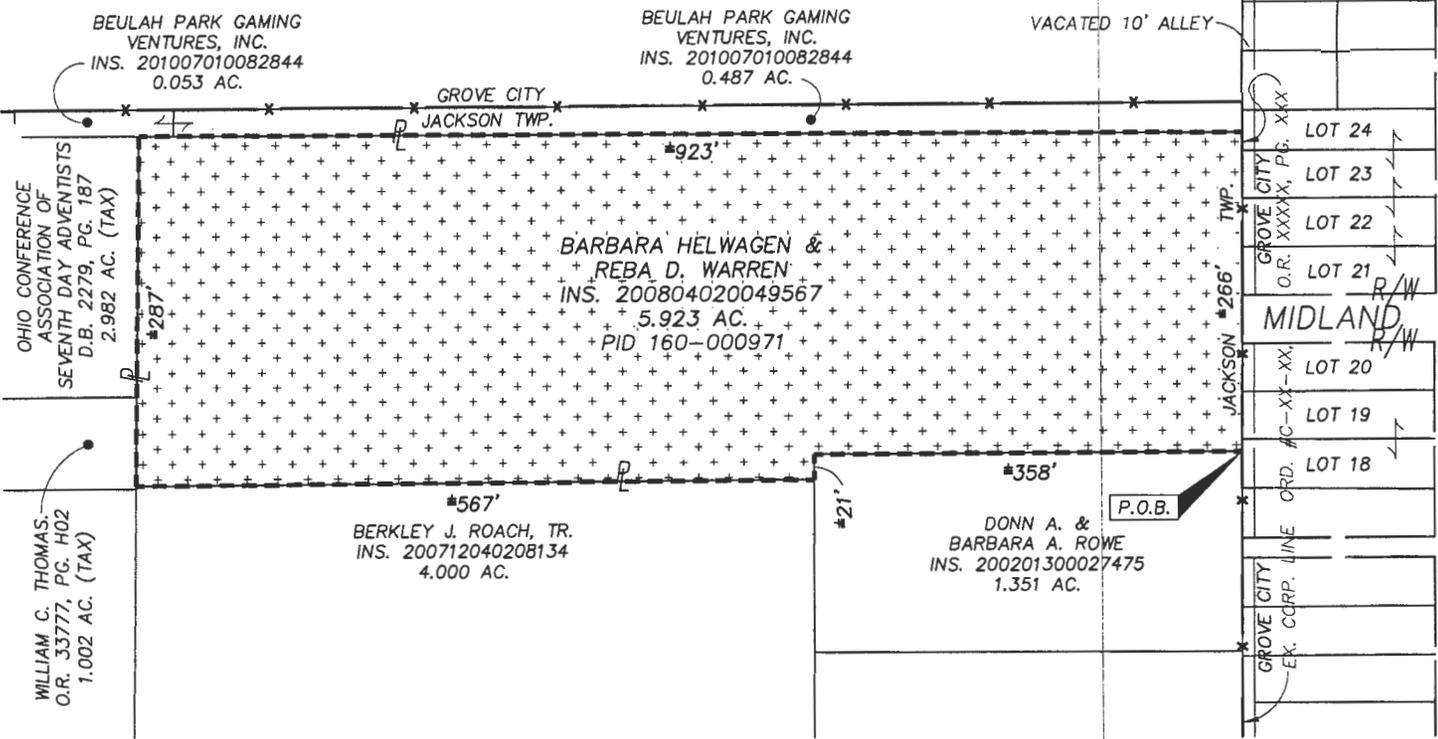
- x — = EX. CORP. LINE
- - - - = PROPOSED GROVE CITY CORP. LINE

SUBJECT PROPERTY IS NOT CURRENTLY ASSIGNED A STREET ADDRESS.

LOT NUMBERS REFERENCED TO THE PLAT "SMITH'S ADDN TO BEULAH", OF RECORD IN P.B. 5, PG. 310.

THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 2421 FT., OF WHICH 266 FT. IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 11.0% OF PERIMETER CONTIGUITY.



OHIO CONFERENCE OF SEVENTH DAY ADVENTISTS
D.B. 2279, PG. 187
2.982 AC. (TAX)

WILLIAM C. THOMAS,
O.R. 33777, PG. H02
1,002 AC. (TAX)

ADJOINING OWNERSHIP

- | | | | |
|---|---|--|--|
| LOT 18
TIMOTHY L. & BRENDA J. SMITH
INS. 201302120025162 | LOT 19
TIMOTHY L. & BRENDA J. SMITH
INS. 201302120025161 | LOT 20
STEPHANIE R. CASINO
INS. 200210020246874 | LOTS 21-24
BEULAH PARK GAMING VENTURES, INC.
INS. 201007010082844 |
|---|---|--|--|

PRELIMINARY

DRAWING PREPARED BY:
WESTERVILLE LAND SURVEYING
90 E. COLLEGE AVE.
WESTERVILLE, OH 43081
(614) 899-2209

DRAWING NAME:14273AN.DWG

DATE:
JOB No.: 14-273
CLIENT: Mr. Thomas Clark, Esq.

BY
OHIO PROFESSIONAL SURVEYOR No. 7711

Kelly, Tami

From: Thomas R. Clark [tclark@clarkandwaughlaw.com]
Sent: Tuesday, February 24, 2015 3:31 PM
To: Kelly, Tami

Tammy:

As we discussed last week, I would request that the second reading on the zoning ordinance for Grove City Dental on Gladman Ave. be moved to March 16 ,2015. We would like to have both the development plan and zoning be considered at the same meeting. I have been told that the revised development plan will be filed with the planning commission by Thurs. of this week, to be heard on March 3,2015.

Thanks for all your help.

Tom Clark

Click [here](#) to report this email as spam.

Date: 01/13/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: C-05-15
1st Reading: 01/20/15
Public Notice: 01/22/15
2nd Reading: 03/02/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-05-15

AN ORDINANCE APPROVING THE REZONING OF 4074 GLADMAN AVENUE FROM R-2 TO PSO

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

WHEREAS, the Planning Commission approved the rezoning on January 6, 2015; 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 R-2 to PSO:

Situated in the State of Ohio, County of Franklin, City of Grove City and being Lot Number 25 of Gladman Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 24, Page 72, *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-05-15
"Exhibit A"

200903060031710
Pg 1 \$28.00 T2009003684
03/06/2009 2:19PM R.BOWSHER
Robert S. Bowsheer
Franklin County Recorder

SURVIVORSHIP DEED

KNOW ALL PERSONS BY THESE PRESENTS: that Seymour L. Williams and Connie S. Williams, Husband and Wife, of Franklin County, Ohio, for valuable consideration paid, grant to Seymour L. Williams and Connie S. Williams, husband and wife, for their joint lives, remainder to the survivor of them, whose tax mailing address is the following REAL PROPERTY:

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

Being Lot Number Twenty-five (25), of GLADMAN ADDITION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 24, Page 72, Recorder's Office, Franklin County, Ohio.

Except taxes and assessments, and subject to conditions, restrictions, and easements of record, if any.

Parcel No. 040-002179
Address: 4074 Gladman
Prior Ref: D.B. 3188, page 648

Signed and acknowledged by Grantors this 4 day of March, 2009.

Seymour L. Williams
Seymour L. Williams
Connie S. Williams
Connie S. Williams

State Ohio
County of Franklin: ss

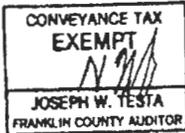
BE IT REMEMBERED, that on this 4 day of March, 2009, before me a Notary Public, in and for said County and State, personally came, Seymour L. Williams and Connie S. Williams, Husband and Wife, the Grantors in the foregoing Deed, and acknowledged the signing hereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my notary seal on the day and year last aforesaid.

