

**GROVE CITY, OHIO COUNCIL  
LEGISLATIVE AGENDA**

**June 20, 2016**

**6:00 – Rules of Council Review**

**6:30 Caucus**

**7:00 – Reg. Meet.**

**Presentations: Central Crossing Band**

---

**FINANCE: Mr. Davis**

- Ordinance C-51-16 Amend Ord. C-96-15 to Authorize the City Administrator to Enter into an Economic Development Agreement with Mount Carmel Health System. Second reading and public hearing.
- Ordinance C-52-16 Accept the Donation of \$5,178.65 from the Southwest Community Leadership program and Appropriate the Same for the Gold Star Families Memorial Plaza. First reading.
- Ordinance C-53-16 Accept the Donation of \$5,640.56 from the Grove City Gold Star Families Memorial Monument Fund and Appropriate the Same for the Gold Star Families Memorial Plaza. First reading.
- Ordinance C-54-16 Appropriate \$170,000.00 from the General Fund for the Current Expense of Gold Star Memorial Plaza Improvements. First reading.
- 

**LANDS: Mr. Bennett**

- Ordinance C-49-16 Approve the Rezoning of 6150 enterprise Parkway from IND-1 to PUD-I with Zoning Text. Second reading and public hearing.
- Ordinance C-50-16 Approve the Use for a Columbarium for Bethel Lutheran Church located at 4501 Hoover Road. Second reading and public hearing.
- Ordinance C-55-16 Approve a Special Use Permit for a Drive-Thru for Kroger located at 5965 Hoover Road. First reading.
- Ordinance C-56-16 Approve a Special Use Permit for Outdoor Sales for Sunoco Gas Station located at 2375 Stringtown Road. First reading.
- Resolution CR-27-16 Approve the Development Plan for Bethel Lutheran Church Columbarium located at 4501 Hoover Road.
- Resolution CR-36-16 Approve the Development Plan for American Self-Storage located South of Southwest Blvd. and East of Hoover Road.
- Resolution CR-37-16 Approve the Development Plan for Rite Rug Grove City located at the Northeast corner of Summit Way and London-Groveport Road.
- Resolution CR-38-16 Endorse the Creation and Appointment of the Grove City 2050 Steering Committee.
- 

ON FILE: Minutes of: 06/06 - Council Meeting; 6/07 - Planning Commission



**C-51-16**  
**Exhibit "A"**

**JOBS DEVELOPMENT AND INCENTIVE AGREEMENT**

THIS DEVELOPMENT AND INCENTIVE AGREEMENT (this "Agreement") is made and entered into this the \_\_\_\_ day of \_\_\_\_\_, 201~~6~~<sup>5</sup> by and between the City of Grove City, Ohio, (the "City"), a municipal corporation and political subdivision organized and existing under the Constitution and laws of the State of Ohio, and Mount Carmel Health System (the "Company").

**RECITALS**

WHEREAS, the Company currently operates a free-standing 37,000 square foot emergency department at its Grove City medical center campus located at 5350 North Meadows Drive (the "Site"); and

WHEREAS, the total Site is approximately 112 ± acres; and

WHEREAS, the Company desires to expand its campus by adding an ±500,000 square foot 210 bed hospital and a ±125,000 square foot medical office building ("Project") at the Site; and

WHEREAS, the Project will incorporate several parking options to minimize the impact on the Site and ensure that it retains some of its natural features and open space; and

WHEREAS, as part of this Agreement, the Company has agreed to sell to the City approximately 21 ± acres on the Site that will remain open to the general public; and

WHEREAS, the open space that the City is acquiring contains a natural preserve with a meandering stream; and

WHEREAS, with this Project, the Company plans on making an estimated Three Hundred Fifty Five Million Dollar (\$355,000,000.00) capital investment in the City; and

WHEREAS, it is estimated that the Company will add approximately One Thousand Five Hundred (1,500) jobs in the City; and

WHEREAS, following completion of the Project, the Company will be the largest employer in the City; and

WHEREAS, during the construction of the Project, it is estimated that the City will receive approximately Three Million Dollars (\$3,000,000) in income tax revenue; and

WHEREAS, following completion of the Project, it is estimated that the City will receive approximately Two Million Dollars (\$2,000,000) annually in income tax revenue; and

WHEREAS, the Company has the financial responsibility and business experience to create employment and improve the economic welfare of the people of the City; and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the parties, intending to be legally bound, agree as follows:

Section 1. Based on a review of the relevant information, the City has determined the following:

- A. The Project will bring new jobs to the City.
- B. The Project will benefit the people in the City by bringing new employment opportunities, access to medical care, and strengthening the economy of the City.
- C. Receiving the Development and Incentive Agreement will contribute to the success of the Project in the City.

Section 2. Agreements of the City. The City hereby agrees as follows:

A. Economic Inducements:

1. **Parking Garage.** In moving forward with the Project, the City and Company have been exploring options to preserve green space on the Site. In order to do so, the Parties have agreed to construct a **visitor's** parking garage on the ~~east side of the~~ Site in lieu of the Company developing this and other green areas with a paved suitable parking lot. The City agrees to contribute Six Million Dollars (\$6,000,000) towards the cost of the parking garage. The payment shall be made on or before December 31, 2017. Upon completion, the parking garage shall have +305 spaces which will be free of charge for patrons.
2. **Property Purchase.** As part of this Agreement, the City agrees to purchase from Company and Company agrees to sell to City a portion of the Site as shown on Exhibit A consisting of approximately 21 ± acres at a total price of Eight Hundred Thousand Dollars (\$800,000). The City shall close on the purchase on or before December 31, 2017. The City Consulting Engineer shall prepare the legal descriptions and plat for the lot split at the City's cost and the City shall be responsible for all preparation and recording costs associated with the transfer of the property.
3. **City Property.** The City agrees that it will include the Company in all the planning processes and decisions made for the future use of the 21 ± acre tract which purchase is detailed in Section 2(A)(2) as the acreage directly abuts the Site thereby requiring careful and deliberate planning for future activities which may impact the operation of the project.

