

GROVE CITY, OHIO COUNCIL  
LEGISLATIVE AGENDA

June 15, 2020

7:00 p.m.

Regular Meeting

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Call to Order: President Houk  
Roll Call: Clerk of Council  
Approval of Minutes from 6/01/2020  
Welcome and Reading of Agenda: President Houk

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LANDS: Mr. Schottke

- Ordinance C-19-20 Approve a Special Use Permit for a Day Care Center located at 2040-2140 Stringtown Road, Unit 2132. Second reading and public hearing.
- Ordinance C-22-20 Accept the Plat of Trail View Run, Phase 1. First reading.
- Ordinance C-23-20 Accept the Plat of Trail View Run, Phase 2. First reading.
- Ordinance C-24-20 Approve the Rezoning of 4300 Grove City Road from SF-1 (single-family residential) to SD-1 (educational). First reading.
- Ordinance C-25-20 Amend the Zoning Text for Beulah Park, Subarea C located South of Southwest Blvd. and East of Demorest Rd., as adopted by Ord. C-24-18. First reading.
- Resolution CR-18-20 Approve the Development Plan for Brookpark Middle School located on Demorest Road.
- Resolution CR-19-20 Approve the Development Plan for the Redevelopment of the KMart site located at 2400 Stringtown Road.
- Resolution CR-20-20 Approve a Certificate of Appropriateness for Plum Run Winery/Grove City Brewing Company located at 3946 Broadway in the Historical Preservation Area.
- Resolution CR-21-20 Approve Amendments to the Development Plan for Schoedinger Funeral Home located at 4242 Hoover Road as approved by Res. CR-66-18.
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FINANCE: Mr. Holt

- Ordinance C-17-20 Replace Exhibit "A" of Ordinance C-09-19 to Approve a Town Center Commercial Revitalization Grant Program. Second reading and public hearing.
- Ordinance C-26-20 Appropriate \$80,000 from the Recreation Development Fund for the Current Expense of Hennigan's Grove Playground purchase and installation. First reading
- Resolution CR-22-20 Requesting Funding under the "Coronavirus Aid, Relief, and Economic Security Act" to fund necessary COVID-19 Pandemic related expenses.
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Call for New Business: President Houk  
Call for Dept. Reports & Closing Comments: President Houk  
Adjourn meeting: President Houk - Unanimous Consent

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ON FILE: Minutes of: 05/18/20 Council Meeting

Date: 05/11/20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Plan. Comm.  
Sponsor: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: C-19-20  
1st Reading: 05/18/20  
Public Notice: 5/19/20  
2nd Reading: 06/01/20  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

*Postponed*  
*6-15-20*

## ORDINANCE C-19-20

### AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DAY CARE CENTER LOCATED AT 2040-2140 STRINGTOWN ROAD, UNIT 2132

WHEREAS, ACD Investments LLC, applicant, has submitted a request for a Special Use Permit for a Day Care Center located in the Park Square Shopping Center at 2040 - 2140 Stringtown Road, Unit 2132; and

WHEREAS, on May 05, 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)A1p is hereby issued to ACD Investments, LLC, located in Unit 2132 of 2040 - 2140 Stringtown 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: 06/09/20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Plan Comm  
Approved: \_\_\_\_\_  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No. : C-22-20  
1st Reading: 06/15/20  
Public Notice: 6/16/20  
2nd Reading: 07/06/20  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-22-20

### AN ORDINANCE TO ACCEPT THE PLAT OF TRAIL VIEW RUN, PHASE 1

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WHEREAS, Trail View Run, Section 1, a subdivision containing lots 1 – 8, 25 and 38 – 65 inclusive, and areas designated as Reserve “A - D”, has been submitted to Council for their consideration.

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

**SECTION 1.** The Plat of Trail View Run, Section 1, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6115, containing 14.834 acres of land, more or less, all out of the 50.060 acre tract of land described in Deed to D.R. Horton – Indiana, LLC, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

\_\_\_\_\_  
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

Date: 06/09/20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Plan Comm  
Approved: \_\_\_\_\_  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No. : C-23-20  
1st Reading: 06/15/20  
Public Notice: 6/16/20  
2nd Reading: 07/06/20  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-23-20

### AN ORDINANCE TO ACCEPT THE PLAT OF TRAIL VIEW RUN, PHASE 2

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WHEREAS, Trail View Run, Section 2, a subdivision containing lots 24, 66 - 77, 108 - 117 inclusive, and areas designated as Reserve "E - J", has been submitted to Council for their consideration.