[Signature]
Notary Public

Prepared By: Stephen J. Bowsheer, Attorney
4030 Broadway, Grove City, Ohio 43127

STEPHEN J. BOWSHEER, ATTORNEY AT LAW
FRANKLIN COUNTY, OHIO
My Commission Expires: 03/03/2010



TRANSFER #8
NOT NECESSARY

MAR 06 2009

JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

Exhibit B

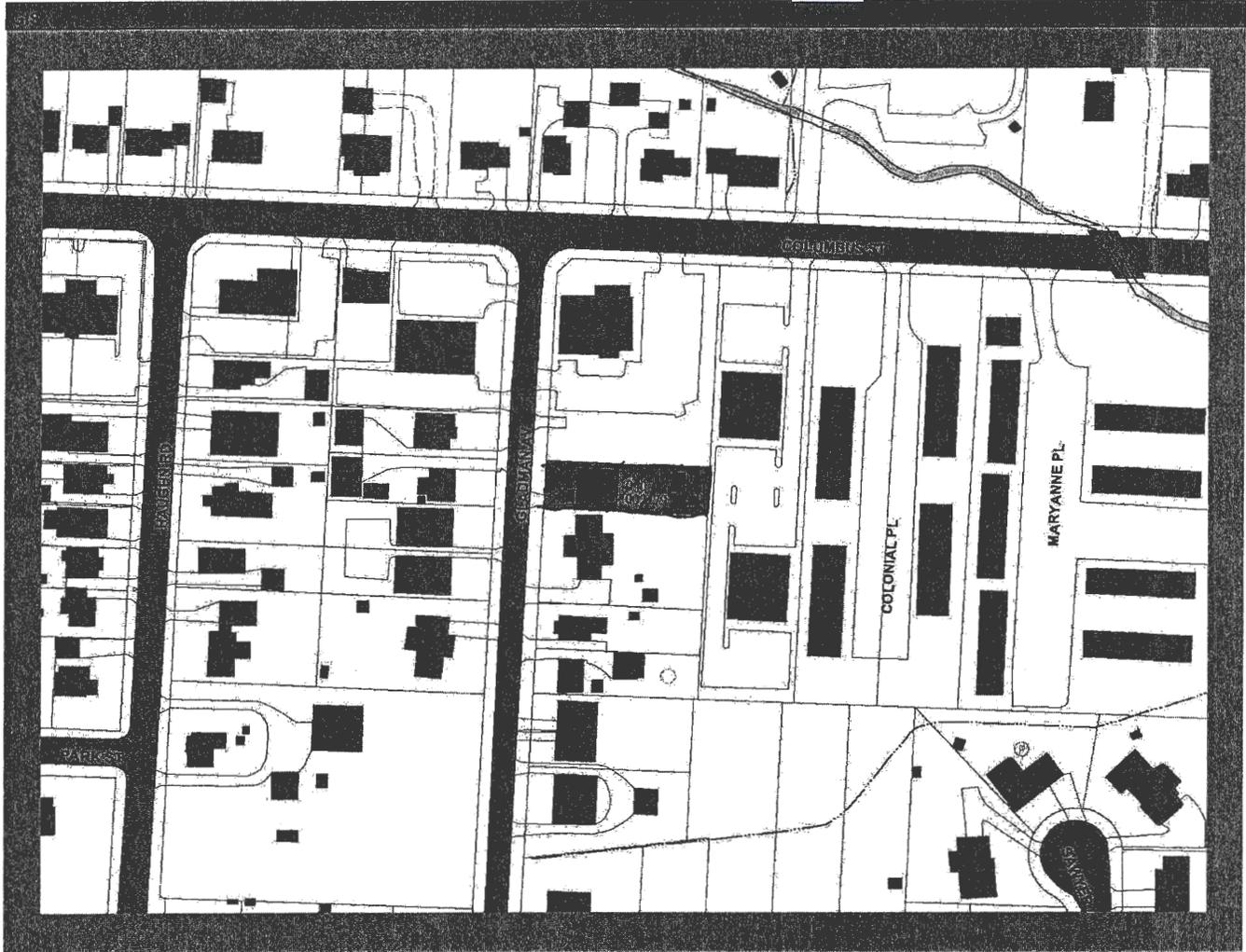
Property Report

Parcel ID
040-002179-00

Map Routing No
040-M086HH -027-00

Card No
1

Location
4074 GLADMAN AV



This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

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

Date: 01/13/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-06-15
1st Reading: 01/20/15
Public Notice: 01/22/15
2nd Reading: 03/02/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-06-15

AN ORDINANCE APPROVING THE REZONING OF 4483 and 4895 HOOVER ROAD FROM R-1 TO PUD-R

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

WHEREAS, the Planning Commission approved the rezoning on January 6, 2015; 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 R-1 to PUD-R:

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey 1383, being all of the remainder of that 01844 acre tract conveyed to Emery F. Pestel and Carolyn Kay Pestel by deed in Deed Book 3461, Page 274, *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-06-15

**ZONING DESCRIPTION OF
19.52 ACRES**



Situate in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey 1383, being all of the remainder of that 0.844 acre tract conveyed to Emery F. Pestel and Carolyn Kay Pestel by deed of record in Deed Book 3461, Page 274, all of the remainder of that 0.844 acre tract conveyed to Emery F. Pestel and Carolyn Kay Pestel by deed of record in Official Record 20186J10 and all of the remainder of that 18.4151 acre tract conveyed to Emery F. Pestel by deed of record in Instrument Number 200301170018535, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at an angle point in the westerly right-of-way line of Hoover Road, being the common corner of the remainder of said 18.4151 acre tract and that 0.579 acre tract conveyed to City of Grove City, Ohio by deed of record in Instrument Number 200309020276102, being in the northerly line of that portion of Hoover Road as dedicated by "Margie's Cove Section 1", a subdivision plat of record in Plat Book 105, Page 15;

Thence with the perimeter of said grantor's tracts, the following courses and distances:

North 87°11'39" West, with the northerly line of said "Margie's Cove Section 1", a distance of 1034.49 feet to a point at the southeasterly corner of "Hoover Crossing Section 9 Part 2", a subdivision of record in Plat Book 117, Page 61;

North 04°06'35" East, with the easterly line of said "Hoover Crossing Section 9 Part 2", "Hoover Crossing Section 3", a subdivision of record in Plat book 77, Page 16, and "Hoover Crossing Section 1", a subdivision of record in Plat Book 74, Page 99, a distance of 879.70 feet to a point;

South 87°10'20" East, with a southerly line of said "Hoover Crossing Section 1", a distance of 784.16 feet to a point at the northwesterly corner of that 0.8437 acre tract conveyed to Neal A. Mathias and Dorothy J. Mathias by deed of record in Official Record 32080E16;

South 04°45'21" West, with the westerly line of said 0.8437 acre tract and that 0.844 acre tract conveyed to Neal A. Mathias and Dorothy Mathias by deed of record in Instrument Number 200006190120542, a distance of 240.00 feet to a point;

South 85°14'30" East, with the southerly line of said 0.844 acre tract (Mathias), a distance of 260.02 feet to a point in the westerly line of said 0.579 acre tract; and

South 04°44'57" West, with said westerly line, a distance of 630.82 feet to the POINT OF BEGINNING, containing 19.52 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Date: 02/11/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Clerk
Approved:
Emergency: 30 Days: X
Current Expense:

No.: C-11-15
1st Reading: 02/17/15
Public Notice: 02/19/15
2nd Reading: 03/02/15
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE NO. C-11-15

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 5.923± ACRES LOCATED WEST OF ELM STREET AND AT MIDLAND STREET IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 5.92± acres, more or less, in Jackson Township was duly filed by Barbara Helwagen and Reba D. Warren; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on December 02, 2014; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on December 10, 2014.

