

GROVE CITY, OHIO COUNCIL  
LEGISLATIVE AGENDA

April 06, 2020

7:00 p.m.

Regular Meeting

Call to Order: President Houk

Roll Call: Clerk of Council

Approval of Minutes from 3/02/2020

Welcome and Reading of Agenda: President Houk

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LANDS: Mr. Schottke

- Ordinance C-12-20 Approve the Rezoning of 0.143 acres located East of Arbutus and South of Columbus from R-2 (single family residential) to PUD-R (planned unit development-residential) w/zoning text. First reading.
- Ordinance C-13-20 Approve the Rezoning of 0.248 acres located at 4094 Broadway from R-2 (single family residential) to C-2 (retail commercial). First reading.
- Ordinance C-14-20 Approve a Special Use Permit for Outdoor Storage for Kirk Williams located at 2734 Home Road. First reading.
- Ordinance C-15-20 Accept the Annexation of 74.215+ acres located west of S.R. 104 and South of White Road. First reading.
- Resolution CR-08-20 Approve a Development Plan for Kirk Williams located at 2734 Home Road. *Postponement to 4/20 requested.*
- Resolution CR-09-20 Approve a Development Plan for Broadway Professional Park located on the northwest corner of Farmbank Way and Barholm Drive.
- Resolution CR-10-20 Approve a Preliminary Development Plan for the Quarry at Pinnacle located on the southwest corner of White Road and S.R. 104.
- 

SERVICE: Mr. Berry

- Resolution CR-11-20 Intent to Appropriate a 0.034 acre Fee Simple Right-Of-Way interest, with reservation of all existing access rights, and a 0.062 acre Temporary Easement from Diane L. Hill, Sole Trustee of the Barbara R. Grossman Trust from the property located at 3879 Meadow Lane, for the Public Purpose of making or repairing a Public Road to be open to the public at no charge.
- 

Call for New Business: President Houk

Call for Closing Comments: President Houk

Adjourn meeting: President Houk - Unanimous Consent

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ON FILE: Minutes of: 03/02/20 Council Meeting; 03/03/20 Plan. Comm.

Date: 03/09/20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: XX  
Current Expense: \_\_\_\_\_

No. : C-12-20  
1st Reading: 03/16/20  
Public Notice: 03/17/20  
2nd Reading: 04/20/20  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-12-20

### AN ORDINANCE FOR THE REZONING OF 0.1433 ACRES LOCATED SOUTH OF COLUMBUS STREET AND EAST OF ARBUTUS AVENUE FROM R-2 TO PUD-R W/TEXT

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

WHEREAS, the Planning Commission approved the rezoning on March 03, 2020; 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 PUD-R with Zoning Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Lots Number 50 and 51 of said City of Grove City as recorded in the *Official Records, Plat Book 1, Pages 43 and 44, 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.

\_\_\_\_\_  
Christine Houk, 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

**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE  
FOR A ONE-TO-FOUR FAMILY RESIDENCE  
EXHIBIT A**

EXHIBIT

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

C-12-2020

**LEGAL DESCRIPTION**

Policy No.: 959405998

Situated in the County of Franklin, in the State of Ohio and in the City of Grove City and bounded and described as follows:

Being a part of Lots Number 50 and 51 of said City of Grove City, as the same are numbered and delineated upon the recorded plat thereof and recorded in Plat Book 1, Pages 43 and 44, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the north line of Jackson Street (formerly Jackson Alley) and the east line of Arbutus Avenue, (formerly Alley No. 2); thence with said east line of Arbutus Avenue and the west line of said Lot No. 50, North 33° 59' 50" East, a distance of 84.00 feet to the true place of beginning for this description;

Thence continuing with said east line of Arbutus Avenue and the west line of said Lot No. 50, North 33° 59' 50" East, a distance of 60.00 feet to a point;

Thence crossing said Lots No. 50 and 51, South 56° 00' East, a distance of 104.36 feet to a point in the east line of said Lot No. 51;

Thence with the east line of said Lot No. 51, South 33° 59' 50" West, a distance of 60.00 feet to a point;

Thence crossing said Lots No. 50 and 51, North 56° 00' West, a distance of 104.36 feet to the true place of beginning for this description, containing 0.144 acres, more or less, subject, however to all easements and right-of-ways of record.

This description was prepared by Jerry A. Malott, Registered Surveyor No. 5963.

Parcel No.: 040-001137-00  
Property Address: Arbutus Avenue, Grove City, Ohio 43123

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File No.: 2019-1-7637

ALTA Homeowner's Policy of Title Insurance 12-2-13

Page 4 of 4

**stewart**  
title guaranty company





**Castro Home  
Arbutus Avenue  
0.1433 Acres, 040-001137  
Application No. 202002060008**

**Exhibit "A"  
PLANNED UNIT DEVELOPMENT---RESIDENTIAL (PUD-R)  
Applicant: Patrick A Castro, Jr  
Developer: Patrick A Castro, Jr  
Builder: 3 Pillar Homes**

**ZONING TEXT & DEVELOPMENT STANDARDS**

**March 3, 2020**

**I. Introduction**

The project consists of one (1) "lot" being 0.1433 acres located on Arbutus Avenue south of Columbus Street and north of Jackson Street, PID 040-001137, and more specifically described in Exhibit "D". The lot shall be zoned PUD-R and will be developed in conformance with the Zoning Text & Development Standards ("Text") delineated herein.

**II. Compatibility**

The standards within this text have been drafted to ensure that the project is appropriate within the unique context of the Town Center and establishes the necessary requirements to create a structure in character with the area.

**III. Severability**

All provisions of this Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other person of circumstances are not affected by that decision.

**IV. Applicability**

The standards and provisions outlined within the Text shall apply to the 0.1433 acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters.

**V. Conflict**

When there appears to be, or there is in fact, a conflict between the Text and the Zoning Code, the more restrictive requirement/standard shall apply.