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

**SECTION 1.** The Plat of Trail View Run, Section 1, situated in the State of Ohio, County of Franklin, Township of Jackson, City of Grove City and being part of Virginia Military Survey No. 6115, containing 9.837 acres of land, more or less, all out of the 50.060 acre tract of land described in Deed to D.R. Horton - Indiana, LLC, all being of record in the Recorder's Office, Franklin County, Ohio, is hereby accepted and this Council accepts for public use the street right of way that is within the boundaries of this subdivision.

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

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

\_\_\_\_\_  
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

Date: 06/09/20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : C-24-20  
1st Reading: 06/15/20  
Public Notice: 06/16/20  
2nd Reading: 07/20/20  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-24-20

### AN ORDINANCE FOR THE REZONING OF 4300 GROVE CITY ROAD FROM SF-1 TO SD-1

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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 June 2, 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 SF-1 (single-family residential) to SD-1 (educational):

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey *and being part an original 29.93 acre tract in Survey No. 188, as recorded in Official Records, Deed Book 629, page 290, 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

## EXHIBIT A

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

Being part of an original 29.93 acre tract in Survey No. 188, Virginia Military Lands and described in Deed Book 629, Page 290, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the centerline of Grove City Road, 566.0 feet East of the centerline of intersection of Grove City and Demorest Roads; thence on a line parallel to Demorest Road, North 511 feet to an iron pipe; thence on a line parallel to Grove City Road, East 170.5 feet to an iron pipe; thence on a line parallel to Demorest Road, South 511 feet to a point in the centerline of Grove City Road, West 170.5 feet to the place of beginning, **containing 2.0 acres**, more or less.

Address: 4300 Grove City Road, Grove City, Ohio 43123  
Parcel Number: 040-011900-00

# 1. Context Map

This site is located at 4300 Grove City Road Grove City, OH 43123 (PID: 040-011900).



202005280026  
Brookpark Middle School (Rezoning)  
4300 Grove City Road



Date: 06/09/20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : C-25-20  
1st Reading: 06/15/20  
Public Notice: 6/16/20  
2nd Reading: 07/20/20  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-25-20

AN ORDINANCE TO AMEND THE ZONING TEXT FOR  
BEULAH PARK, SUBAREA C LOCATED SOUTH OF SOUTHWEST  
BLVD. AND EAST OF DEMOREST ROAD AS ADOPTED BY ORD. C-24-18

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WHEREAS, on May 07, 2018, Council approved a Rezoning request for 215 + acres located South of Southwest Blvd. and East of Demorest Road that included a Zoning Text; and

WHEREAS, on June 02, 2020, the Planning Commission recommended approval of amendments to said Zoning Text as submitted, as follows:

*Page 12, Section VC2cv:*

- v. *All homes fronting on Streets 'B' and 'C' shall be a mixture of 1.5 stories and two stories (with 1.5 story homes fronting on Streets 'B' and 'C' being a maximum of thirty percent (30%) of the mix. All other homes within the subarea shall be a minimum of 1.5 stories. Maximum building height of all homes shall be 40' measured to the mid-point of the roof. The first floor shall have an elevation of 24" minimum above the finished grade, measured at the highest point of the grade at the house. The first floor walls shall have nominal ceiling heights between eight and ten feet. All houses fronting streets 'B' and 'C' shall roof pitches of seven - twelve minimum. Porch roofs may be of any pitch.*

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

**SECTION 1.** The Zoning Text for Beulah Park, Subarea C located South of Southwest Blvd. and East of Demorest Rd., as adopted by Ordinance C-24-18, is hereby amended as shown above.

**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, Clerk of Council

Date: 06/09/20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Plan. Comm.  
Sponsor: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : CR-18-20  
1st Reading: 06/15/20  
Public Notice: \_\_\_\_\_  
2nd Reading: \_\_\_\_\_  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## RESOLUTION NO. CR-18-20

### A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BROOKPARK MIDDLE SCHOOL LOCATED ON DEMOREST ROAD

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WHEREAS, on June 02, 2020, the Planning Commission recommended approval of the Development Plan for Brookpark Middle School with the following stipulations:

1. The approval of this plan is subject to the future approval of all necessary rezonings, annexations or actions associated with consolidating the property that have not been approved at this time being resolved;
2. A variance shall be obtained for the height of the building to exceed the maximum 35 f335 permitted by Code by 2'4" for a maximum of 37'4";
3. The 8' chain link fence sections around the track shall be reduced in height to 6';
4. A photometric plan shall be submitted that meets the 0.5 footcandle requirement for all vehicular and pedestrian areas and reflects the approved site configuration;
5. The applicant shall work with Staff to determine what stormwater or flood studies may be warranted and that resulting infrastructure and site design changes be approved during the Site Improvement Plan process;
6. The applicant shall provide acceptable fire truck maneuverability plans;
7. The applicant shall work with the Development Department staff and the Urban Forester to meet all landscaping and screening requirements, or find an acceptable alternative. Final landscaping plans and associated details shall be provided during the Site Improvement Plan review process for approval;
8. A deviation shall be granted to permit a reduction in required parking spaces from 324 to 199;
9. A deviation shall be granted from Section 1136.08 for the dumpster enclosure to not have gates on the front;
10. A deviation shall be granted to reduce the parking setback to 20 feet from the west property line if the western bus parking lot needs to be shifted north in order to save the historic White Oak tree.

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 Brookpark Middle School located at 4300 Demorest Road, 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.

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Christine Houk President of Council

Date: 06/09/20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Plan. Comm.  
Sponsor: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : CR-19-20  
1st Reading: 06/15/20  
Public Notice: \_\_\_\_\_  
2nd Reading: \_\_\_\_\_  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## RESOLUTION NO. CR-19-20

### A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR THE REDEVELOPMENT OF THE KMART STORE LOCATED AT 2400 STRINGTOWN ROAD

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WHEREAS, on June 02, 2020, the Planning Commission recommended approval of the Development Plan for the redevelopment of the Kmart store with following stipulations:

1. A deviation shall be granted to permit a reduced parking space size of 171 square feet;
2. A deviation shall be granted permitting a reduction in the number of parking spaces required from 391 to 373;
3. The applicant shall replace the tan and brown colored metallic EIFS panels with grey and/or charcoal colored metallic EIFS panels, and the tan stippled EIFS shall be replaced with a color that is cohesive with the modified color palatte;
4. The applicant shall utilize the full bring option ('Belden' Option #3 on submitted material detail sheet) for the front façade of Aldi;
5. The cement board proposed on the Aldi elevation shall be replaced with brick in a similar color to the proposed for the cement board;
6. The applicant shall provide an updated southern elevation plan for all three tenant spaces as well as a material board (sheet) identifying the specific materials and colors selected, for Staff approval;
7. The applicant shall coordinate with the owner of the residential development adjacent to the east to obtain easements for improvements on the adjacent site shown on plans, including crosswalks;
8. Decorative black metal bike racks shall be placed near the entrance to each tenant space and the applicant shall work with the City to determine the best location and number of bike racks for the proposed development;
9. Benches shall be added to the sidewalk in front of the retail center, particularly at the widened eastern sidewalk bump-out;
10. All poles with traffic or parking signage shall be black metal;
11. All pavement markings shall be white;
12. Two landscaping peninsulas shall be added to the parking lot in the northwest and northeast corner of the site, as identified by staff.

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 redevelopment of the KMart site located at 2400 Stringtown Road, 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.

Date: 06-10-20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

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

## RESOLUTION NO. CR-20-20

### A RESOLUTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR PLUM RUN WINERY/GROVE CITY BREWING COMPANY LOCATED AT 3946 BROADWAY IN THE HISTORICAL PRESERVATION AREA

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WHEREAS, Section 1138.05 (a) of the Codified Ordinances states that a Certificate of Appropriateness is required from the Planning Commission prior to any new construction, remodeling, reconstruction or demolition, unless otherwise provided in subsection (c) hereof; and

WHEREAS, on June 02, 2020 the Planning Commission recommended approval of the Certificate of Appropriateness request for additional signage for Plum Run Winery/Grove City Brewing Company located at 3946 Broadway, as submitted.

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 Certificate of Appropriateness for additional signage for Plum Run Winery/Grove City Brewing Company located at 3946 Broadway, as submitted.