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

SECTION 1. The proposed annexation, as applied for in the petition of Barbara Helwagen & Reba . Warren being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on October 28, 2014 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on December 02, 2014, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 1388. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be R-1, Single Family Residential, as approved by Ord. C-04-15, and shall be placed in Ward 1. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

Passed:

RECEIVED

OCT 23 2014

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

C-11-15
Exhibit A
ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE

DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By BR Date 10/23/14

October 23, 2014

**PROPOSED ANNEXATION OF 5.923 ACRES
WEST OF ELM STREET, NORTH OF GROVE CITY ROAD**

FROM: JACKSON TOWNSHIP

TO: THE CITY OF GROVE CITY, OHIO

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 1388, and being all of that 5.923 acre tract as described in a deed to Barbara Helwagen and Reba D. Warren, of record in Instrument Number 200804020049567, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio, and being 5.923 acres more particularly described as follows:

Beginning at the southeast corner of said 5.923 acre tract, at the northeast corner of that 1.351 acre tract as described in a deed to Donn A. and Barbara A. Rowe, of record in Instrument Number 200201300027475, in the westerly line of that 10 foot wide vacated alley, originally shown on the plat "Smith's Addn to Beulah", of record in Plat Book 5, Page 310, in the existing corporation line of the City of Grove City as established by annexation plat of record in Plat Book 15, Page 17 and text of record in Miscellaneous Record 17, Page 464;

Thence in a westerly direction, along a common line between said 5.923 acre and said 1.351 acre tracts, leaving said existing corporation line, a distance of approximately 358 feet to a point at the northwest corner of said 1.351 acre tract;

Thence in a southerly direction, along a common line between said 5.923 acre and said 1.351 acre tracts, a distance of approximately 21 feet to a point at a southeast corner of said 5.923 acre tract, the northeast corner of that 4.000 acre tract as described in a deed to Berkley J. Roach, Trustee, of record in Instrument Number 200712040208134;

Thence in a westerly direction, along the common line between said 5.923 acre and said 4.000 acre tracts, a distance of approximately 567 feet to a point at the southwest corner of said 5.923 acre tract, in the easterly line of that 1.002 acre (tax) tract as described in a deed to William C. Thomas, of record in Official Record 33777, Page H02;

Thence in a northerly direction, along the westerly line of said 5.923 acre tract, partially along the easterly line of said 1.002 acre tract and partially along the easterly line of that 2.982 acre (tax) tract as described in a deed to Ohio Conference Association of Seventh Day Adventists, of record in Deed Book 2279, Page 187, a distance of approximately 287 feet to a point at the northwest corner of said 5.923 acre tract, a northeast corner of said 2.982 acre tract, in the southerly line of that 0.053 acre tract as described in a deed to Beulah Park Gaming Ventures, Inc., of record in Instrument Number 201007010082844;

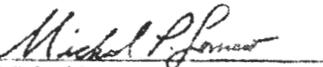
Thence in an easterly direction, along the northerly line of said 5.923 acre tract, partially along the southerly line of said 0.053 acre tract and partially along the southerly line of that 0.487 acre tract as described in a deed to Beulah Park Gaming Ventures, Inc., of record in Instrument Number 201007010082844, a distance of approximately 923 feet to a northeast corner of said 5.923 acre tract, in the westerly line of said vacated 10 foot alley, returning to said existing corporation line;

(continued)

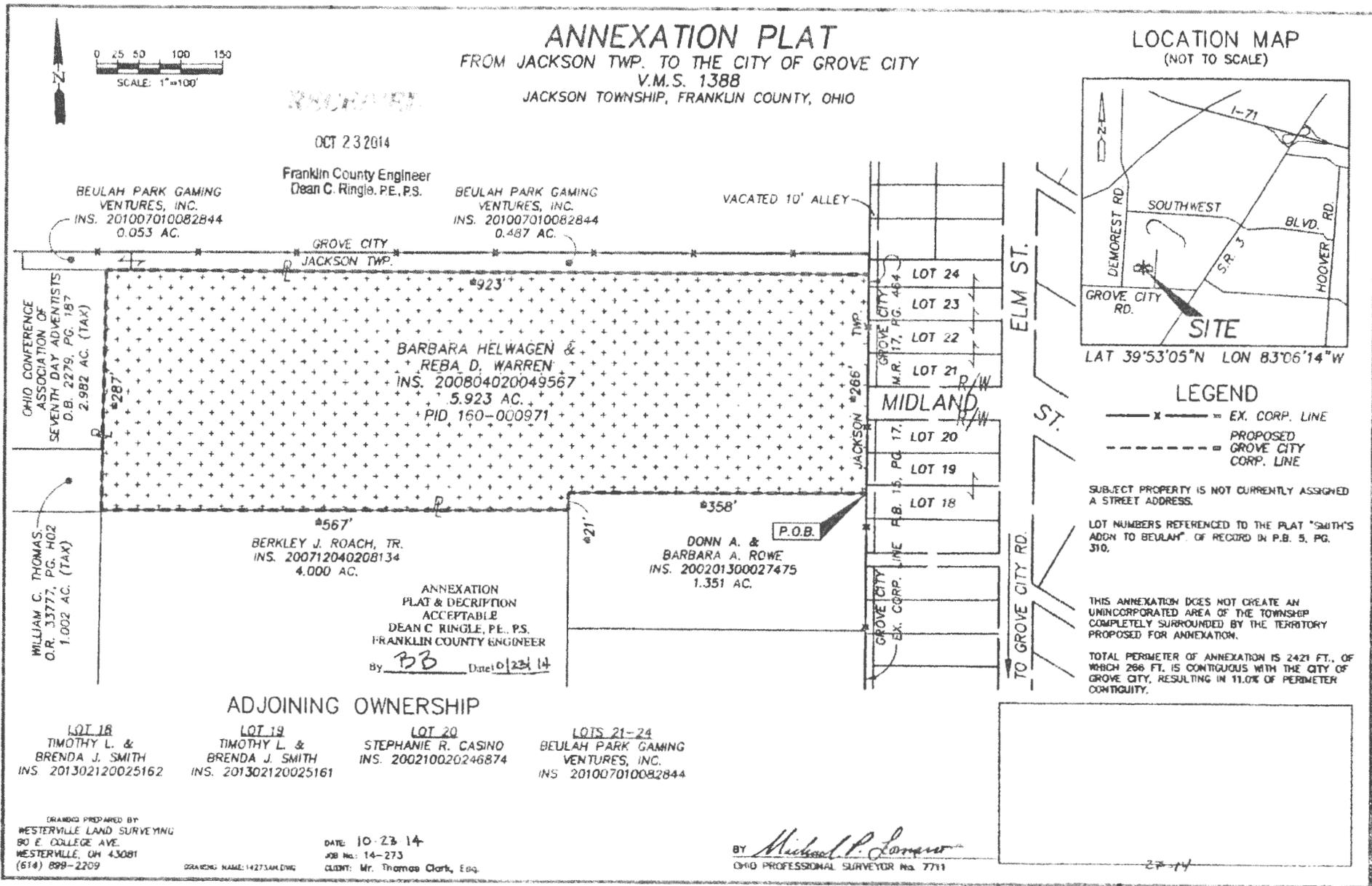
(5.923 acre annexation description, continued)

Thence in a southerly direction, along the easterly line of said 5.923 acre tract, the westerly line of said vacated 10 foot alley, and said existing corporation line, a distance of approximately 266 feet to the place of beginning, containing 5.923 acre of land, being in tax parcel number 160-0009721.