**VI. General Requirements**

**Permitted Uses**

The property shall be permitted to contain one (1) single family residential structure with one (1) residential accessory dwelling unit over the garage as generally shown on Exhibit "C".

**House Size**

The primary dwelling unit shall be a minimum of 1600 square feet. The above-garage accessory dwelling unit shall be a minimum of 550 square feet.

**Setbacks**

1. Front yard setback. The front yard setback shall be a minimum of 17 feet. The front porch may encroach into the minimum front setback by five (5) feet.

2. Rear yard setback. The rear yard setback shall be a minimum of 10 feet.
3. Side yard setback. The side yard setback shall be a minimum of 6 feet.

#### **Driveway/Service Walks**

1. Driveways shall be constructed of brick, concrete, or stone. If brick or stone are utilized, colors should coordinate with the architecture of the residence.
2. Service walks shall be made of brick, concrete, or stone that is compatible with the driveway.
3. Service walks shall connect the driveway to the front door of the primary residence and the rear door of the garage with access to the accessory dwelling unit.

#### **Building**

1. Architecture. The architectural style of the building will be modern farmhouse, as generally depicted in Exhibit "B".
2. Materials. Materials and colors shall be those outlined in this text, or comparable alternatives.
  - a. Siding. Siding will be Louisiana Pacific Smart Side 7" lap siding. Siding color will be Sherwin Williams – Rock Bottom (SW7062).
  - b. Trim. Trim will be Smart Trim. Trim color will be Sherwin Williams – Extra White (SW7006).
  - c. Doors. Door colors will be Sherwin Williams - Tricorn Black (SW6258).
  - d. Garage Doors. Garage door color will be Sherwin Williams – Tricorn Black (SW6258).
  - e. Porch. Porch gable color will be Sherwin Williams – Classic French Gray (SW0077). Porch posts shall be cedar. Porch post colors will be custom grey stain to be compatible the siding colors.
  - f. Water table. Water table on front facade of building and around all sides of front porch will be finished in stone or masonry compatible with the architecture and color of the building.
3. Height. The maximum building height shall be 35 feet, measured from the grade of the front elevation of the building to the maximum height of the building.
4. Roof. Roof pitches will fall within the range of 8/12 to 11/12 with the exception of the dormer roof pitch which may not be less than 5/12. The roof material will be dimensional architectural shingles.
5. Porch. The primary residence shall provide a front porch on the home. Front porch shall meet setback requirements.
6. Garage. A three-car garage shall be permitted; however no garage door shall exceed the width of two garage bays. Garage doors shall not front on Arbutus Avenue.
7. Detached structures. Detached accessory structures shall not be permitted.

#### **Lighting**

Exterior building lighting shall be decorative coach style lights, in character with fixtures generally found in the Town Center area, at the front entrance, rear entrance, and garage doors.

#### **Landscaping**

1. Unless otherwise required below, landscaping shall be required per section 1136.09(a)(1) or current standards for new residential developments.
2. Landscaping beds, shall be installed at the base of the home and porch on all sides where visible from the public right-of-way. Landscape beds shall include flowers, ornamental grasses, shrubs, and/or groundcover.
3. Two (2) medium or small species, 2-inch minimum caliper trees shall be planted in the front yard of the home, generally located on either side of the front porch.
4. Lot shall be sodded and seeded in compliance with Section 1136.11 of the City Code.

#### **Fencing**

1. Any fencing on the lot shall be decorative in nature, with no chain link permitted. Permitted fencing material shall include vinyl, wood conditioned for exterior use, and metal.

Date: 03/09/20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: XX  
Current Expense: \_\_\_\_\_

No. : C-13-20  
1st Reading: 03/16/20  
Public Notice: 03/17/20  
2nd Reading: 04/20/20  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-13-20

### AN ORDINANCE FOR THE REZONING OF 0.2482 ACRES LOCATED AT 4094 BROADWAY FROM R-2 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 March 03, 2020; 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 C-2:

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 63 acre First Parcel conveyed to the Kimberly Wemlinger Chaffin Trust, by deed, 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.

\_\_\_\_\_  
Christine Houk, 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

File No.: 76284-OH

C-13-2020

**GENERAL WARRANTY DEED**

**Leannah M. Brown, Grantor**, married, for valuable consideration paid, grants with general warranty covenants to **The Kimberly Wemlinger Chaffin Trust, Grantee**, whose tax mailing address is:

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the following REAL PROPERTY:

Situated in the County of Franklin in the State of Ohio, and in the City of Grove City of Grove City and bounded and described as follows:

Being part of Survey No. 1383 located in Grove City, Jackson Township Franklin County, Ohio.

Beginning at an iron pin in the East line of Broadway at the Northwest corner of a tract of land belonging to Joslyn Steele; thence North along the East line of Broadway 46.50 feet to an iron pin in said line; thence East on a line parallel to the North line of said Joslyn Steele tract 230.70 feet, more or less, to an iron pin in the West line of a 16 foot alley; thence South along said alley 46.50 feet to an iron pin in the North east corner of a tract of land owned by the Grantor herein; thence West along the North line of said Grantors tract of land and the North line of Joslyn Steele Tract 231 feet, more or less, to the place of beginning. Also the one-half interest in a well situated upon the lot adjoining the above on the North is to go to the Grantee herein.