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: 06/10/20  
Introduced By: Mr. Schottke  
Committee: Lands  
Originated By: Plan. Comm.  
Sponsor: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : CR-21-20  
1st Reading: 06/15/20  
Public Notice:  
2nd Reading:  
Passed: \_\_\_\_\_ Rejected:  
Codified: \_\_\_\_\_ Code No:  
Passage Publication:

## RESOLUTION NO. CR-21-20

### A RESOLUTION TO APPROVE AMENDMENTS TO THE DEVELOPMENT PLAN FOR SCHOEDINGER FUNERL HOME LOCATED AT 4242 HOOVER ROAD AS APPROVED BY RES. CR-66-18

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WHEREAS, on December 17, 2018, Council approved a Development Plan for Schoedinger Funeral Home located at 4242 Hoover Road by Resolution No. CR-66-18; and

WHEREAS, on November 4, 2019, Council approved an extension for this Development Plan by Resolution CR-50-19; and

WHEREAS, on June 02, 2020, the Planning Commission recommended approval of amendments to the original Development Plan, as submitted.

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 amendments to the Development Plan, approved by Resolution CR-66-18, for Schoedinger Funeral Home, as submitted.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1109.07(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

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: 04-27-20  
Introduced By: Mr. Holt  
Committee: Finance  
Originated By: Mayor Stage  
Approved: \_\_\_\_\_  
Emergency: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: C-17-20  
1st Reading: 05-04-20  
Public Notice: 5-06-20  
2nd Reading: 05-18-20  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

*postponed  
to 6-15-20*

## ORDINANCE C-17-20

### AN ORDINANCE TO REPLACE EXHIBIT "A" OF ORDINANCE C-09-19 TO APPROVE A TOWN CENTER COMMERCIAL REVITALIZATION GRANT PROGRAM

WHEREAS, on July 2, 2001, Council approved a Town Center Community Revitalization Grant Program with C-43-01; and

WHEREAS, on March 1, 2010, Exhibit "A" was updated and replaced with the approval of Ordinance C-03-10; and

WHEREAS, on May 20, 2013, Council repealed and replaced Ordinance C-03-10 with Ordinance C-29-13 to expand and define eligible projects and fund dispersal procedures; and

WHEREAS, on May 21, 2018, Council repealed and replaced Ordinance C-29-13 with Ordinance C-31-18 to expand the program boundaries to more closely match the Town Center Core in the GroveCity2050 Community Plan and to include the southern gateway in the Town Center; and

WHEREAS, on March 4, 2019, Council repealed and replaced Ordinance C-31-18 with Ordinance C-09-19 to expand the boundaries of the Broadway Corridor north to Southwest Boulevard to include more of the northern gateway area.

WHEREAS, it is the desire of the City to amend the TCCR Grant Program to expand the eligible projects to include repair and replacement of items, as well as demolition and clean-up in a building's interior due to a weather event to alleviate some of the burden these events may cause to a business.

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

SECTION 1. "Exhibit A" of Ordinance No. C-09-19 is hereby replaced as shown in "Exhibit A", attached hereto and made a part hereof.

SECTION 2. This Ordinance shall take effect at the earliest date permitted 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

## Exhibit "A"

## TOWN CENTER COMMERCIAL REVITALIZATION (TCCR) GRANT PROGRAM

**What is the Town Center Commercial Revitalization Grant Program?**

The Town Center Commercial Revitalization (TCCR) Grant Program is designed to assist business and property owners with improving commercial buildings and properties for the betterment of Grove City as a whole. This program is an elaboration of a Community Development Block Grant (CDBG) obtained through the Franklin County Commissioners in 1978 which provided monies to match private funding for certain renovation projects. The program was ~~re-established~~ created in 2001 in the spirit of the 1987 Downtown Redevelopment Project and has undergone several program modifications to best serve the community. Today, it is based on the principles contained within the GroveCity2050 Community Plan and is focused on alleviating physical, socioeconomic and environmental challenges that are not present elsewhere in the community. ~~It was revised in 2009 following the completion of the 2008 Town Center Plan, and it has been recently revised to incorporate the principles of GroveCity2050 and other community plans, as well as expand the program's boundaries.~~

**Program Description:** Grant money is provided as a reimbursement and matched at \$.50 per \$1.00 of private investment up to a maximum of either \$5,000 or \$10,000 for eligible projects based on the location of the property within the program boundaries. The total reimbursement amount will be based on submitted quote(s) contained within and set as part of the approved grant application.