This description was prepared by Westerville Land Surveying, LLC, based on the best available public records (not based on an actual field survey) in October, 2014.

by 
Michael P. Lomano
Registered Surveyor No. 7711
10.23.14

C-11-15
Exhibit B



ANNEXATION PLAT

FROM JACKSON TWP. TO THE CITY OF GROVE CITY
V.M.S. 1388
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

LOCATION MAP

(NOT TO SCALE)



LAT 39°53'05"N LON 83°06'14"W

LEGEND

- X = EX. CORP. LINE
- = PROPOSED GROVE CITY CORP. LINE

SUBJECT PROPERTY IS NOT CURRENTLY ASSIGNED A STREET ADDRESS.

LOT NUMBERS REFERENCED TO THE PLAT "SMITH'S ADDN TO BEULAH", OF RECORD IN P.B. 5, PG. 310.

THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 2421 FT., OF WHICH 266 FT. IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 11.0% OF PERIMETER CONTIGUITY.

ADJOINING OWNERSHIP

<p>LOT 18 TIMOTHY L. & BRENDA J. SMITH INS. 201302120025162</p>	<p>LOT 19 TIMOTHY L. & BRENDA J. SMITH INS. 201302120025161</p>	<p>LOT 20 STEPHANIE R. CASINO INS. 200210020246874</p>	<p>LOTS 21-24 BEULAH PARK GAMING VENTURES, INC. INS. 201007010082844</p>
--	--	---	---

DRAWING PREPARED BY
WESTERVILLE LAND SURVEYING
80 E. COLLEGE AVE.
WESTERVILLE, OH 43081
(614) 899-2209

DRAWING NAME: 14273ANLE.DWG

DATE: 10-23-14
JOB No.: 14-273
CLIENT: Mr. Thomas Clark, Esq.

BY *Michael P. Lanier*
OHIO PROFESSIONAL SURVEYOR No. 7711

28-14

Date: 02/11/15
Introduced By: Ms. KMcGraw
Committee: Lands
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-12-15
1st Reading: 02/17/15
Public Notice: 02/19/15
2nd Reading: 03/02/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-12-15

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH HOOVER PARK HOMEOWNERS ASSOCIATION INC. FOR THE EXTENSION AND MAINTENANCE OF A BIKE PATH

WHEREAS, the City has been working on interconnecting and expanding the bike path network in the City; and

WHEREAS, the Hoover Park Homeowners Association Inc. owns the real property known as Franklin County Auditor's Parcel Number 040-012789-00 ("Reserve C"); and.

WHEREAS, the City currently maintains a bike path located on Reserve C and, under this Agreement, the City would like to extend the existing Bike Path.

WHEREAS, because the agreement exceeds twelve (12) months, it must be approved by Ordinance.

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

SECTION 1. The City Council hereby authorizes the City Administrator to execute a multi-year agreement with the Hoover Park Homeowners Association Inc. for the extension and maintenance of a bike path as set forth in Exhibit A.

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

C-12-15
EXHIBIT A

PROPERTY MAINTENANCE AGREEMENT

THIS PROPERTY MAINTENANCE AGREEMENT (the "Agreement") is entered into on the ___ day of _____, 2015, (the "Effective Date") by and between the City of Grove City, Ohio, an Ohio municipal corporation (the "City"), whose address is 4035 Broadway Grove City, Ohio 43123, and Hoover Park Homeowners Association Inc., (the "Association"), an Ohio non-profit corporation whose address is 5550 Blazer Parkway, Suite 175, Dublin, Ohio 43017.

BACKGROUND INFORMATION

- A. The Association owns the real property known as Franklin County Auditor's Parcel Number 040-012789-00 ("Reserve C").
- B. The City currently maintains a bike path located on Reserve C (the "Bike Path").
- C. The Association is currently responsible for the maintenance of Reserve C.
- D. In return for permission to extend the Bike Path, the City will take over maintenance responsibilities for Reserve C as set forth herein.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to the foregoing Background Information and as follows:

1. Grant of Easement. The Association agrees to grant to the City the necessary easements in Reserve C to extend the existing Bike Path as shown in Exhibit A. A copy of the easement is attached hereto as Exhibit B.
2. Property Maintenance. In return for the grant of the necessary easements as set forth in Section 1, the City shall be responsible for mowing the grass growing on Reserve C, in a manner consistent with other residential parks located within the City. The City shall also be responsible for maintaining the retention pond, including but not limited to, reasonably erosion control, dredging, aeration, and water quality treatments, and otherwise care for and maintain the landscaping located on Reserve C in good, safe and neat condition.
3. Bike Path Maintenance. The City shall maintain the Bike Path in accordance with the City's rules and procedures applicable to the maintenance of bike paths owned by the City. These maintenance obligations include, but are not limited to, resurfacing the Bike Path and repairing or replacing segments that are in poor or unsafe condition. The Association acknowledges that the City's rules and procedures regarding the maintenance of bike paths may change from time to time and agrees that the City's maintenance obligations set forth in this Section 3 may likewise change, provided that if such obligation changes, the City will notify the Association of any such change pursuant to the Provision of Paragraph 7.
4. Term. The term of this Agreement shall be for a period of Fifty (50) year, beginning on the Effective Date. This Agreement may be terminated upon mutual agreement of the parties.
5. Insurance. Grantee represents that it has obtained and will maintain a comprehensive public liability insurance on Reserve C and the Bike Path in an amount not less than \$1,000,000.00 per incident, in full force and effect with a reputable insurance carrier, registered to do business in Ohio.

6. Relationship of the Parties. The parties agree that no provision contained in this Agreement, or any act of the parties taken pursuant to the terms of this Agreement, will be deemed to create any relationship other than the relationship set forth in this Agreement.
7. License for Access. The Association hereby grants the City, and its residents, a license to access Reserve C for any public purpose.
8. Notice. Whenever notice must or may be given, each notice or demand must be in writing and will not be effective unless given by hand-delivery or by registered or certified mail, return receipt requested, or by overnight nationally-recognized courier service provided a receipt is required, at the notice address as set forth below, or at such other address as either party may from time to time designate in writing. Notice will be deemed delivered on receipt or refusal of receipt. Notices shall be sent:

If to the Association: Hoover Park Homeowners Association
5550 Blazer Parkway, Suite 175
Dublin, Ohio 43017
Attn: President

With a copy to: Kaman & Cusimano, LLC
470 Olde Worthington Road, Suite 460
Columbus, Ohio 43082
Attention: Jeffrey E. Kaman, Esq.