Parcel Number: 040-000883-00  
Prior Instrument No.: 198604240090179  
Property Address: 4094 Broadway, Grove City, OH 43123

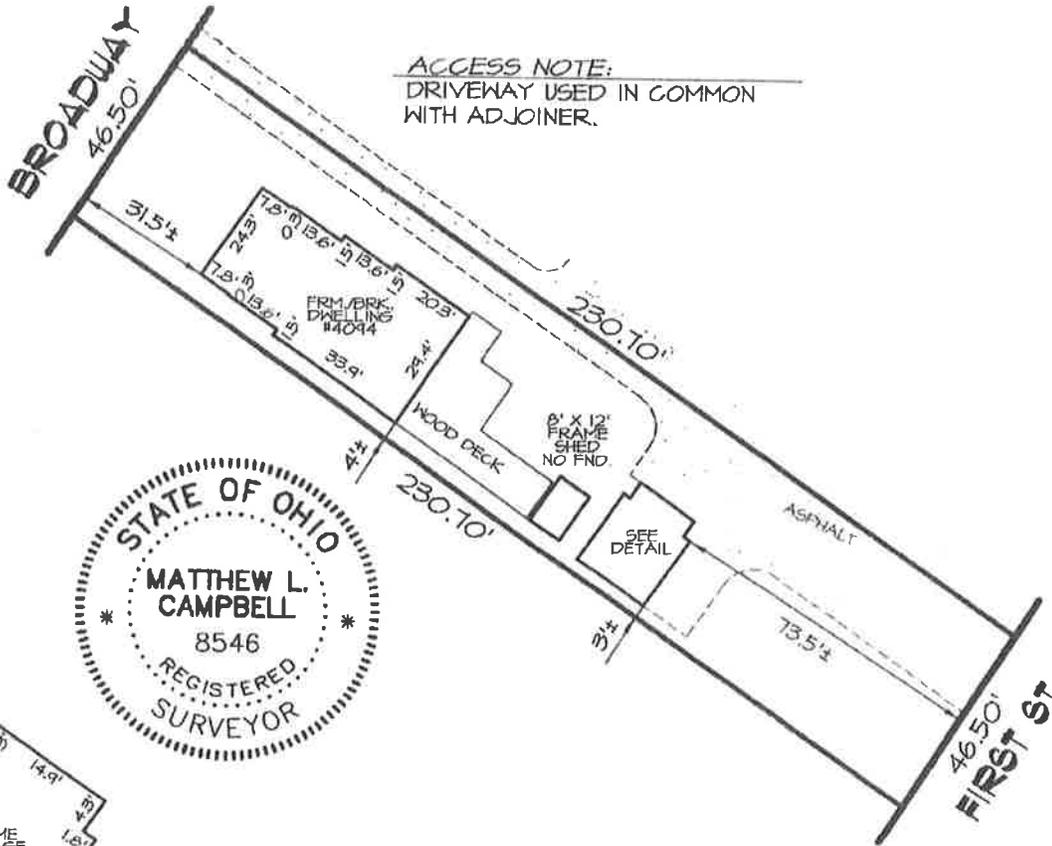
**John Brown**, spouse of **Leannah M. Brown** hereby releases all rights of dower herein.



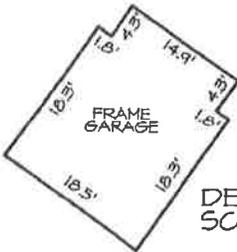
CAMPBELL &  
ASSOCIATES, INC.  
Land Surveying

614.785.9340  
Fax: 614.785.9342  
77 E Wilson Bridge Road  
Suite 205  
Worthington, OH 43085  
<http://www.campbellsurvey.com>

### MORTGAGE LOCATION SURVEY

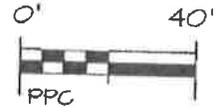


ACCESS NOTE:  
DRIVEWAY USED IN COMMON  
WITH ADJOINER.



DETAIL SCALE: 1" = 20'

I/WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO ME/US.



SCALE: 1" = 40'

BUYER/OWNER

Address 4094 Broadway

State of Ohio, County of Franklin

City of Grove City, Ohio

New Owner Leannah M Brown

Client Order No. 76284-OH

Date September 26, 2019

Present Owner Leannah M Brown

C & A Order No.  
CO160335

This is to certify to Bridge Title and Escrow Services, LLC

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

*Matthew L. Campbell*

Date: 03/09/20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Plan. Comm.  
Sponsor: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : C-14-20  
1st Reading: 03/16/20  
Public Notice: 3/17/20  
2nd Reading: 04/06/20  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-14-20

### AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR STORAGE FOR KIRK WILLIAMS LOCATED AT 2734 HOME ROAD

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WHEREAS, Kirk Williams, applicant, has submitted a request for a Special Use Permit for outdoor storage located at 2734 Home Road; and

WHEREAS, on March 03, 2020, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

**SECTION 1.** A Special Use Permit, under Section 1135.09b(12)Ar is hereby issued to Kirk Williams, located at 2734 Home Road, as submitted.

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

\_\_\_\_\_  
Christine Houk, 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: 03/27/20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Co. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No.: C-15-20  
1st Reading: 04/06/20  
Public Notice: 04/07/20  
2nd Reading: 04/20/20  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE NO. C-15-20

### AN ORDINANCE TO ACCEPT THE ANNEXATION OF 74.215+ ACRES LOCATED WEST OF STATE ROUTE 104 AND SOUTH OF WHITE ROAD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

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WHEREAS, a petition for the annexation of 74.215+ acres, more or less, in Jackson Township was duly filed by Donald T. Plank; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on December 17, 2019; 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 January 27, 2020.

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 Donald T. Plank, agent for the Catherine M. Burgstaller Trust, Frank Burgstaller, and Elizabeth T. Morgitzer, 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 26, 2019 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on December 17, 2019, 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. 469. 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.*

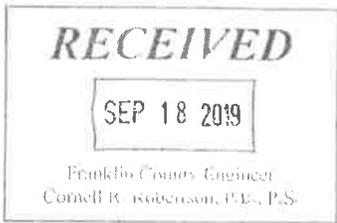
SECTION 2. The zoning on this annexation shall be SF-1, Single Family Residential, and shall be placed in Ward 3. A map is attached as "Exhibit B" and made a part hereof.

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.