**Eligible Geography:** Commercial properties located in the Town Center Core and Broadway Corridor illustrated on Exhibit 1-A, attached hereto, are eligible to participate in the grant program. Program boundaries are generally based on the boundaries of the Town Center Core future land use in the GroveCity2050 Community Plan. Within the Broadway Corridor, only principal buildings fronting on Broadway are eligible for funding.

**Eligible Participants:** Owners and/or tenants of buildings and properties primarily used to conduct business, non-profit or not-for-profit activities within the program's boundaries may apply for a TCCR grant. Ineligible businesses include national chains, check cashing, sexually-oriented businesses, governmental or quasi-governmental agencies and other businesses determined by the City to be contrary to the goals and objectives of community plans. Eligibility of non-profit, not-for-profit organizations shall be determined by proof of 501(c) status. Portions of buildings occupied by ineligible businesses may make the building ineligible for program funds. The eligibility ~~Eligibility~~ of participants is at the sole discretion of the City.

Applicants requesting funding through the program must be current in their real estate property taxes and must be in good standing with all local, regional, state and federal taxing authorities. All properties participating in the program shall comply ~~be in compliance~~ with all applicable zoning, building and property maintenance standards.

**Eligible Projects:** Eligible projects are generally categorized into four ~~five~~ types based on the nature of the proposed improvements. The following categories list examples of eligible improvements but do not represent an all-inclusive list. The Development Department is responsible for determining the eligibility of proposed improvements and said eligibility will remain at the sole discretion of the City. The City retains the right to approve an entire request, to approve portions of a request, suggest and/or ask for changes/additions to a request before approving or to deny any request or portion thereof. Building permit fees and professional design fees may be eligible for funding if associated with a project listed in the categories below.

1. Façade and exterior building improvement projects that will enhance/preserve the appearance and/or integrity of the structure (some examples provided below):

- Paint
- Tuck point
- Gutters
- Roofing
- Windows
- Doors
- Exterior Lighting
- Awning and canopies
- Signage (wall & window)
- Entryway enhancements
- Siding

2. Exterior site improvement projects that will enhance/preserve the appearance and character of the Town Center Core and Broadway Corridor (some examples provided below):

- Exterior furnishings (tables, chairs, benches and umbrellas)
- Bike racks (permanent)
- Permanent landscaping
- Sidewalk (new, repair and replacement)
- Signage
- Dumpster enclosures
- Parking lot enhancements and maintenance (striping, sealing, curb replacement and landscaping)
- Parking lot expansion, resurfacing and reconstruction (the use of permeable surfaces is strongly encouraged)

3. Exterior and/or interior building improvement projects that will protect the life, safety and welfare of occupants as well as the protection of surrounding structures and properties within Town Center Core and Broadway Corridor (some examples provided below):

- Structural repairs
- Emergency egress lights
- Accessibility improvements in accordance with **the** Americans with Disabilities Act (ADA) requirements
- Life safety projects (~~in order~~ to comply with building and fire codes)

4. Utility improvement projects that will repair, replace or upgrade the mechanical facilities contained within or providing service to the structure (some examples provided below):

- Heating ventilation and air conditioning (HVAC)
- Electric service and circuits (excluding portable and plug-in electrical fixtures – e.g. light bulbs, fuses, window a/c units, etc.)
- Plumbing facilities (excluding new and replacement fixtures – e.g. sinks, toilets, etc.)
- Kitchen ventilation and suppression

5. **Improvement projects that are not normally eligible for consideration but are deemed necessary by the City Administrator to mitigate substantial impacts resulting from significant weather-related events that occurred during a specific time period, not already covered by insurance (some examples are provided below):**

- Cleanup and removal of water, dirt, and debris
- Moisture/mold remediation
- Flooring including subflooring, joists, and finishes
- Walls and stairs including framing, drywall, insulation, and painting
- Appliances including refrigerators/freezers (interior or exterior), ovens and dishwashers (excludes small appliances as determined by the City)
- Cabinets/Countertop
- Interior seating including tables, chairs and booths
- Interior doors
- Insurance claim deductible
- Projects contained under sections 3 and 4

**Funding:** Project funds are provided as a reimbursement and matched for qualifying projects at a rate of \$0.50 per \$1.00. The maximum award (or cumulative awards) for a given calendar year shall not exceed \$10,000 for projects in the Town Center Core and \$5,000 in the Broadway Corridor. Owners and/or tenants are eligible to reapply until the maximum award is reached for the given calendar year. The City determines the total reimbursement award based on the submitted quote(s) contained within the approved grant eligibility application. Costs exceeding the originally estimated amount may not be eligible for reimbursement. Additionally, an exceptional circumstance may be granted by City Council to increase the maximum award amount or to increase the City's portion of the grant match (or reduce the applicant's portion).