If to the City: City of Grove City, Ohio
4035 Broadway
Grove City, Ohio 43123
Attn: Charles W. Boso, Jr.
City Administrator

9. Miscellaneous.
 - a. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Ohio. For all litigation, disputes and controversies which may arise out of or in connection with this Agreement, the undersigned hereby waive the right to trial by jury and consent to the jurisdiction of the courts in the State of Ohio.
 - b. Complete Agreement. This Agreement sets forth all of the understandings between the Association and the City concerning the matters set forth herein. No alteration, amendment, change or addition to this Agreement shall be binding unless in writing and signed by each party.
 - c. Assignment. This Agreement may not be assigned by the Association without the City's prior written consent.
 - d. Severability. If any term or provision of this Agreement should be declared invalid or unenforceable, the balance of the Agreement shall not be affected, and each term not declared invalid or unenforceable shall be enforced to the full extent permitted by law.
 - e. Counterparts. The Agreement may be executed in counterparts, including by facsimile, all of which shall be considered one and the same agreement, binding on all parties, notwithstanding that all parties are not signatories to the same counterpart.

- f. Exoneration. All Agreements of payment or performance on the part of the signatory(ies) for Association and City will be agreements to pay and/or perform out of funds of Association and City. No signatory for Association or City assumes, neither he nor she be under, any personal liability or obligation by reason of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Property Maintenance Agreement on the Effective Date.

ASSOCIATION

Hoover Park Homeowners Association Inc.,
an Ohio non-profit corporation

By: _____

Its: _____

Print Name: _____

CITY

City of Grove City, Ohio,
an Ohio municipal corporation

By: _____

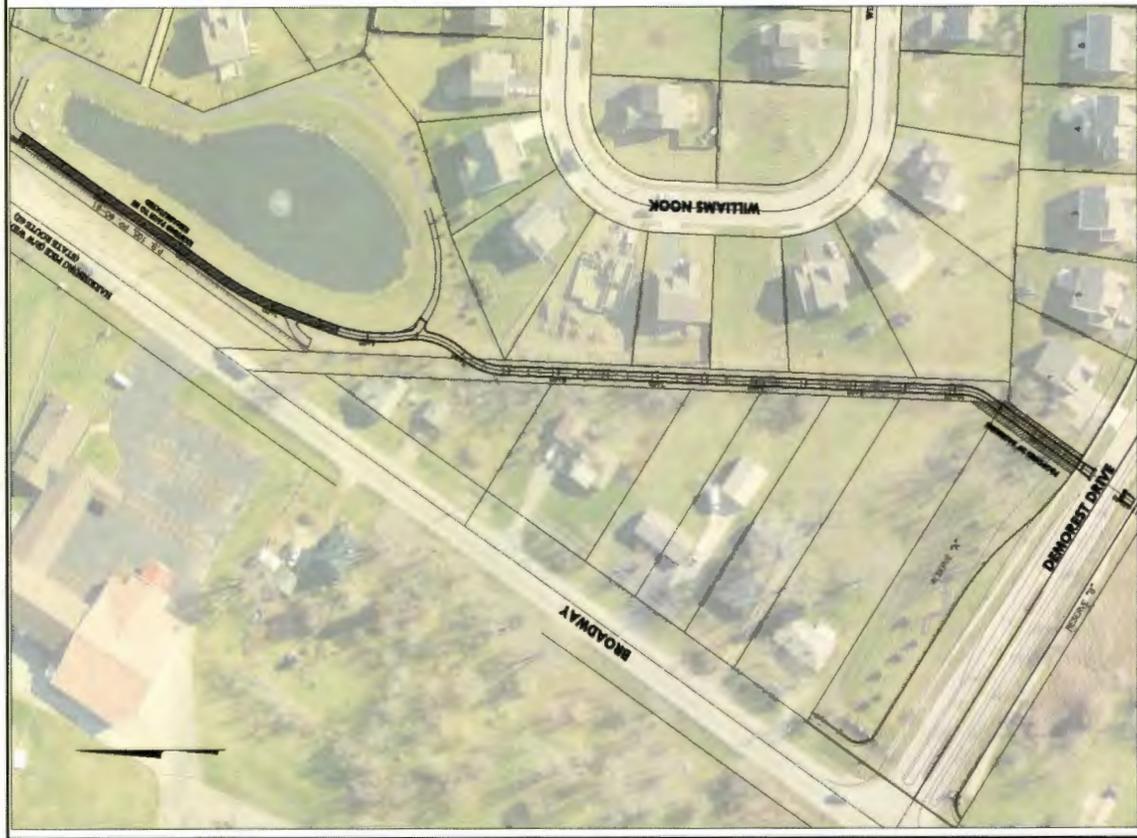
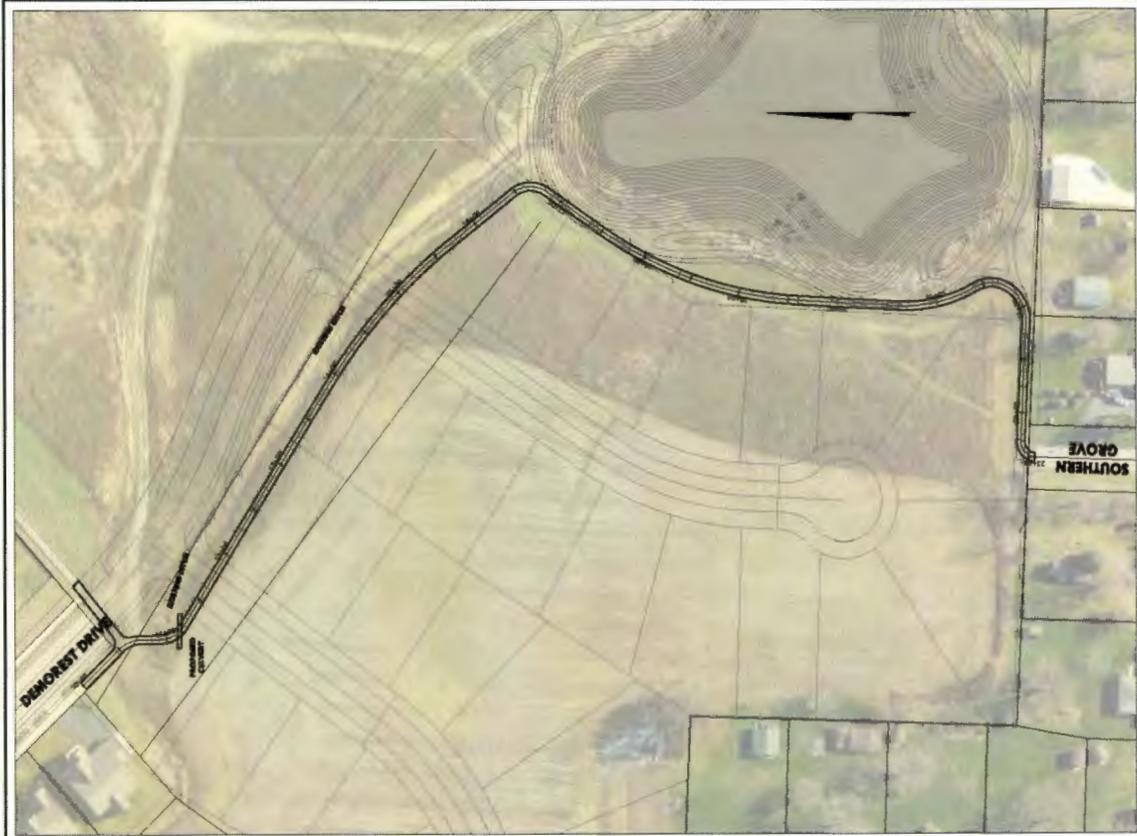
Charles W. Boso, Jr.
City Administrator

Approved as to form:

Stephen J. Smith, Law Director

Exhibit A

SHEET NO. _____ TOTAL SHEETS _____ DATE _____	BROADWAY-CASA DRAINAGE & TRAIL IMPROVEMENTS OVERLAIN EXHIBIT FOR TRAIL PATH DEVELOPMENT CITY OF GADSDEN, BURNING COUNTY, OKLA.	EMT ENGINEERING 1111 N. W. 10th St. Muskogee, Oklahoma 74403 PHONE: (918) 685-1111 FAX: (918) 685-1112	SCALE: 1" = 40' DATE: 08/14/2013 DRAWN BY: JMM CHECKED BY: JMM	SHEET 1/1
---	---	--	---	---------------------



DATE: 08/14/2013 11:11:00 AM. DRAWN BY: JMM. CHECKED BY: JMM. SCALE: 1" = 40'. SHEET: 1/1. TOTAL SHEETS: 1. PROJECT: BROADWAY-CASA DRAINAGE & TRAIL IMPROVEMENTS. CLIENT: CITY OF GADSDEN, BURNING COUNTY, OKLA.