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Christine Houk, President of Council



C-15-20  
Exhibit A

ANNEXATION  
PLAN & DESCRIPTION  
ACCEPTED  
CORNELL R. ROBERTSON, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
9/18/19

**LEGAL DESCRIPTION**

**Description of 74.215 ACRES +/- TO BE ANNEXED FROM JACKSON TOWNSHIP  
TO CITY OF GROVE CITY**

Situated in the State of Ohio, County of Franklin, Jackson Township, Virginia Military Survey #469 and being all parts of the following tracts of land, a 14.144 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-001492, a 12.783 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-000056, a 12.758 acre tract as conveyed to Frank X. Burgstaller of record in Instrument Number 200803100036238 PID 160-002631, a 1.658 acre tract as conveyed to Elizabeth T. Morbitzer Tr. & Capital City Mechanical, Inc. of record in Instrument Number 201605040055425 PID 160-001019 and a 0.943 acre tract as conveyed to Elizabeth T. Morbitzer Tr. & Capital City Mechanical, Inc. of record in Instrument Number 201605040055425 PID 160-001018. Also, being parts of the following tracts, a 31.616 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-002459, a 1.000 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-002507, and a 0.312 acre Right-of-Way drop conveyed to the Franklin County Commissioners as recorded in Instrument Number 201609200127419;

All deed references are on record at the Recorder's Office of Franklin County, Ohio and described as follows:

**BEGINNING**, at a point in the southerly line of said 31.616 acre tract in the westerly Right-of-Way line of Jackson Pike and in the northerly line of a 146.799 acre tract of land as conveyed to Pinnacle Golf Club LLC of record in Instrument Number 200608100157983 PID 040-012705, also being a northeasterly corner of existing City of Grove City Corporation line Case 25-03 Ordinance Number C-29-03 of record in Instrument Number 200312240402634;

Thence, westerly with said existing City of Grove City Corporation Line and the southerly line of said 31.616 acre tract and said 14.144 acre tract, approximately 2,621 feet along said Corporation line to the southwest corner of said 14.144 acre tract;

Thence, northerly with the westerly line of said 14.144 acre tract and being the proposed City of Grove City Corporation line, a distance of approximately 507 feet to a point;

Thence, westerly continuing with said lines, a distance of approximately 121 feet to a point;

Thence, northerly continuing with said lines and through a portion of the Right-of-Way of White Road, a distance of approximately 1068 feet to a point in the northerly Right-of-Way Line of White Road, and the northerly line of said 0.312 acre tract, also being a southerly line of existing City of Grove City Corporation Line Case 15-04 Ordinance Number C-62-04 of record in Instrument Number 200408170192913;

Thence, easterly with said existing City of Grove City Corporation Line and the northerly line of said 0.312 acre tract, a distance of approximately 186 feet to a point;

Thence, southerly leaving said existing Corporation Line, through the Right-of-Way of White Road and partially with an easterly line of said 12.758 acre tract and partially with the westerly line of a 2.100 acre tract as conveyed to Patrick L. & Kimberly J. Torgerson of record in Instrument Number 199909020225095 PID 160-001491, also being the proposed City of Grove City Corporation line, a distance of approximately 463 feet to a point at the southwesterly corner of said a 2.100 acre tract;

Thence, easterly with a northerly line of said 12.758 acre tract, a distance of approximately 412 feet to a point at the southeasterly corner of a 2.000 acre tract of land as conveyed to Dietra K. Sherwin of record in Instrument Number 201806110076724 PID 160-000632;

Thence, northerly with a westerly line of said 12.758 acre tract, a distance of approximately 199 feet to a point at the southwesterly corner of a 0.989 acre tract as conveyed to Jimmie A. Davis, Jr. & Lauren M. Davis of record in Instrument Number 201806040073732 PID 160-000632;

Thence, easterly with a northerly line of said 12.758 acre tract, a distance of approximately 363 feet to a point at the southwesterly corner of said 1.658 acre tract;

Thence, northerly with the westerly line of said 1.658 acre tract and through a portion of the Right-of-Way of White Road, a distance of approximately 240 feet to a point at the northwesterly corner of said 1.658 acre tract and in the centerline of White Road;

Thence, easterly with the centerline of White Road and with the northerly line of said 0.943 acre tract, a distance of approximately 469 feet to the northeast corner of said 0.943 acre tract;

Thence, southerly with the easterly line of said 0.943 acre tract and through a portion of White Road, a distance of approximately 242 feet to the southeasterly corner of said 0.943 acre tract and on the northerly line of said 12.758 acre tract;

Thence, easterly with a northerly line of said 12.758 acre tract and the northerly line of said 12.783 acre tract, a distance of approximately 622 feet to a point at the northeasterly corner of said 12.783;

Thence, southerly with the easterly line of said 12.758 acre tract, a distance of approximately 212 feet to a point at a northwesterly corner of said 31.616 acre tract, also being the southwest corner of a 1.114 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-001442;

Thence, easterly with a northerly line of said 31.616 acre tract and the northerly line of said 1.000 acre tract, a distance of approximately 436 feet to a point in the westerly Right-of-Way line of Jackson Pike;

Thence, southeasterly with the westerly Right-of-Way line of Jackson Pike, a distance of approximately 1,055 feet, to the point of beginning and containing 74.215 acres of land, more or less;

This annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a perimeter distance of 2807 feet contiguous with the existing City of Grove City Corporation line and a total perimeter of 9216 feet to be annexed, and 30% of the perimeter length is contiguous to the City of City of Grove City Corporation line.



CESO, Inc.