Projects that are submitted and approved in response to damage from a weather-related event as described above will be reimbursed at a rate of \$0.50 per \$1.00. The maximum award, regardless of being in the Town Center Core or the Broadway Corridor will be capped at \$10,000 for approved eligible projects, that are not already covered by insurance.

**Exceptional Circumstances:** If an applicant believes their proposed project warrants an exceptional circumstance for increased funding, an Exceptional Circumstance Request Form shall be submitted to the City for review by City Council demonstrating that at least three of the criteria below are satisfied.

- (1) proposed improvement will substantially enhance the vitality and appearance of the Town Center Core or Broadway Corridor;
- (2) proposed improvement will result in creation of jobs;
- (3) proposed improvement will result in the leveraging of additional economic investment and/or activity;
- (4) proposed improvement will result in the utilization of sustainable building and site design concepts;
- (5) proposed improvement will result in the attainment of a needed service or goal as set forth in the Town Center Plan;
- (6) proposed improvement will result in the attainment of a needed service or goal as set forth in the GroveCity2050 Community Plan;
- (7) proposed improvement will result in the maintenance and enhancement of exterior structures and their interior facilities;
- (8) proposed improvement will result in the update of building and facilities to meet current code requirements to better serve and protect the health, life and safety of their occupants; and
- (9) proposed improvement will result in substantially improved accessibility and compliance with current ADA standards.

**Dispersal of Funds:** Dispersed funds are to reimburse applicants for incurred expenses associated with approved project costs. Funds may be dispersed up to a maximum of two times during the duration of an approved project. Reimbursement requests will be processed upon the submission of proof of payment, photographs, inspection results and other needed documentation (as determined by staff) to verify the completion of the improvement.

Grant recipients are required to maintain records of expended funds and are to provide copies of all paid final invoices, paid receipts, inspection results and additional documentation demonstrating proper use of grant funds. Recipients not able to provide the necessary documentation/records will not be issued grant reimbursement funds.

This grant may be treated as income subject to Federal Income Tax. The City of Grove City is not liable for any tax implications resulting from the extension of this grant through the Town Center Commercial Revitalization Grant Program. See your tax advisor for clarification. The distribution of funds will be made in accordance with the guidelines stipulated by the Housing Officer of the City of Grove City.

**Conflict of Interest:** No official, employee or agent of the City shall have any personal interest, either direct or indirect, in the TCCR grant program, nor shall any such official, employee or agent participate in any decision relating to the TCCR grant program which affects his personal interests or the interests of any corporation, partnership or association in which he is, either directly or indirectly, interested. Additionally, work completed by applicants and/or property owners that hold ownership in any firm performing that work, or other instances in which the Development Department determines a conflict of interest is or may be present, shall be ineligible for TCCR funding.

**Project Monitoring:** Grant recipients must agree to allow any duly authorized representatives of the City of Grove City, at reasonable times and with twenty-four (24) hours prior notice, to have access to any portion of the project in which the City is involved and the period of such right to this access shall be until the City closes out the project.

#### **Grant Approval Process:**

STEP 1 Pre-Application Meeting: It is recommended that prospective applicants have a pre-submittal meeting with Development Department staff. Please contact the Development Department at 614-277-3004 to obtain an application.

STEP 2 Eligibility Application: This application is to determine if proposed projects are eligible for reimbursement and sets the maximum amount the City can reimburse. Eligibility is determined through project quotes and photos of the site's current conditions, and plans, drawings, and/or photos of what is proposed. Submittal requirements are set forth on the application form. Information the applicant provides will be used as the basis for evaluating the project. Applications will not be considered complete and eligible for participation in the program unless all items on the application are answered and all required attachments are included.

Applications submitted in response to a weather-related event, as described under Section 5, shall be accompanied by a letter from an insurance provider if a claim has or will be filed. At minimum the documentation shall contain line-item costs to summarize the total damage as well as the insured's payout amount for the event. Applicants not filing an insurance claim will be required to certify that they are not pursuing additional compensation outside of the TCCR program.

STEP 3 Eligibility Approval Letter: This letter is sent to applicants when an Eligibility Application has been approved listing the eligible projects and maximum eligible reimbursement. A Reimbursement Application is sent to the applicant with the Eligibility Approval Letter.