Exhibit B

Portion above reserved for County Recorder, Engineer and Auditor's Offices Use

PERMANENT EASEMENT FOR BIKE PATH, UTILITIES, STORM DRAINAGE, AND GRADING

THIS PERMANENT EASEMENT FOR BIKE PATH, UTILITIES, STORM DRAINAGE, AND GRADING (the "Easement") is made and entered into this ____ day of _____ 2015, by and between _____ ("Grantor"), whose mailing address is _____, and the **City of Grove City, Ohio**, an Ohio municipal corporation ("Grantee"), whose mailing address is 4035 Broadway, Grove City, Ohio 43123.

BACKGROUND INFORMATION

WHEREAS, Grantor owns the real property known as Franklin County Auditor's Parcel No. _____ (the "Grantor's Property");

WHEREAS, Grantee desires a permanent easement over those portions of the Grantor's Property legally described on the attached Exhibit A and depicted on the attached Exhibit B (the "Easement Area") for the purpose of a bike path, utilities, storm drainage, and grading; and

WHEREAS, Grantor desires to grant a permanent easement over the Easement Area for the benefit of Grantee upon the terms and conditions set forth in this Easement.

STATEMENT OF AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to the foregoing Background Information and as follows:

1. Grant of Permanent Easement. Grantor grants to Grantee, its agents, employees, independent contractors, and successors and assigns, a permanent, non-exclusive easement in, through, over and under the Easement Area for the following purposes: (i) to construct, operate, maintain, repair, and replace a bike path, utilities, and drainage facilities, and to perform such grading work as Grantee deems necessary in connection therewith; (ii) to construct, operate, maintain, repair and replace (a) utility lines for gas, electric, water, sewer, cable, and communication services, and facilities and appurtenances incidental thereto, including, but not limited to, lines, wires, cables, conduits, anchors, circuits, equipment, meters, valves, regulators, manholes, drain pipes, fixtures, and other appurtenances and facilities and (b) drainage facilities (collectively, the "Facilities") and (ii) of ingress and egress over those portions of Grantor's Property reasonably necessary to facilitate Grantee's use of the Easement Area as permitted hereby. Grantee, as soon as reasonably practicable after construction of the path and Facilities, including any alterations and repairs thereto, and completion of the grading work shall cause the Easement Area to be restored to its former condition as nearly as is reasonably practicable. Grantee shall have the right to remove any and all vegetation growing within the Easement Area as is reasonably necessary to facilitate Grantee's use thereof as permitted by this Easement. Grantor has the right to enter on the Easement Area for any purpose whatsoever provided such entry by Grantor does not in any way impair or hinder the rights granted to Grantee in this Easement.

2. Relationship of Parties. Nothing contained herein shall be deemed or construed by the parties or by any third party as creating the relationship of principal and agent, of partnership or of joint venture between the parties, it being understood and agreed that no provision contained herein or any act of the parties hereto shall be deemed to create any relationship other than grantor and grantee of the rights and easements set forth herein.

3. Waiver. Except to the extent that a party may have otherwise agreed in writing, no waiver by such party of any breach of the other party of any of its obligations, agreements, or covenants hereunder shall be deemed to be a waiver of any subsequent breach of the same or of any other covenants, agreements, or obligations, nor shall any forbearance by a party to seek a remedy for any breach by the other party be deemed a waiver of any rights or remedies with respect to such breach or any similar breach in the future.

4. Severability. In the event any provision of this Easement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

5. Captions and Pronoun Usage. The captions and section numbers in this Easement are for convenience only and shall not be deemed to be a part hereof. The pronouns used herein shall be considered as meaning the person, number, and gender appropriate under the circumstances at any given time.

6. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Ohio.

7. Modification. This Easement, or any easement or covenant set forth herein, may not be amended, terminated, rescinded or otherwise modified, in whole or in part, except by a written instrument executed by the parties hereto and recorded with the Recorder's Office, Franklin County, Ohio with reference made to this Easement.

8. Benefit. This Easement shall run with the land and inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, representatives, successors and assigns.

9. Authority. Grantor represents and warrants that she has the full right and authority to enter into this Easement and to grant the rights hereby conveyed to Grantee.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the date set forth above.

GRANTOR:

GRANTEE:

City of Grove City, Ohio, an Ohio Municipal Corporation

Charles W. Boso, Jr., City Administrator

STATE OF OHIO)
)ss.
FRANKLIN COUNTY)

BE IT REMEMBERED, that on this ____ day of _____, 2015, before me, the subscriber, a Notary Public in and for said county and state, personally came Charles W. Boso, Jr., City Administrator of the City of Grove City, Ohio, an Ohio municipal corporation, who acknowledged the signing thereof to be her free act and deed for and on behalf of the municipal corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

STATE OF OHIO)
)ss.
FRANKLIN COUNTY)

BE IT REMEMBERED, that on this ____ day of _____, 2015, before me, the subscriber, a Notary Public in and for said county and state, personally came _____, Grantor, who acknowledged the signing thereof to be her free act and deed for the purpose stated therein.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

This Instrument Prepared By:
Frost Brown Todd LLC
One Columbus
10 West Broad Street
Columbus, Ohio 43215

Date: 02/11/15
Introduced By: Ms. KMcGraw
Committee: Lands
Originated By: Davis & Stage
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-13-15
1st Reading: 02/17/15
Public Notice: 02/19/15
2nd Reading: 03/02/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-13-15

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF CHAPTER 1138 OF THE CODIFIED ORDINANCES TITLED HISTORICAL PRESERVATION AREA AND SIGN CODE

WHEREAS, the Historical Preservation Area is an important district in our community; and

WHEREAS, the businesses within this district are subject to criteria to help preserve the historical character; and

WHEREAS, the requirements for signage are specified in the Codified Ordinances; and

WHEREAS, permitting these signs to be approved through an administrative review would assist the businesses in getting the approval more quickly.

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

SECTION 1. Section 1138.05(b) is hereby amended as follows:

(b) A certificate of appropriateness is required ~~from the Planning Commission~~ prior to the erection of any sign which requires a permit pursuant to Section 1138.22 Chapter 1138 of the Codified Ordinances. ~~In the event that changes on an existing sign are not "significant" based upon the impact the changes will have on the sign and if such changes are in compliance with the standards set forth in this chapter, the Chief Building and Zoning Official may issue a Certificate of Appropriateness. (Ord. C49-10. Passed 8-16-10.)~~

~~In order to be heard by the Planning Commission, a fee of \$50, payable to the City for deposit in the General Fund, shall accompany the application or petition. This fee is for the purpose of defraying the costs of plan review, legal, legislation, notices, official publications required by the City and any other incurred costs and shall not be refundable even if the application is disapproved by the Planning Commission or Council.~~

~~The Commission may grant a variance to the requirements of Chapter 1138. The application fee for such a variance shall be fifty dollars (\$50).~~

SECTION 2. Section 1138.22 is hereby amended as follows:

(a) All applications for permanent signs with the Historical Preservation Area shall be submitted to the Planning Commission, which shall make a recommendation to Council regarding approval, unless otherwise provided in the Chapter. The Council shall have the right to approve, approve with modifications or disapprove the application. Chief Building and Zoning Official, who shall review the application for compliance with the provisions of this Chapter, and either issue or deny the request for the Certificate of Appropriateness, as required by Section 1138.05(b). All requests for Certificates of Appropriateness submitted under this Chapter shall be reviewed by the Chief Building and Zoning Official within 15 days of submission of the application.