Section 3. City's Obligation to Make Payments Not Debt. Notwithstanding anything to the contrary herein, the obligations of the City pursuant to this Agreement shall not be a general obligation debt or bonded indebtedness, or a pledge of the general credit or taxes levied by the City, and the Company shall have no right to have excises or taxes levied by the City, the State or any other political subdivision of the State for the performance of any obligations of the City herein. Payment of all financial obligations of the City under this Agreement is subject to the issuance of debt by the City for the purpose of payment such obligations or appropriations by the City Council and certification by the Finance Director of the City as to the availability of funds necessary for such payments. In particular, since Ohio law limits the City to appropriating monies for such expenditures only on an annual basis, the obligation of the City to make

payments pursuant to Section 2 shall be subject to annual appropriations by the City Council and certification by the Finance Director of the City as to the availability of funds necessary for such payments.

Section 4.     Agreements of the Company. The Company hereby agrees as follows:

- A.     **Permits/Approvals.** The Company will obtain any and all necessary permits/approvals under the City's Codified Ordinances.
  
- B.     **Construction Guarantee.** The Company shall be responsible for the construction of all public and private improvements as delineated on the approved Development Plan and as shown in Exhibit A approved by Resolution CR-20-16 ~~CR-36-15~~. Improvements shall include but not be limited to a ±500,000 s.f., seven-story hospital facility, ±125,000 s.f. medical office building, a parking garage, bike paths, sidewalks, roadways, and all public and private utility facilities.

Section 5.     Authority, Execution and Delivery. Each party to this Agreement represents and warrants to each other party as follows:

- A.     **Authority.** It has the full right, power and authority to enter into this Agreement and to carry out its obligations hereunder, and the execution and delivery of this Agreement and the performance of its obligations hereunder have been duly and validly authorized by all necessary action.
  
- B.     **Execution and Delivery.** This Agreement has been duly executed and delivered by it, and constitutes a valid and binding obligation of it, enforceable against it in accordance with its terms.

Section 6.     Miscellaneous.

- A.     **Amendment or Waiver.** No amendment or waiver of any provision of this Agreement shall be effective against any party hereto unless in writing and signed by that party.
  
- B.     **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute one and the same agreement.
  
- C.     **Severability.** If any provision of this Agreement is invalid, illegal or unenforceable for any reason, such invalidity, illegality or unenforceability shall not affect the remainder of this Agreement and the remainder of this Agreement shall be construed and enforced as if such invalid, illegal or unenforceable portion were not contained herein, provided and to the extent that such construction would not materially and adversely frustrate the original intent of the parties hereto as expressed herein.
  
- D.     **Jurisdiction.** The provisions of this Agreement and all matters that relate to its interpretation or enforcement shall be governed by Ohio law. The venue for any action to enforce any provision of this Agreement shall be exclusively in the state and federal courts in Franklin County, Ohio and each of the parties hereby consents to and subjects itself to the exclusive jurisdiction of such courts.

- E. **Further Assurances.** Each party hereto shall cooperate, shall take such further action and shall execute and deliver such further documents as may be reasonably requested by the other party in order to carry out the provisions and purposes of this Agreement.
- F. **Successors.** This Agreement shall inure to the benefit of, and be binding upon, each party and that party's respective successors and assigns. This Agreement is not transferable or assignable without the express written approval of the City of Grove City pursuant to ordinance.
- G. **Additional Development and Incentives.** This Agreement shall not preclude future development in the City by the Company at the Site or elsewhere, and shall not preclude the City from offering incentives for the future development initiated by the Company in the City.
- H. **Notices.** All notices or other communications shall be sufficiently given and shall be deemed given when mailed by registered or certified mail, postage prepaid, addressed to the appropriate party at its address indicated as follows:

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

If to the Company:   Mount Carmel Health Systems  
                                   Attention:    Legal Services  
   6150 East Broad Street  
   Columbus, Ohio 43213

or such different address of which notice shall have been given in accordance with this Agreement.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be duly executed and delivered as of the day and year first above written.

CITY OF GROVE CITY

MOUNT CARMEL HEALTH SYSTEM

\_\_\_\_\_  
 Charles W. Boso, Jr., City Administrator

By: \_\_\_\_\_

Its: \_\_\_\_\_

APPROVED AS TO FORM:

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

Exhibit A"  
of Attachment

RESOLUTION NO. CR-20-16

A RESOLUTION TO APPROVE AMENDMENTS TO THE DEVELOPMENT PLAN FOR  
MOUNT CARMEL GROVE CITY MEDICAL CENTER AS APPROVED BY RES. CR-36-15

WHEREAS, on June 15, 2015, Council approved a Development Plan for Mt. Carmel Grove City Medical Center by Resolution No. CR-36-15; and

WHEREAS, on April 05, 2016, the Planning Commission recommended approval of amendments to the Development Plan, with the following stipulations:

1. Any improvement not proposed for amendment as part of this application shall remain as originally approved by CR-36-15;
2. A modified Jobs Development and Incentive Agreement shall be submitted to City Council to address the elimination of the east parking garage;
3. A **deviation** shall be granted to allow parking lots to exceed the maximum of 21 consecutive parking spaces without a landscape peninsula or island, as shown on proposed amend plan sheets;
4. Two rows of evergreen trees (6' height at installation, installed 20' O.C. maximum) and 2" caliper small class trees (two per each 100 lineal feet of property line) shall be installed on the mounding between the proposed parking lot and Hoover Road;
5. Irrigation shall be installed as shown on Sheet L01.5 and shall be permitted to **deviate** from the standards of Chapter 1136.