Jeffrey A Miller, PS  
Registered Surveyor No. 7211

Date: 9-17-19



Date: 03/09/20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Plan. Comm.  
Sponsor: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : CR-08-20  
1st Reading: 03/16/20  
Public Notice: Postpone to 4/20  
2nd Reading: \_\_\_\_\_  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## RESOLUTION NO. CR-08-20

### A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR KIRK WILLIAMS LOCATED AT 2734 HOME ROAD

WHEREAS, on March 03, 2020, the Planning Commission recommended approval of the Development Plan for Kirk Williams, with the following deviations and stipulations:

1. A deviation shall be granted to allow the applicant to not include parking islands, peninsulas, and associated landscaping as required by Section 1136.06(d) of the City Code within the proposed storage area;
2. Six foot (6') evergreen trees or an adequate alternative shall be installed between the existing parking lot that is to the east of the existing building and the proposed fencing that is along the west side of the proposed storage lot. These trees or plantings shall be spaced appropriately to screen the fence and the proposed outdoor storage lot;
3. The applicant shall work with the Development Department and Urban Forester related to providing screening along the eastern property line in compliance with Section 1136.06(b);
4. Where a chain-link fence is installed, applicant must reduce the height to five feet (5') to meet Code (1137.05<sup>©</sup>) or obtain approval from the Board of Zoning Appeals for a variance allowing a six-foot (6') chain-link fence.

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 Kirk Williams, located at 2734 Home Road, contingent upon the deviation and 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.

\_\_\_\_\_  
Christine Houk, President of Council

\_\_\_\_\_  
Richard L. Stage, Mayor

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

\_\_\_\_\_  
Stephen J. Smith, Director of Law

Passed:  
Effective:

Attest:

I Certify that this resolution  
is correct as to form.

Date: 03/09/20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Plan. Comm.  
Sponsor: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: CR-09-20  
1st Reading: 03/16/20  
Public Notice: \_\_\_\_\_  
2nd Reading: \_\_\_\_\_  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## RESOLUTION NO. CR-09-20

### A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BROADWAY PROFESSIONAL PARK LOCATED AT THE NORTHWEST CORNER OF FARBANK WAY AND BARHOLM DRIVE

WHEREAS, on March 03, 2020, the Planning Commission recommended approval of the Development Plan for Broadway Professional Park, with the following deviations and stipulations:

1. A deviation shall be granted for a reduction in the number of parking spaces to permit a minimum of 53 spaces on the site;
2. The building materials shall meet the requirements of the Broadway Professional Village Zoning Text, including additional brick, stone, or cultured stone on the east elevation and adding/increasing those materials on the north and south elevations where visible from the public right-of-way, having at least 50% of the building being finished in those materials;
3. The dumpster enclosure gates shall be finished with 100% opaque, stained wood;
4. Landscaping in compliance with 1136.06(b) for truck vehicular use areas, shall be required along the north and south truck parking and loading areas.

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 Broadway Professional Park located at the northwest corner of Farmbank Way and Barholm Drive, contingent upon the deviation and 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.

\_\_\_\_\_  
Christine Houk, President of Council

\_\_\_\_\_  
Richard L. Stage, Mayor

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

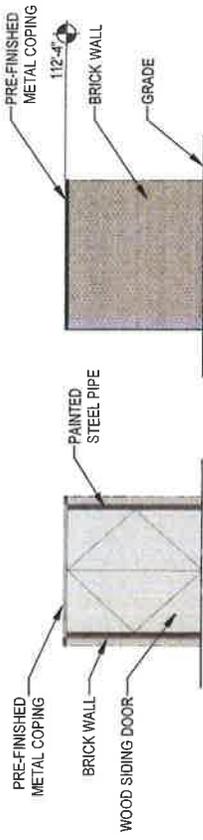
\_\_\_\_\_  
Stephen J. Smith, Director of Law

Passed:  
Effective:

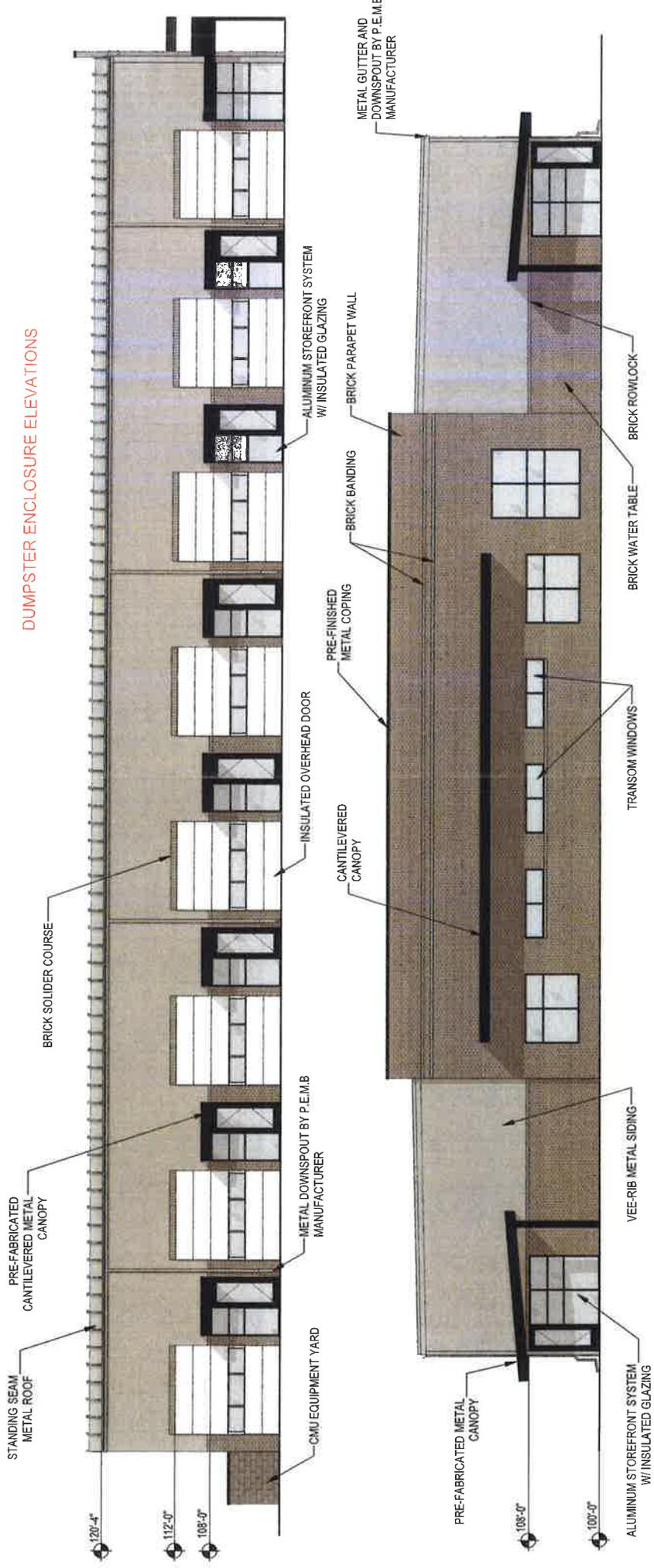
Attest:

I Certify that this resolution  
is correct as to form.

Received by  
City of Grove City  
03-11-20



DUMPSTER ENCLOSURE ELEVATIONS



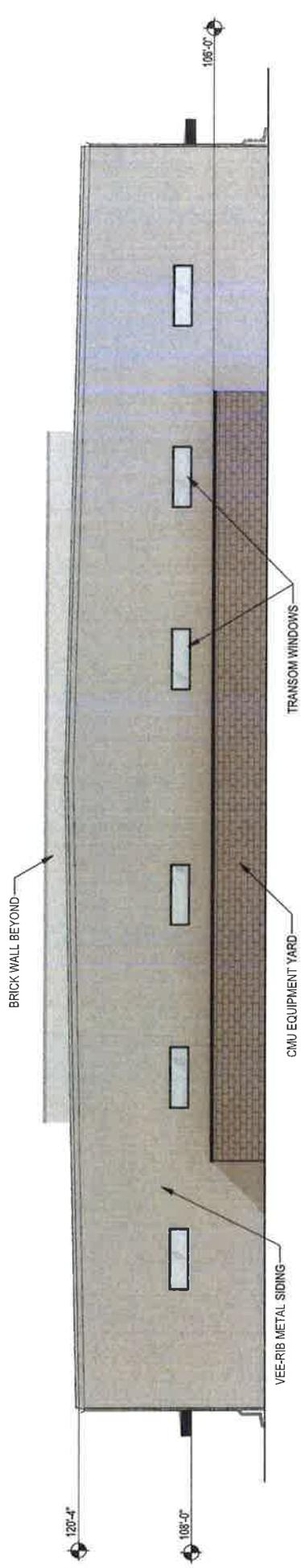
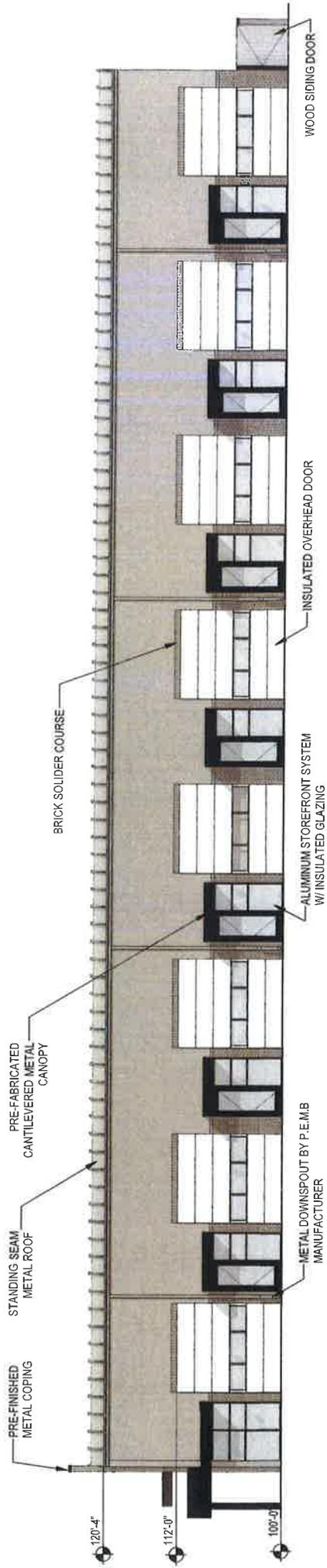
SOUTH + EAST ELEVATION

BROADWAY BUSINESS PARK | FARM BANK WAY  
GROVE CITY, OHIO 43123

3/11/2020



A201



NORTH + WEST ELEVATION

BROADWAY BUSINESS PARK | FARM BANK WAY  
GROVE CITY, OHIO 43123

3/11/2020



A202

Date: 03/09/20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Plan. Comm.  
Sponsor:  
Emergency: 30 Days:  
Current Expense:

No.: CR-10-20  
1st Reading: 03/16/20  
Public Notice:  
2nd Reading:  
Passed: Rejected:  
Codified: Code No:  
Passage Publication:

**RESOLUTION NO. CR-10-20**

**A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR THE QUARRY AT PINNACLE LOCATED ON THE SOUTHWEST CORNER OF WHITE ROAD AND S.R.104**

WHEREAS, on March 03, the Planning Commission recommended approval of the preliminary development plan for the Quarry at Pinnacle located on the southwest corner of White Road and State Route 104 with the following stipulations:

1. Outstanding concerns including, but not limited to, the roadway network, stormwater, utilities, trail and greenway connectivity, and impacts on adjacent properties shall be further examined and addressed with the final development plan;
2. The Zoning Text provided with the preliminary development plan shall be considered only for preliminary standards, noting that a full review of any regulating text(s) for the site will occur with the rezoning and final development plan applications.