(b) Any person whose application for a Certificate of Appropriateness has been denied by the Chief Building and Zoning Official may appeal such decision by filing an appeal with the Planning Commission within 30 days of such denial, and at least 14 days prior to the Planning Commission meeting date at which such appeal shall be heard. The appeal shall be in the form of a "Certificate of Appropriateness Application" to the Planning Commission and Council, which must be fully completed and contain all materials required pursuant to Section 1143.06 and a sign plan show the size, design, and color(s). The application, with 18 copies, along with a check for \$50.00 (made payable to the City of Grove City) must be submitted to the secretary of the Planning Commission. The appeal shall be treated as an original application for approval pursuant to Chapter 1101, under which the Planning Commission shall examine, take action within 45 days and forward its recommendations to Council for its approval, approval with modifications, or denial. The decision of Council shall be final. Upon approval or approval with modifications by Council, the Chief Building and Zoning Official shall issue a Certificate of Appropriateness to the applicant within fifteen days.

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

Date: 02/11/15
Introduced By: Ms. KMcGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days
Current Expense: _____

No.: C-14-15
1st Reading: 02/17/15
Public Notice: 02/19/15
2nd Reading: 03/02/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-14-15

AN ORDINANCE TO AMEND ORDINANCE C-92-07 TO APPROVE A SPECIAL USE PERMIT FOR A U-HAUL TRUCK RENTAL SERVICE FOR GROVE CITY MARATHON LOCATED AT 4441 BROADWAY

WHEREAS, on November 11, 2007, Council approved a Special Use Permit for Grove City Marathon for a U-Haul Truck Rental service with the following stipulations:

1. There shall be no more than three (3) trucks and two (2) trailers located at this facility at any one time;
2. A six (6) foot fence is to be constructed from the southwest corner to the east of the property that extends 20 feet long to screen parked trucks.

WHEREAS, Grove City Mobil, applicant, has submitted a request to amend their Special Use Permit for a U-Haul Truck Rental service located at 4441 Broadway; and

WHEREAS, on February 3, 2015, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. There shall be no more than **five (5)** trucks and **three (3)** trailers located at the facility at any one time;
2. Trucks and trailers shall only be located along the rear (west) property line;
3. A six foot (6') fence shall be constructed from the southwest corner of the property extending east 20 feet to screen parked trucks and trailers;
4. Landscaping removed along the east property line (fronting Broadway) shall be replaced. The applicant shall work with the Urban Forester in selecting appropriate plant material to ensure landscaping meets the requirements of Chapter 1136.

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

SECTION 1. The Special Use Permit for Grove City Marathon for a U-Haul Truck Rental service located at 4441 Broadway, as approved by Ordinance C-92-07, is hereby amended, contingent upon the stipulations set by Planning Commission.

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

Date: 02/23/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-16-15
1st Reading: 03/02/15
Public Notice: 03/06/15
2nd Reading: 03/16/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-16-16

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.98+ ACRES LOCATED AT 4338 HOOVER ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 0.981+ acres, more or less, in Jackson Township was duly filed by Terry and Deborah T. Whitt; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on December 16, 2014; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on December 19, 2014.

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

SECTION 1. The proposed annexation, as applied for in the petition of Terry & Deborah T. Whitt being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on November 13, 2014 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on December 16, 2014, be and the same is hereby accepted.

Said territory is described as follows: *Situated in the State of Ohio, County of Franklin, Township of Jackson and being all of Lot 11 of Lewis E. Keller Subdivision of record in Plat Book 23, Page 48-A. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

SECTION 2. The zoning on this annexation shall be SF-1, Single Family - Residential, and shall be placed in Ward 2. A map is attached as "Exhibit B" and made a part hereof.

SECTION 3. The City Clerk be and she is hereby authorized and directed to make three copies of the ordinance to each of which will be attached a copy of the map showing this annexation, a copy of the original petition, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, a certificate as to the correctness thereof. The clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, and one copy to the Secretary of State and such other things as may be required by law.

SECTION 4. This ordinance shall take effect at the earliest opportunity allowed by law.

Ted A. Berry, President of Council

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By RB Date 10/29/14

RECEIVED

OCT 27 2014

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

October 27, 2014

C-16-15
Exhibit A

**PROPOSED ANNEXATION OF 0.981 ACRE
4338 HOOVER ROAD**

**FROM: JACKSON TOWNSHIP
TO: THE CITY OF GROVE CITY, OHIO**

Situated in the State of Ohio, County of Franklin, Township of Jackson, and being all of Lot 11 of Lewis E. Keller Subdivision, of record in Plat Book 23, Page 48-A, last described in a deed to Deborah T. and Terry G. Whitt, of record in Instrument Number 201306210104207, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio, and being 0.981 acre more particularly described as follows:

Beginning at the southwest corner of said Lot 11, in the north line of that 1.119 acre (original) tract of land as described in a deed to Robert D. and Susan L. Allison, of record in Instrument Number 200010270217899, in the easterly right-of-way line of Hoover Road (variable width, 40 feet from centerline at this location), in the existing corporation line of the City of Grove City as established by Ordinance Number C-03-01, of record in Instrument Number 200102200033325;

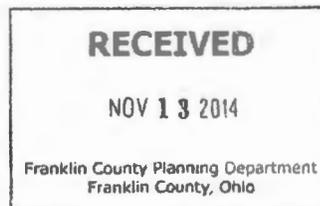
Thence in a northerly direction, along the westerly line of said Lot 11, said right-of-way line and said existing corporation line, a distance of approximately 150 feet to a point at the northwest corner of said Lot 11, the Southwest corner of Lot 10 of said Lewis E. Keller Subdivision, last described in a deed to James L. and Jana L. Green, of record in Instrument Number 199801300021744, in the existing corporation line of the City of Grove City as established by Ordinance Number C-40-98, of record in Instrument Number 19986150147885;

Thence in an easterly direction, along the common line between said Lots 10 and 11 and said existing corporation line of the City of Grove City, a distance of approximately 285 feet to a point at the northeast corner of said Lot 11, the southeast corner of said Lot 10, in the westerly line of Lot 38 of Keller Farm Subdivision Section 2, of record in Plat Book 64, Page 23, last described in a deed to Michael A. and Beverly A. Wilson, of record in Official Record 18714, Page H01, in the existing corporation line of the City of Grove City as established by Ordinance Number C-15-79, of record in Miscellaneous Record 171, Page 881;

Thence in a southerly direction, along the easterly line of said Lot 11, partially along the westerly line of said Lot 38, partially along the westerly line of Lot 39 of said Keller Farm Subdivision, last described in a deed to Suellen and Paul E. Davis, of record in Official Record 31390, Page E17 and partially along the westerly line of Lot 40 of said Keller Farm Subdivision, last described in a deed to Steven E. and Sheryl J. Haughn, of record in Instrument Number 201408220110696, and along said existing corporation line of the City of Grove City, a distance of approximately 150 feet to a point at the southeast corner of said Lot 11, at the northeast corner of said 1.119 acre tract;

Thence in a westerly direction, along the common line between said Lot 11 and said 1.119 acre tract, a distance of approximately 285 feet to the place of beginning, containing 0.981 acre of land, being in tax parcel number 160-001152.