STEP 4 Permits Obtained: Participants in the grant program agree to obtain all necessary permits prior to the commencement of work and comply with all Grove City Ordinances.

- STEP 5 Work Completed: All projects shall be completed and have received approval of all required inspections prior to submittal of the Reimbursement Application. Approved projects should be completed within 180 days from the date of the approved Eligibility Application unless a written extension is granted by the Development Department.
- STEP 6 Reimbursement Application: This application is submitted after all work has been completed and received all necessary approvals (i.e. permits, inspections, approved plans, etc.). The Reimbursement Application determines the amount of possible reimbursement based on payments (i.e. paid invoices, copies of checks, credit card statements, etc.) and photos of the completed projects. Applications will not be considered complete and eligible for reimbursement unless all items on the application are answered and all required attachments are included.
- STEP 7 Funds Released: Funds are in the form of a check that can either be picked-up at City Hall or mailed.

Date: 06/09/20  
Introduced By: Mr. Holt  
Committee: Finance  
Originated By: Mr. Boso  
Approved: Mr. Berry  
Emergency: 30 Days:       
Current Expense:                     

No.: C-26-20  
1st Reading: 06/15/20  
Public Notice: 6/16/20  
2nd Reading: 07/06/20  
Passed:      Rejected:       
Codified:      Code No:       
Passage Publication:                     

## ORDINANCE C-26-20

AN ORDINANCE TO APPROPRIATE \$80,000.00 FROM THE  
RECREATION DEVELOPMENT FUND FOR THE CURRENT EXPENSE  
OF HENNIGAN'S GROVE PLAYGROUND PURCHASE AND INSTALLATION

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WHEREAS, Hennigan's Grove subdivision is located on the east side of Grove City; and

WHEREAS, the subdivision does not have a neighborhood playground, and

WHEREAS, the City and the Hennigan's Grove Home Owners Association recently approved an agreement to add playground equipment on Home Owners Association property, and

WHEREAS, the full amount for the project is \$80,000.00.

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

SECTION 1. There is hereby appropriated \$80,000.00 from the unappropriated monies of the Recreation Development Fund to account number 306000.572000 for the current expense of playground purchase and installation.

SECTION 2. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

\_\_\_\_\_  
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

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

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

Date: 06-10-20  
Introduced By: Mr. Holt  
Committee: Finance  
Originated By: Mr. Boso  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : CR-22-20  
1st Reading: 06/15/20  
Public Notice: 0 / /20  
2nd Reading: 0 / /20  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## RESOLUTION CR-22-20

### A RESOLUTION REQUESTING FUNDING UNDER THE “CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY ACT” (CARES ACT) TO FUND NECESSARY COVID-19 PANDEMIC-RELATED EXPENSES

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WHEREAS, the State of Ohio has been appropriated funding from the federal “Coronavirus Aid, Relief, and Economic Security Act” (CARES Act) to fund necessary COVID-19 pandemic-related expenses; and

WHEREAS, Substituted and amended House Bill 481 of the 133rd General Assembly provides for the distribution of funds to eligible counties, municipal corporations, and townships; and

WHEREAS, before receiving a payment a subdivision is required to adopt a resolution affirming that the subdivision will spend funding only on pandemic-related expenses as required under the CARES Act; and

WHEREAS, any funds remaining unencumbered as of October 15, 2020 are required to be returned to the County Treasury; and

WHEREAS, any unspent balance of the funds received are required to be returned to the State Treasury by December 28, 2020.

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

SECTION 1. The City of Grove City requests CARES Act funding to be distributed by the County Auditor and by adopting this resolution affirm that the revenue will only be used for the purposes prescribed in the CARES Act, section 5001 of the ‘Coronavirus Aid, Relief, and Economic Security Act,’ as described in 42 U.S.C. 601(d), and any applicable regulations, for necessary expenditures incurred due to the public health emergency connected with the COVID-19 pandemic, provided those expenses are incurred between March 1 and December 20, 2020, and are not accounted for in the current budget and certify such to the State Director of Office of Budget and Management and the County Auditor.

SECTION 2. The City of Grove City will comply with the procedure created by Substituted and amended House Bill 481 of the 133rd General Assembly to receive funds under the act.

SECTION 3. This Council hereby establishes the Local Coronavirus Relief Fund.

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