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

SECTION 1. This Council hereby accepts the Preliminary Development Plan for the the Quarry at Pinnacle located on the southwest corner of White Rd. & S.R. 104, contingent upon the stipulations set by Planning Commission.

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

\_\_\_\_\_  
Christine Houk, 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: 03/10/20  
Introduced By: Mr. Berry  
Committee: Service  
Originated By: Mr. Smith  
Sponsor: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : CR-11-20  
1st Reading: 03/16 20  
Public Notice:  
2nd Reading:  
Passed: \_\_\_\_\_ Rejected:  
Codified: \_\_\_\_\_ Code No:  
Passage Publication:

## RESOLUTION CR-11-20

A RESOLUTION OF INTENT TO APPROPRIATE A 0.034 ACRE FEE SIMPLE RIGHT OF WAY INTEREST, WITH RESERVATION OF ALL EXISTING ACCESS RIGHTS, AND A 0.062 ACRE TEMPORARY EASEMENT FROM DIANE L. HILL, SOLE TRUSTEE OF THE BARBARA R. GROSSMAN TRUST FROM THE PROPERTY LOCATED AT 3879 MEADOW LANE, FOR THE PUBLIC PURPOSE OF MAKING OR REPAIRING A PUBLIC ROAD TO BE OPEN TO THE PUBLIC AT NO CHARGE

WHEREAS, the City of Grove City, Ohio is preparing to construct the Columbus Street extension, which includes the construction of a public plaza (the "Project"); and

WHEREAS, the Project requires the City to obtain a fee simple right of way interest, with reservation of all existing access rights, and a temporary easement from Diane L. Hill, Sole Trustee of the Barbara R. Grossman Trust Dated July 19, 1991 with reservation of all existing access rights, said property interests located in the City of Grove City, County of Franklin, State of Ohio.

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

SECTION 1. Council considers it necessary and declares its intention to appropriate, for the public purpose of making or repairing a road to be open to the public at no charge, a 0.034-acre fee simple right of way interest, with reservation of all existing access rights, as described in the attached Exhibit A and depicted in the attached Exhibit B.

SECTION 2. Council considers it necessary and declares its intention to appropriate, for the public purpose of making or repairing a road to be open to the public at no charge, a 0.062-acre temporary easement, as described in the attached Exhibit C and depicted in the attached Exhibit D.

SECTION 3. The City Administrator is hereby authorized to cause written notice of the passage of this resolution to be served upon the owner(s) and person(s) in possession or having an interest of record in the property described and depicted in the attached exhibits and this notice shall be served according to law.

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

\_\_\_\_\_  
Christine A. Houk, President of Council

\_\_\_\_\_  
Richard L. Stage, Mayor

\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

Passed:

Effective:

Attest:

CR-11-2020

Exhibit A

**0.034 ACRE**

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military Survey No. 1388, being a part of Lot 45 of the subdivision entitled "Paul E. White's 1<sup>st</sup> Addition to Grove City, Ohio" of record in Plat Book 23, Page 11, conveyed to Diane L. Hill by deed of record in Instrument Number 201708300120199 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

**BEGINNING** at an iron pin set at the northeasterly corner of said Lot 45, common to the southeasterly corner of Lot 44 of said "Paul E. White's 1<sup>st</sup> Addition to Grove City, Ohio" subdivision, conveyed to Joyce Williams-Buckler as Parcel III by deed of record in Official Record 26136E03, in the westerly right-of-way line of Meadow Lane (50');:

Thence South 34° 05' 14" West, with the westerly right-of-way line of said Meadow Lane (50'), a distance of 37.59 feet to an iron pin set;

Thence across said Lot 45, with the arc of a curve to the left, having a central angle of 29° 16' 27", a radius of 225.00 feet, an arc length of 114.96 feet, a chord bearing of North 36° 38' 29" West and chord distance of 113.71 feet to an iron pin set in the line common to said Lots 44 and 45;

Thence South 55° 56' 46" East, with said common line, a distance of 107.34 feet to the **POINT OF BEGINNING**, containing 0.034 acre, more or less.

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

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).

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the southerly right-of-way line of Mill Street, having a bearing of South 55° 51' 52" East, is designated the "basis of bearing" for this survey.

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.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey in May 2002, June 2010, October 2013, October 2014 and November 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