(continued)



ANP - 6782

(0.981 acre annexation description, continued)

This description was prepared by Westerville Land Surveying, LLC, based on the best available public records (not based on an actual field survey) in October, 2014.

by Michael P. Lomano

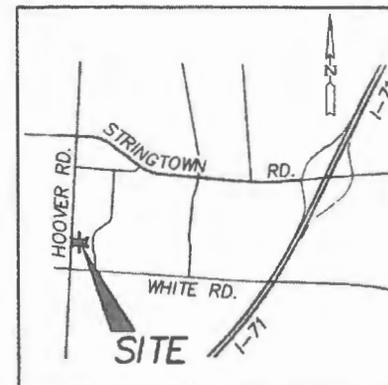
Michael P. Lomano
Registered Surveyor No. 7711
10-27-14

C-16-15
Exhibit B

ANNEXATION PLAT

FROM JACKSON TWP. TO THE CITY OF GROVE CITY
LOT 11 ~ LEWIS E. KELLER SUBDIVISION
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO

LOCATION MAP (NOT TO SCALE)



LAT 39°52'29"N LON 83°04'11"W

LEGEND

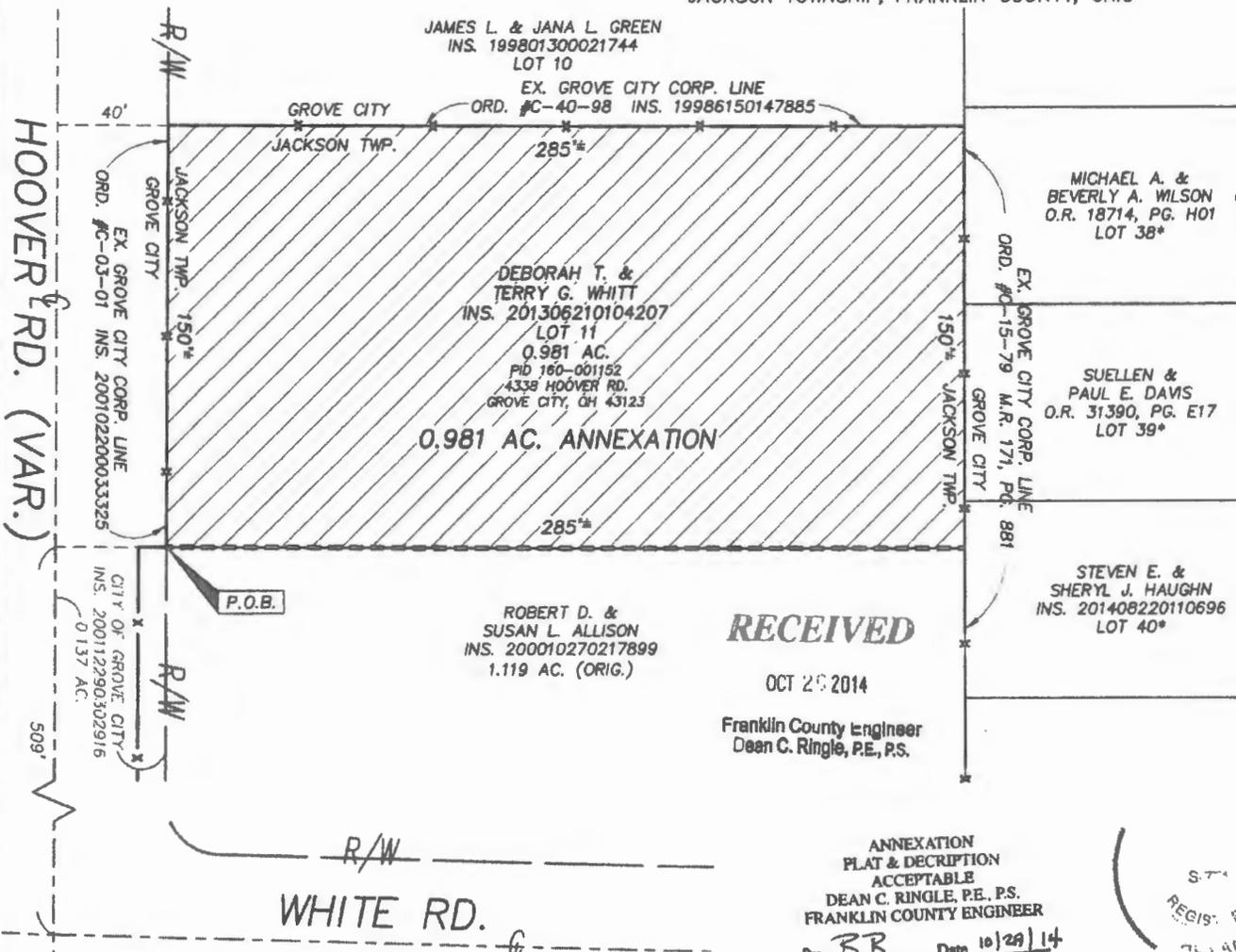
- x — = EX. CORP. LINE
- - - - - = PROPOSED GROVE CITY CORP. LINE

ADDRESS OF SUBJECT PROPERTY IS 4338 HOOVER RD., GROVE CITY, OH 43123.

LOT NUMBERS REFERENCED TO THE PLAT "LEWIS E. KELLER SUBDIVISION", OF RECORD IN P.B. 23, PG. 48-A, EXCEPT THOSE INDICATED WITH "*" REFERENCED TO "KELLER FARM SUBDIVISION SECTION 2", OF RECORD IN P.B. 64, PG. 23.

THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 870 FT., OF WHICH 585 FT. IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 67.2% OF PERIMETER CONTIGUITY.



RECEIVED

OCT 26 2014

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By BB Date 10/29/14



BY Michael P. Lomano
OHIO PROFESSIONAL SURVEYOR No. 7711

RECEIVED

NOV 13 2014

Franklin County Planning Department
Franklin County, Ohio

ANX-1322 29 11

DRAWING PREPARED BY:
WESTERVILLE LAND SURVEYING
90 E. COLLEGE AVE.
WESTERVILLE, OH 43081
(614) 889-2209

DATE: 10-27-14
JOB No.: 14-281
CLIENT: Ms. Deborah T. Whitt

DRAWING NAME: 14281AN.DWG

Date: 02/12/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-09-15
1st Reading: 02/17/15
Public Notice _____
2nd Reading: Postpone to 3/2
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-09-15

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE COURTYARDS AT HOOVER LOCATED AT 4883, 4895 HOOVER ROAD

WHEREAS, on February 03, 2015 the Planning Commission recommended approval of the Development Plan for the Courtyards at Hoover, with the following stipulations:

1. An easement of sufficient area shall be provided to the City to contain both the stream corridor protection area and the multi-use path and shall be designated for public use.
2. Parkette 2 (+0.38ac) as shown on the submitted plans shall be conveyed to the City for public use. Gateway Circle;
3. A variance approval shall be obtained for compensatory cut and fill in floodplain.

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 the Courtyards at Hoover located at 4883, 4895 Hoover Rd., contingent upon the stipulations 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