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

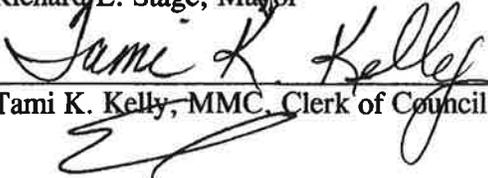
SECTION 1. This Council hereby accepts the amendments to the Development Plan for Mount Carmel Grove City Medical Center, approved by Resolution CR-36-15, contingent upon the stipulations set by Planning Commission, except for #3 and with the following:

1. A deviation shall be granted to allow parking lots to exceed the maximum of 21 consecutive parking spaces without a landscape peninsula or island, with a maximum of 27 consecutive parking spaces.

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

  
\_\_\_\_\_  
Roby Schottke, President of Council

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

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

Passed: 05-02-16  
Effective: 05-02-16 Attest:

Certify that this resolution  
is correct as to form.

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

Date: 6/10/16  
Introduced By: Mr. Davis  
Committee: Finance  
Originated By: Mayor/Davis  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: XX

No.: C-52-16  
1<sup>st</sup> Reading: 6/20/16  
Public Notice:  
2<sup>nd</sup> Reading: 7/05/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-52-16

AN ORDINANCE TO ACCEPT A DONATION OF \$5,178.65 FROM THE GROVE CITY AREA CHAMBER OF COMMERCE'S SOUTHWEST COMMUNITY LEADERSHIP PROGRAM AND APPROPRIATE THE SAME FOR THE GOLD STAR FAMILIES MEMORIAL PLAZA

WHEREAS, the Grove City Area Chamber of Commerce's Southwest Community Leadership Program's class selects a community service project each year; and

WHEREAS, the 2015-2016 class hosted the Army Specialist Joseph "Joey" W. Riley Memorial Golf Outing on May 15, 2016; and

WHEREAS, the total proceeds from the outing are being donated to the Riley family for the creation of a scholarship fund, with the remainder donated to the City of Grove City; and

WHEREAS, the Southwest Community Leadership Program's class of 2015-2016 has generously donated \$5,178.65 to be contributed to the cost of improvements associated with the Gold Star Families Memorial Plaza.

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

SECTION 1. Council hereby accepts the generous donation of \$5,178.65 from the Grove City Area Chamber of Commerce's Southwest Community Leadership Program and appropriates it to account number 305000.603156 to be used for the cost of improvements associated with the Gold Star Families Memorial Plaza.

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

\_\_\_\_\_  
Roby Schottke, President of Council

Passed:

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

Effective:

Attest:

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

I Certify that this ordinance is correct as to form.

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

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

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

Date: 6/13/16  
Introduced By: Mr. Davis  
Committee: Finance  
Originated By: Mayor/Davis  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: XX

No. : C-53-16  
1<sup>st</sup> Reading: 6/20/16  
Public Notice:  
2<sup>nd</sup> Reading: 7/05/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication:

## ORDINANCE C-53-16

AN ORDINANCE TO ACCEPT A DONATION OF \$5,640.56 FROM THE GROVE CITY GOLD STAR FAMILIES MEMORIAL MONUMENT FUND AND APPROPRIATE THE SAME FOR THE GOLD STAR FAMILIES MEMORIAL PLAZA

---

WHEREAS, the Grove City Gold Star Families Memorial Monument Committee was established to build a monument in recognition of Gold Star Families; and

WHEREAS, the Grove City Gold Star Families Memorial Monument Committee established a fund to accept donations; and

WHEREAS, the Grove City Gold Star Families Memorial Monument Fund raised a total of \$35,140.00 to build a monument; and

WHEREAS, the monies raised through the Grove City Gold Star Families Memorial Monument Fund exceeded the cost of the monument and the committee wishes to donate the remaining funds towards the completion of the Gold Star Families Memorial Plaza.

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 generous donation of \$5,640.56 from the Grove City Gold Star Families Memorial Monument Committee and appropriates it to account number 305000.603156 to be used for the cost of improvements associated with the Gold Star Families Memorial Plaza.

SECTION 2. This Council hereby thanks the Committee for their work and contributions towards the completion of the Gold Star Families Memorial Plaza.

SECTION 3. This ordinance appropriates for current expenses and shall therefore go into immediate effect.

\_\_\_\_\_  
Roby Schottke, 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: 6/13/16  
Introduced By: Mr. Davis  
Committee: Finance  
Originated By: Mayor/Davis  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: XX

No. : C-54-16  
1<sup>st</sup> Reading: 6/20/16  
Public Notice:  
2<sup>nd</sup> Reading: 7/05/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-54-16

### AN ORDINANCE TO APPROPRIATE \$170,000.00 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF GOLD STAR MEMORIAL PLAZA IMPROVEMENTS

---

WHEREAS, the City of Grove City has a proud history of its residents serving in the Armed Forces of the United States of America; and

WHEREAS, a number of Grove City's heroes have willingly given the ultimate sacrifice to protect our freedom and way of life; and

WHEREAS, the Grove City Gold Star Families Memorial Monument committee raised funds for a Gold Star Families Memorial Monument to honor the families of fallen heroes; and

WHEREAS, on May 30, 2016 - Memorial Day, the City held a dedication ceremony unveiling the monument to the public; and

WHEREAS, the City wishes to honor the families of our fallen heroes through the construction of a permanent plaza, completed in a manner that properly captures the dignity and respect with which their loved ones served this great Nation; and

WHEREAS, other civic groups, organizations, businesses, and residents have donated money, time and service towards the completion of this civic project; and

WHEREAS, total estimated cost of construction of the Gold Star Memorial Plaza is \$244,000; and

WHEREAS, the City anticipates civic groups, service organizations, businesses, and residents will continue to donate money, time and service towards the completion of this civic project.

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

SECTION 1. There hereby is appropriated \$170,000.00 from the unappropriated monies of the General Fund to be transferred to the Capital Improvement Fund and appropriated to account number 305000.603156 for the current expense of Gold Star Memorial Plaza improvements.