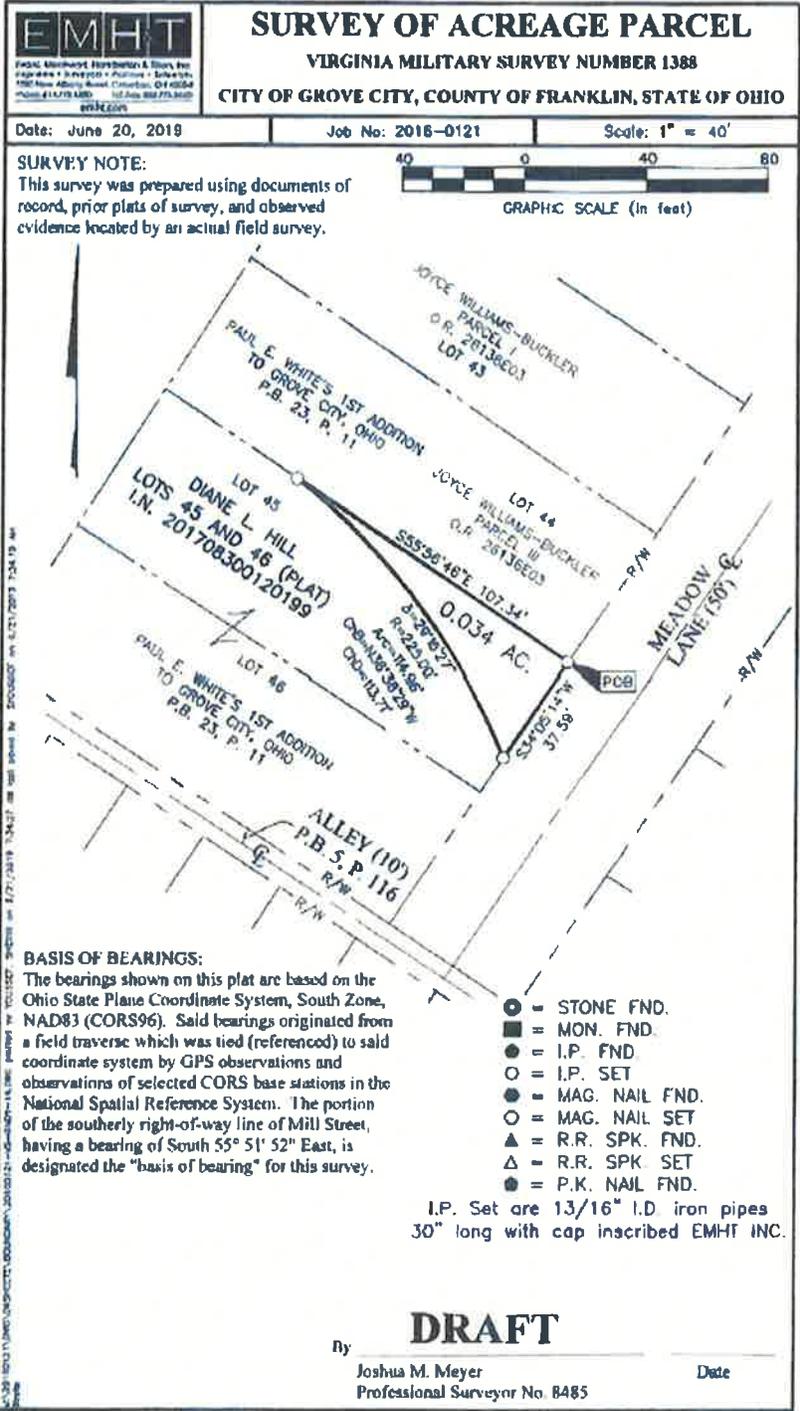
**DRAFT**

Joshua M. Meyer  
Professional Surveyor No. 8485

Date

CR-11-2020

Exhibit B



**SURVEY OF ACREAGE PARCEL**  
 VIRGINIA MILITARY SURVEY NUMBER 1388  
 CITY OF GROVE CITY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 20, 2018      Job No: 2018-0121      Scale: 1" = 40'

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



**BASIS OF BEARINGS:**  
 The bearings shown on this plat are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the southerly right-of-way line of Mill Street, having a bearing of South 55° 51' 52" East, is designated the "basis of bearing" for this survey.

- = STONE FND.
- = MON. FND.
- = I.P. FND
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.

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

**DRAFT**  
 By Joshua M. Meyer      Date  
 Professional Surveyor No. 8485

CR-11-2020

Exhibit C

**TEMPORARY EASEMENT  
0.062 ACRE**

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military Survey No. 1388, being part of Lot 45 of the subdivision entitled "Paul E. White's 1<sup>st</sup> Addition to Grove City, Ohio" of record in Plat Book 23, Page 11, conveyed to Diane L. Hill by deed of record in Instrument Number 201708300120199 (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 the northeasterly corner of said Lot 45, common to the southeasterly corner of Lot 44 of said "Paul E. White's 1<sup>st</sup> Addition to Grove City, Ohio", conveyed as Parcel III to Joyce Williams-Buckler by deed of record in Official Record 26136E03, in the westerly right-of-way line of Meadow Lane (50');:

Thence South 34° 05' 14" West, with the westerly right-of-way line of said Meadow Lane (50'), a distance of 37.59 feet to the TRUE POINT OF BEGINNING;

South 34° 05' 14" West, continuing with the westerly right-of-way line of said Meadow Lane (50'), a distance of 13.41 feet to the southeasterly corner of said Lot 45, common to the northeasterly corner of Lot 46 of said "Paul E. White's 1<sup>st</sup> Addition to Grove City, Ohio", conveyed to Diane L. Hill by deed of record in Instrument Number 201708300120199;

Thence North 56° 32' 46" West, with the line common to said Lots 45 and 46, a distance of 11.87 feet to a point;

Thence across said Lot 45, the following courses and distances:

North 23° 15' 51" West, a distance of 43.80 feet to a point,

North 32° 07' 39" East, a distance of 9.35 feet to a point;

North 55° 54' 31" West, a distance of 102.50 feet to a point;

South 31° 59' 15" West, a distance of 11.95 feet to a point; and

North 59° 00' 36" West, a distance of 7.50 feet to the westerly line of that tract conveyed to Baltimore and Ohio Railway by Deed Book 592, Page 1 and Deed Book 593, Page 3, now known as CSX Transportation, Inc., successor by merger, whose merger documents were recorded in Official Record 13276A16 and Official Record 13276B15, and re-recorded in Official Record 13283G13 originally conveyed to The Columbus and Cincinnati Midland Railroad Company in Deed Book 325, Page 54;

Thence North 32° 38' 48" East, with the westerly line of said CSX Transportation, Inc. tract, a distance of 30.41 feet to the northwesterly corner of said Lot 45, common to the southwesterly corner of said Lot 44;

Thence South 55° 56' 46" East, with the line common to said Lots 44 and 45, a distance of 52.04 feet to a point;

Thence across said Lot 45, with the arc of a curve to the right, having a central angle of 29° 16' 27", a radius of 225.00 feet, an arc length of 114.96 feet, a chord bearing of South 36° 38' 29" East and chord distance of 113.71 feet to the TRUE POINT OF BEGINNING, containing 0.062 acre, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

DRAFT

Joshua M. Meyer  
Professional Surveyor No. 8485

Date

CR-11-2020

Exhibit D