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

\_\_\_\_\_  
Roby Schottke, President of Council

Passed:

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

Date: 05/10/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: C-49-16  
1st Reading: 05/16/16  
Public Notice: 05/19/16  
2nd Reading: 06/20/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

- Withdraw  
Request

## ORDINANCE C-49-16

### AN ORDINANCE FOR THE REZONING OF 6150 ENTERPRISE PARKWAY FROM IND-1 TO PUD-I WITH ZONING TEXT

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 recommended approval of the rezoning on May 03, 2016; 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 IND-1 to PUD-I with Zoning Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1434 and 6115 and being Lot #3 of a subdivision, as recorded in Official Records, Plat Book 57, page 111, 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.

\_\_\_\_\_  
Roby Schottke, 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-49-16

6150 ENTERPRISE PKWY

PLANNED UNIT DEVELOPMENT – INDUSTRIAL (PUD-I)

ZONING TEXT

1. PROPERTY

The site ("Site") is located at 6150 Enterprise Pkwy (040-005808), further described in Exhibit A. Access to the site is from two curb-cuts on Enterprise Parkway.

The Site currently has a 33,000± square foot industrial building. A small parking lot is located between the structure and the street and on the south side of the structure. Dock doors are located on the southeast side of the structure. The intent of the PUD is to allow the site to house recreational uses while maintaining an industrial zoning for future tenants.

2. GENERAL PROVISIONS

- a. The provisions outlined within this text shall apply to the land described in Exhibit A unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply only to the extent that this Zoning Text does not address such matters.
- b. For the purposes of this Zoning Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural include the singular and the singular the plural. The word "shall" is intended to be mandatory, "occupied" or "used" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied". In case of any difference of meaning or implication between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.
- c. All provisions of this Zoning Text are severable. If a court of competent jurisdiction determined that a word, phrase, clause, sentence, paragraph, subsection, section or other provisions 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 persons or circumstances are not affected by that decision.
- d. Deviations from the standards, requirements, and uses set forth herein as well as the Zoning Code may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between uses within or in proximity of the Site.

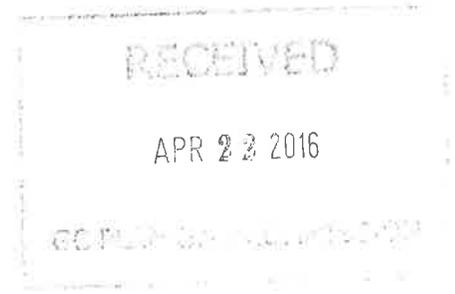
3. PERMITTED USES

Uses permitted in the districts below shall be permitted on the Site.

- a. IND-1 (Light Industrial)

The following additional uses shall also be permitted on the Site.

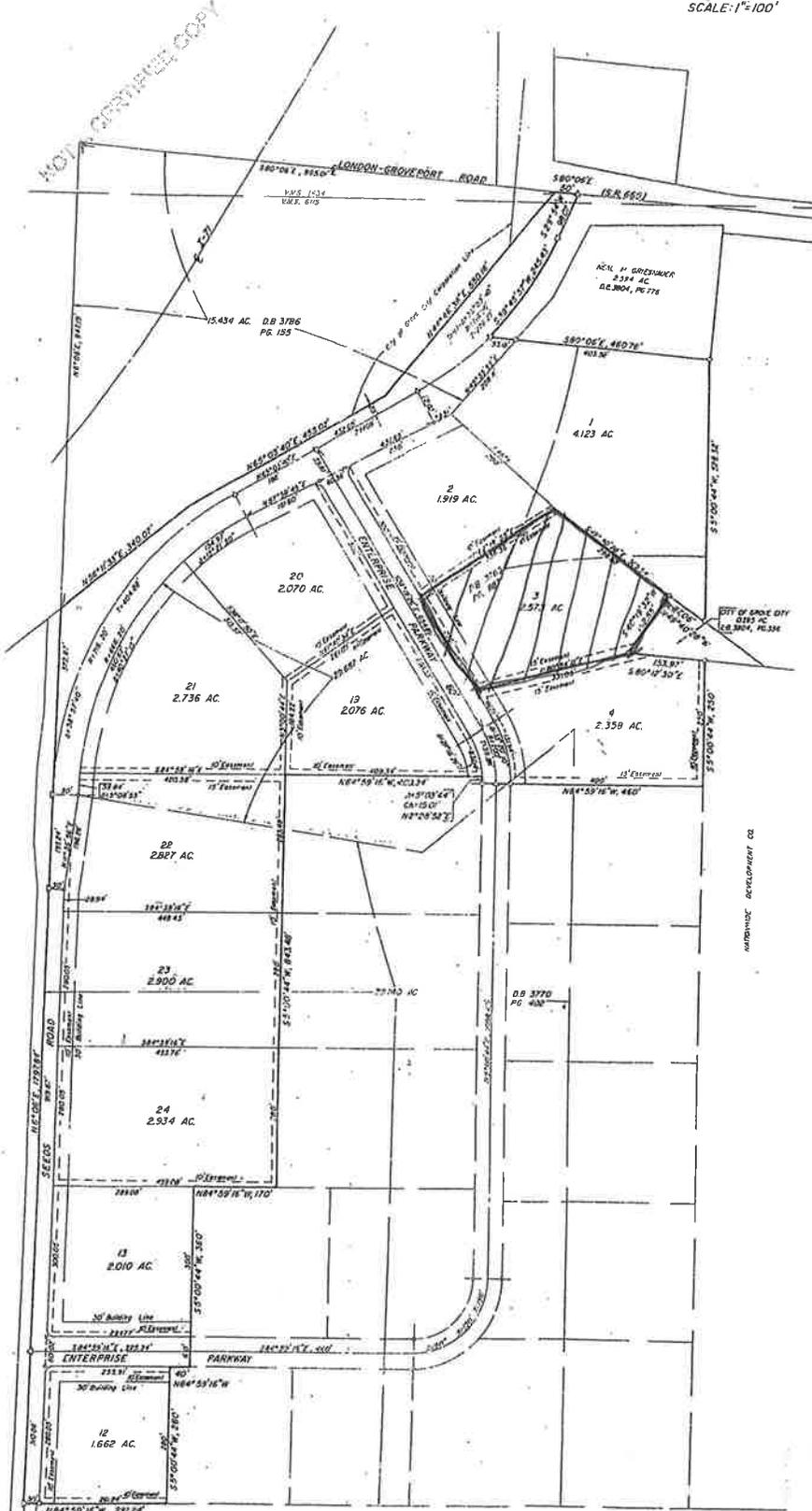
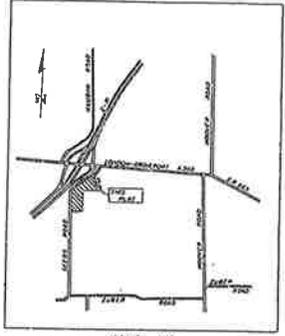
- b. Recreation Services (79XX)



# GROVE CITY INDUSTRIAL PARK

## SECTION NO. 1

SCALE: 1"=100'



Situated in the State of Ohio, County of Franklin, and in the City of Grove City and being part of Survey Nos. 1434 and 6115 Virginia Military Lands, also being 2.486 Acres out of a 25.434 Acre tract conveyed to HMG Enterprises by deed shown of record in Deed Book 3780, Page 153, 18236 Acres out of a 27687 Acre tract conveyed to HMG Enterprises by deed shown of record in Deed Book 3785, Page 697, and 13.008 Acres out of a 35140 Acre tract conveyed to HMG Enterprises by deed shown of record in Deed Book 3770, Page 402, Recorder's Office, Franklin County, Ohio.

The undersigned HMG Enterprises by Neal M. Grissauer, General Partner, owner of the land plotted herein, does hereby certify that the attached plat represents its "GROVE CITY INDUSTRIAL PARK, SECTION NO. 1," a subdivision of Lots Nos. 1 to 4 inclusive, Lots Nos. 12 & 13, and Lots Nos. 19 to 24 inclusive, said lands except this plat of same and dedications to public use as well as all or parts of the Roads and Drives shown herein and not heretofore dedicated.

Easements, where indicated on this plat, are hereby granted to companies or municipalities providing public utility services, including but not limited to, water, sanitary sewer, electricity, and telephone, to companies providing cable television and cable signal transmission services, and to the municipalities responsible for street water drainage systems for the construction, operation and maintenance of all facilities to provide such services and systems above and beneath the ground.

WITNESSES  
 HMG ENTERPRISES  
Neal M. Grissauer  
 Neal M. Grissauer  
 General Partner  
William E. Hoover

STATE OF OHIO  
 COUNTY OF FRANKLIN SS

Before me, a Notary Public in and for said County, personally came Neal M. Grissauer, General Partner of HMG Enterprises, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of HMG Enterprises for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 22nd day of July, 1980.

Marion Schickler  
 Notary Public, Franklin County, Ohio  
 My Commission Expires 12-27-82

Approved this 24th day of April, 1980.  
John W. Bondman  
 Chairman, Planning Commission  
 Grove City, Ohio

Approved this 6th day of October, 1980.  
James R. McDonald  
 Service Director, Grove City, Ohio

Approved this 8th day of April, 1980.  
John E. Brown  
 Mayor, Grove City, Ohio

Approved and accepted by Ordinance No. CS-18-80 passed the 19th day of May, 1980 wherein the roads and drives indicated on the attached plat are accepted as such by the Council of the City of Grove City, Ohio.

In Witness Whereof, I have hereunto set my hand and affixed my seal this 6th day of October, 1980.

Transferred this 14th day of November, 1980.  
Paul A. Cook  
 City Clerk, Grove City, Ohio

Filed for record this 15th day of November, 1980 at 11:30 AM  
 Recorded this 14th day of November, 1980 in Plat Book 57 Page 111

Fee 13.20  
 File No. 53393  
William M. Cahill  
 Recorder, Franklin County, Ohio  
Mary Ballinger  
 Deputy Recorder

Surveyed and Plotted By  
**R. L. EDWARDS & ASSOCIATES**  
 Engineers and Surveyors  
 Grove City, Ohio

We do hereby certify that we have surveyed these premises and prepared the attached plat and that said plat is correct.  
 All dimensions are shown in feet and decimal parts thereof.  
 Property line corners at street intersections are rounded by an arc having a radius of 20 feet.  
 Railroad Spikes are indicated by the following symbol:   
 Dimensions shown along curves are chord measurements.  
Richard L. Edwards  
 Registered Surveyor No. 4224

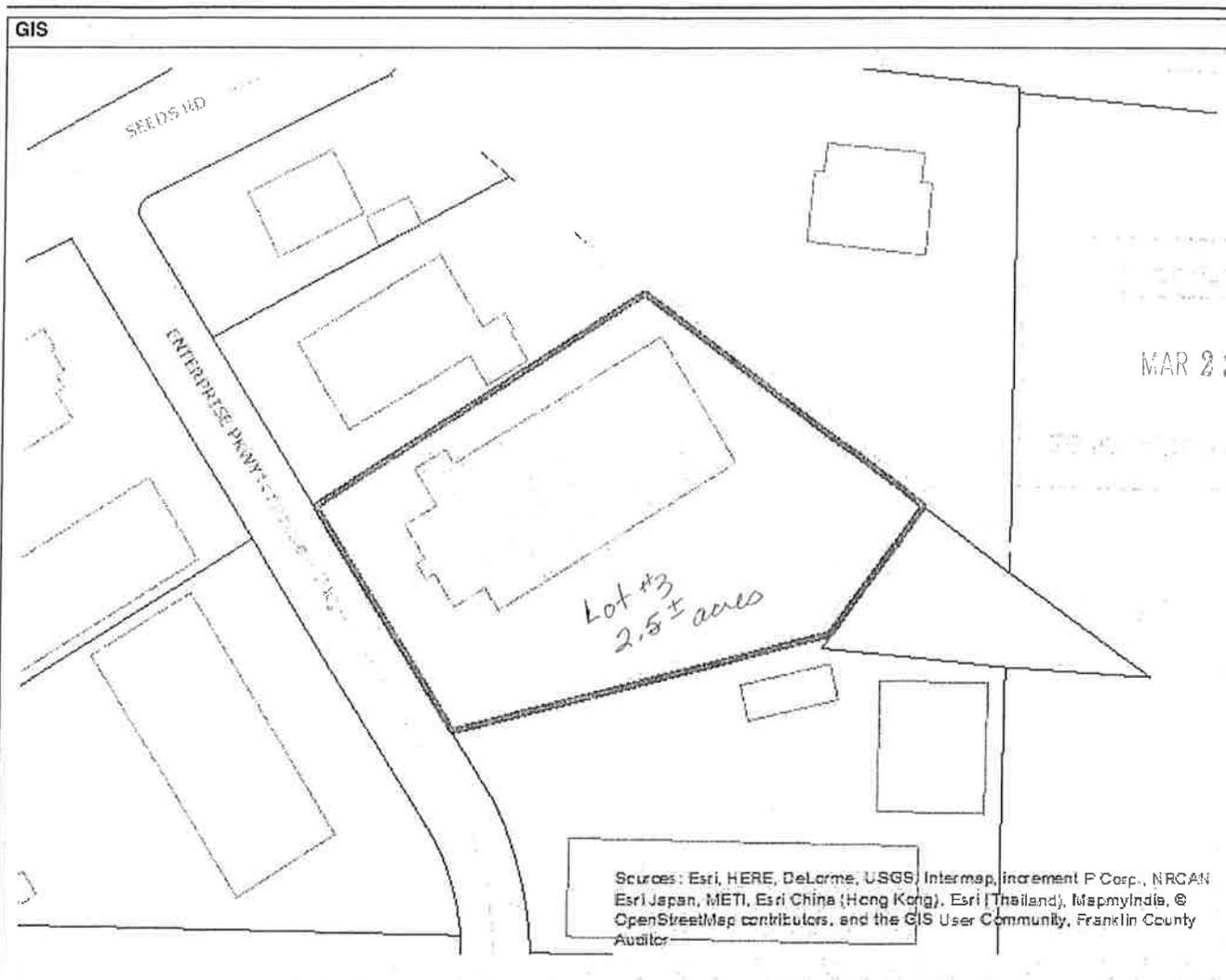
MAR 23 2016



MAP(GIS)

Generated on 03/22/2016 at 02:47:58 PM

Parcel ID	Map Routing No	Owner	Location
04000580800	040M086DDD 00300	LOGITECH INC	6150 ENTERPRISE PW



Disclaimer

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: 05/10/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: C-50-16  
1st Reading: 05/16/16  
Public Notice: 05/19/16  
2nd Reading: 06/20/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-50-16

### AN ORDINANCE TO APPROVE THE USE FOR A COLUMBARIUM FOR BETHEL LUTHERAN CHURCH LOCATED AT 4501 HOOVER ROAD

---

WHEREAS, Bethel Lutheran Church, applicant, has submitted a request for the allowable Use of a Columbarium business, as provided for in Section 1135.09; and

WHEREAS, on May 03, 2016, the Planning Commission of the City of Grove City recommended the approval of this Use 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.** The Use of a Columbarium business for Bethel Lutheran Church, located at 4501 Hoover Road, is hereby approved as submitted.

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

\_\_\_\_\_  
Roby Schottke, President of Council

Passed:

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

Effective:

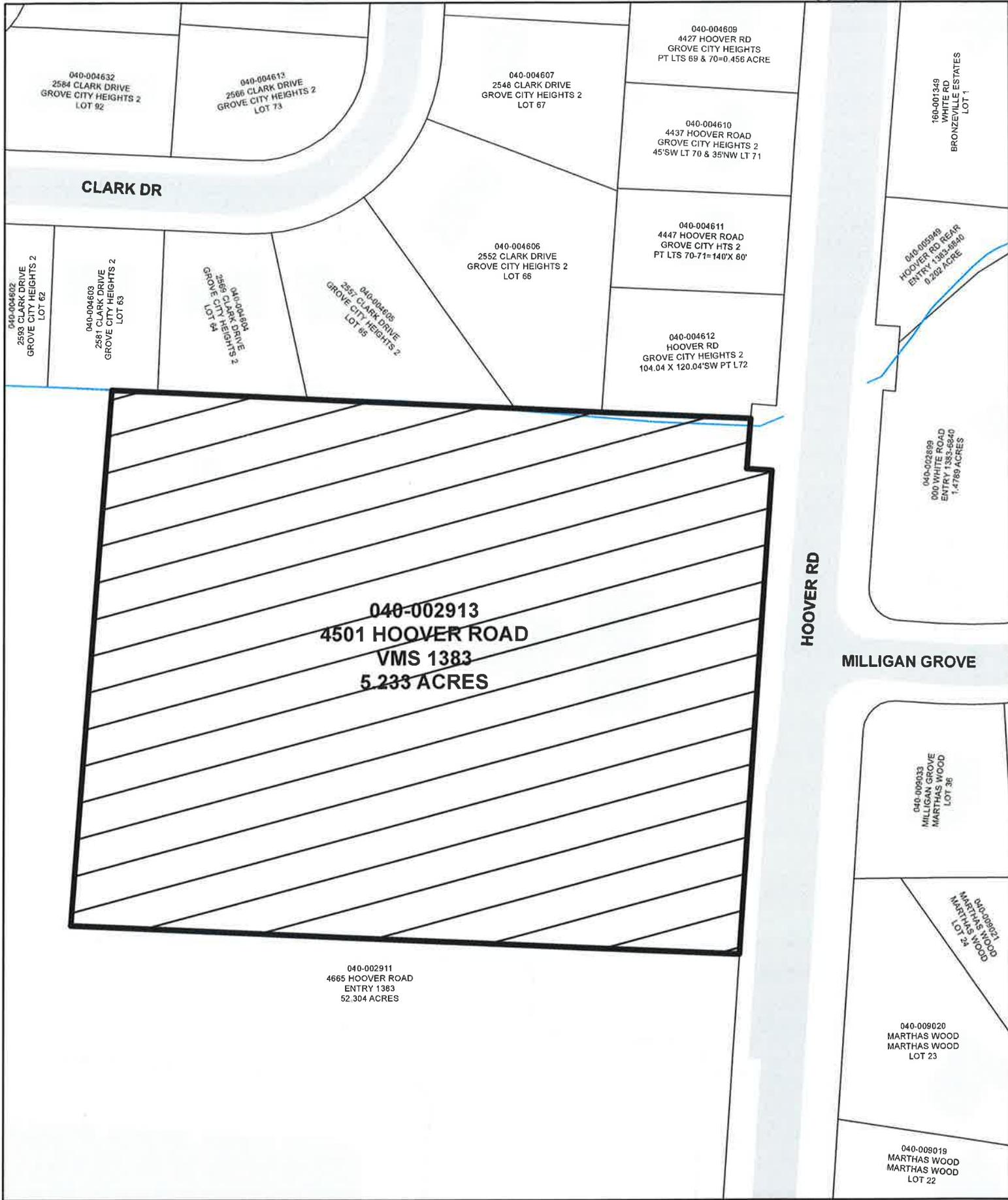
Attest:

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

I Certify that this ordinance  
is correct as to form.

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

C-50-76



**Disclaimer**

The information on this map was derived from Grove City's Geographic Information System (GIS). Extensive detail and attention was given to the creation of this map to maximize its accuracy but is provided "as is". Grove City cannot accept responsibility for any errors, omissions, or positional inaccuracies that may have occurred before, during, or after production. Therefore, no warranties accompany this product. Although information from land/field surveys may have been utilized during the creation of this product, in no way does this product represent or constitute a Land Survey. Users are cautioned to field verify information on this product prior to making any decisions.

4501 Hoover Rd



C-50-16

**EXHIBIT "A"**

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

Being a part of Virginia Military Survey No. 1383, and being a part of the George and Martha Milligan 21 acre tract as recorded in Deed Book 1709, Page 363, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the centerline of Hoover Road at the northeast corner of the above mentioned 21 acre tract, or, the southeast corner of the Charles L. and Esther E. Geyer, 22 acre tract, (Deed Book 1085, Page 233, Franklin County Records); thence along the centerline of Hoover Road, South 5° 54' West, 428.0 feet to a nail; thence North 85° 30' West, (passing an iron pipe at 30.01 feet), 574.66 feet to an iron pipe; thence North 5° 54' East, 428.0 feet to an iron pipe; thence along the south line of the Charles L. and Esther E. Geyer 22 acre tract, South 85° 30' East, (passing an iron pipe at 544.65 feet), 574.66 feet to the place of beginning, containing 5.645 acres, more or less.

**LESS AND EXCEPTING THE FOLLOWING DESCRIBED 0.412 ACRE TRACT:**

Situated in the State of Ohio, County of Franklin, City of Grove City, being located in Virginia Military Survey No. 1383 and being 0.412 acre out of that 5.645 acre tract as conveyed to Bethel Lutheran Church of Grove City, Ohio by deed of record in Deed Book 2968, Page 483, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of Hoover Road and Dartmoor Road; thence Southerly, being along the centerline of said Hoover Road, the following courses and distances (4): South 07° 22' 41" West, a distance of 1653.25 feet to a found railroad spike; South 07° 28' 55" West, a distance of 632.30 feet to a found railroad spike at the intersection of White Road; South 07° 15' 54" West, a distance of 250.00 feet to a found railroad spike; and South 07° 22' 26" West, a distance of 184.32 feet to a found PK nail at the northeasterly corner of said 5.645 acre tract and being the True Point of Beginning for the tract herein intended to be described; thence South 07° 22' 26" West, continuing along the centerline of Hoover Road, a distance of 428.00 feet to a PK nail found at the southeasterly corner of said 5.645 acre tract, also being the northeasterly corner of that 53.305 acre tract as conveyed to Southwestern City School District by deed of record in Deed Book 2931, Page 303; thence North 84° 00' 36" West, leaving said centerline and being along the southerly line of said 5.645 acre tract, a distance of 40.01 feet to an iron pin set; thence North 07° 22' 26" East, crossing said 5.645 acre tract and being forty (40.00) feet westerly from and parallel with the centerline of Hoover Road, a distance of 387.28 feet to an iron pin set; thence North 82° 37' 34" West, a distance of 20.00 feet to an iron pin set; thence North 07° 22' 26" East, being sixty (60.00) feet westerly from and parallel with the centerline of said Hoover Road, a distance of 40.23 feet to an iron pin set in the northerly line of said 5.645 acre tract, also being the southerly line of Lot 72 of that subdivision entitled "Grove City Heights Addition No. 2" of record in Plat Book 40, Pages 64 and 65; thence South 84° 00' 36" East, being along said line, a distance of 60.02 feet to the place of beginning, containing 0.412 acre of land, of which 0.295 acre lies within the present right-of-way of Hoover Road, leaving a net acreage of 0.117 acre of land, more or less.

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

The bearings for this description are based on the same meridian as those bearings in Instrument Number 200001070005432 in which the centerline of Hoover Road has a bearing of North 07° 22' 41" East, Recorder's Office, Franklin County, Ohio.

Iron pins set are thirteen-sixteenth (13/16) inch inside diameter, iron pipes with a cap inscribed EMH&T, Inc.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

*James R. Hill*  
James R. Hill  
Registered Surveyor No. 6919

Split  
0.412 Acre  
out of  
(040)  
2413



Date: 06/14/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: C-55-16  
1st Reading: 06/20/16  
Public Notice: 6/23/16  
2nd Reading: 07/05/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-55-16

### AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE THRU PHARMACY FOR KROGER LOCATED AT 5965 HOOVER ROAD

WHEREAS, Kroger - Store N842, applicant, has submitted a request for a Special Use Permit for a Drive Thru pharmacy located at 5965 Hoover Road; and

WHEREAS, a similar request, approved by Ordinance C-72-14, has become null and void; and

WHEREAS, on June 7, 2016, 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. Directional pavement markings shall be added at the entrance to the drive-thru;
2. A "Do Not Enter" sign shall be placed at the exit of the drive-thru.

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)A1j is hereby issued to Sunoco Gas Station, located at 2375 Stringtown Road, contingent upon the stipulations set by Planning Commission.

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

\_\_\_\_\_  
Roby Schottke, 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: 06/14/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : C-56-16  
1st Reading: 06/20/16  
Public Notice: 6/23/16  
2nd Reading: 07/05/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-56-16

### AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SALES FOR SUNOCO GAS STATION LOCATED AT 2375 STRINGTOWN ROAD

WHEREAS, Sunoco Gas Station, applicant, has submitted a request for a Special Use Permit for Outdoor Sales located at 2375 Stringtown Road; and

WHEREAS, on June 7, 2016, 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)A1r is hereby issued to Sunoco Gas Station, located at 2375 Stringtown Road, as submitted.

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

\_\_\_\_\_  
Roby Schottke, 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: 05/10/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

*Postponed  
to 6/20*

No.: CR-27-16  
1st Reading: 05/16/16  
Public Notice: \_\_\_\_\_  
2nd Reading: \_\_\_\_\_  
Passed:  Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## RESOLUTION NO. CR-27-16

### A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR BETHEL LUTHERAN CHURCH COLUMBARIUM LOCATED AT 4501 HOOVER ROAD

WHEREAS, on May 03, 2016, the Planning Commission recommended approval of the Development Plan for Bethel Lutheran Church Columbarium, 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 Development Plan for Bethel Lutheran Church Columbarium, as submitted.

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.

\_\_\_\_\_  
Roby Schottke, 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: 06/14/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : CR-36-16  
1st Reading: 06/20/16  
Public Notice: \_\_\_\_\_  
2nd Reading: \_\_\_\_\_  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## RESOLUTION NO. CR-36-16

### A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR AMERICAN SELF STORAGE LOCATED SOUTH OF SOUTHWEST BLVD. AND EAST OF HOOVER ROAD

---

WHEREAS, on June 07, 2016, the Planning Commission recommended DENIAL of the Development Plan for American Self Storage , 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 Development Plan for American Self Storage, located South of Southwest Blvd. and East of Hoover, as submitted.

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.

\_\_\_\_\_  
Roby Schottke, 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: 06/14/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: CR-37-16  
1st Reading: 06/20/16  
Public Notice: \_\_\_\_\_  
2nd Reading: \_\_\_\_\_  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## RESOLUTION NO. CR-37-16

### A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR RITE RUG GROVE CITY LOCATED AT THE NORTHEAST CORNER OF SUMMIT WAY AND LONDON-GROVEPORT RD

---

WHEREAS, on June 07, 2016, the Planning Commission recommended approval of the Development Plan for Rite Rug Grove City, 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 Development Plan for Rite Rug Grove City, located at the northeast corner of Summit Way and London-Groveport Road, as submitted.

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.

\_\_\_\_\_  
Roby Schottke, 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: 06/14/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: \_\_\_\_\_  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : CR-38-16  
1<sup>st</sup> Reading: 6/20/16  
Public Notice:  
2<sup>nd</sup> Reading: 0 / /16  
Passed: \_\_\_\_\_ Rejected:  
Codified: \_\_\_\_\_ Code No:  
Passage Publication:

## RESOLUTION CR-38-16

### A RESOLUTION TO ENDORSE THE CREATION AND APPOINTMENT OF THE GROVECITY2050 STEERING COMMITTEE

---

WHEREAS, on April 18, 2016, City Council approved Res. CR-22-16, affirming the insight2050 initiative as part of the Mid-Ohio Regional Planning Commission's effort to prepare the central Ohio region for future growth; and

WHEREAS, Res, CR-22-16 also supported the commencement of GroveCity2050, a community and economic development initiative focused on updating policies, ordinances, and regulations to ensure the City is strategically positioned and equipped to accommodate the region's changing demographics and population growth; and

WHEREAS, the GroveCity2050 initiative is intended to be owned by the community with public participation being an integral aspect of the initiative; and

WHEREAS, a GroveCity2050 Steering Committee will be created to act as liaisons to the community through the planning processes; and

WHEREAS, applications were sought for the GroveCity2050 Steering Committee between April 27, 2016 and May 20, 2016 and 99 applications were received; and

WHEREAS, the final committee has been selected based on various demographic characteristics to ensure that it reflects the community's diverse population; and

WHEREAS, the City of Grove City wishes to thank all applicants and will work to make certain there are opportunities to stay engaged in the GroveCity2050 initiative.

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

SECTION 1. This Council hereby endorses the appointment of those members listed in Exhibit "A" to the GroveCity2050 Steering Committee

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

---

Roby Schottke, President of Council

CR-38-16  
Exhibit 'A'

GroveCity2050 Steering Committee

Chas Adams  
Greg Allmon  
Pete Benkowski  
Nicole Blau  
Ben Brace  
Jodi Burroughs  
Gail 'Karen' Cash  
Alyssa Chenault  
Sandhya Elando  
Wendi Faulkner  
Alexis Fitzsimmons  
Edward Fleming  
David Frea  
Andrew Furr  
Stan Kirtlan  
Jason Koma  
Mathew Jordan  
Michelle Kanode  
Ashley Lamb  
Ty Marsh  
Peggy Mosher  
Brenda Newman  
Jason Norris  
Felicia Mann-Osei  
Jim Rauk  
Adam Slane  
Doug Swartz  
Daniel Snyder  
Alice Sweeley  
Kacie Waugh