

GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA

Sept. 21, 2020

6:30 Caucus

7:00 p.m.

Regular Meeting

Call to Order: President Houk

Roll Call: Clerk of Council

Approval of Minutes from 09/08/2020

Welcome and Reading of Agenda: President Houk

LANDS: Mr. Schottke

- Ordinance C-40-20 Approve the Rezoning of 71.3+ acres located South of White Rd and West of S.R. 104 from SF-1 to PUD-R with Text. Second reading and public hearing.
- Ordinance C-41-20 Approve the Rezoning of 32+ acres located West of Hoover Rd and North of S.R. 665 from SD-1 to PUD-R & PUD-C with Text. Second reading and public hearing.
- Ordinance C-44-20 Approve a Special Use Permit for a Car Wash for Carwash USA Express located at 2607 London Groveport Road. Second reading and public hearing.
- Ordinance C-48-20 Approve the Rezoning of 0.29 acres located at 3506-3510 Park Street from D-1 to PUD-R w/text. First reading.
- Ordinance C-49-20 Approve a Special Use Permit for a Day Care Center for The Agape School located at 4461 Broadway. First reading.
- Resolution CR-27-20 Approve the Development Plan for Carwash USA Express located at 2607 London-Groveport Road.
- Resolution CR-34-20 Approve a Certificate of Appropriateness for an Outdoor Smoker located at 4086 Broadway.
- Resolution CR-35-20 Approve the Development Plan for Pinnacle Quarry located South of White Rd. and West of State Route 104.
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SAFETY: Mr. Schlabach

- Ordinance C-51-20 Amend Various Sections of Chapter 718 titled Food & Beverage Street Vendors. First reading.
- Resolution CR-36-20 Support Issue 19 – Jackson Township Fire Levy on the November 03, 2020 ballot.
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FINANCE: Mr. Holt

- Ordinance C-46-20 Authorize the purchase of Property for the Columbus Street Extension and Authorizing a Note of the City to Finance the Acquisition of such Real Property Interests and other documents related thereto. Second reading and public hearing.
- Ordinance C-47-20 Initiate a Grove City “Buy Local Certificate Program” administered by the Grove City Area Chamber of Commerce and Appropriate \$75,000.00 from the General Fund for the Current Expense for Said Program. Second reading and public hearing.
- Ordinance C-50-20 Appropriate \$622,308.00 from the Pinnacle Tax Increment Financing Fund for the Current Expense of Professional Services for the Design of Infrastructure Improvements along White Road and State Route 104. First reading.
- Resolution CR-37-20 Authorize the City Administrator to seek Financial Assistance from the State Capital Improvement Program/Local Transportation Improvement Program for funding the Demorest Road Improvement, Phase 1 Project.
- Resolution CR-38-20 Accept the Amounts & Rates as determined by the Budget Commission and Authorizing the necessary Tax Levies and Certifying them to the County Auditor.
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Call for New Business / Call for Dept. Reports & Closing Comments / Adjourn meeting: President Houk

Date: 08/10/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No. : C-40-20
1st Reading: 08/17/20
Public Notice: 08/18/20
2nd Reading: 09/21/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-40-20

AN ORDINANCE FOR THE REZONING OF 71.3+ ACRES LOCATED SOUTH OF WHITE ROAD AND WEST OF S.R. 104 FROM SF-1 TO PUD-R WITH 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 approved the rezoning on August 04, 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 to PUD-R with text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 469 *and being part of various tracts of land conveyed to Heidi M. Pack TR and Frank X. Burgstaller, by deed, as recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

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

Christine Houk, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-40-20

Exhibit A

ZONING DESCRIPTION

Containing 71.372 Acres

Situated in the State of Ohio, County of Franklin, Jackson Township, Virginia Military Survey #469 and being parts of the following tracts of land, a 14.144 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-001492, a 12.783 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-000056, a 12.758 acre tract as conveyed to Frank X. Burgstaller of record in Instrument Number 200803100036238 PID 160-002631. Also, being parts of the following tracts, a 31.616 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-002459, a 1.000 acre tract as conveyed to Heidi M. Pack TR of record in Instrument Number 201704110049023 PID 160-002507;

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

BEGINNING, at a point in the southerly line of said 31.616 acre tract in the westerly Right-of-Way line of Jackson Pike and at the northeasterly corner of Pinnacle Club Section 3 of record in Plat Book 109 Page 26;

Thence, North 75°53'59" West with the southerly line of said 31.616 acre tract and said 14.144 acre tract, a distance of 2621.18 feet to the southwest corner of said 14.144 acre tract;

Thence, North 15°18'09" East with the westerly line of said 14.144 acre tract, a distance of 507.01 feet to a point;

Thence, North 76°16'25" West continuing with said line, a distance of 120.95 feet to a point;

Thence, North 15°03'58" East continuing with said line, a distance of 1009.35 feet to a point in the southerly Right-of-Way Line of White Road;

Thence, South 74°34'39" West with said southerly right of way line, a distance of 186.03 feet to a point in the easterly line of said 12.758 acre tract;

Thence, South 15°06'57" West with an easterly line of said 12.758 acre tract, a distance of 404.17 feet to a point at the corner of said 12.758 acre tract;

Thence, South 74°08'13" East with a northerly line of said 12.758 acre tract, a distance of 411.57 feet to a point at a corner thereof;

Thence, North 15°11'45" East with a westerly line of said 12.758 acre tract, a distance of 198.63 feet to a corner thereof;

Thence, South 74°24'28" East with a northerly line of said 12.758 acre tract and the northerly line of said 12.783 acre tract, a distance of 1452.96 feet to a point at the northeasterly corner of said 12.783 tract;

Thence, South 14°19'42" West with the easterly line of said 12.783 acre tract, a distance of 212.35 feet to a point at a northwesterly corner of said 31.616 acre tract;

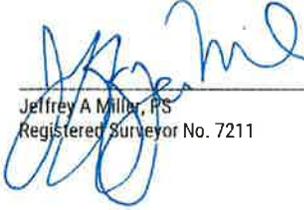
Thence, South 74°10'12" East with a northerly line of said 31.616 acre tract and the northerly line of said 1.000 acre tract, a distance of 436.27 feet to a point in the westerly Right-of-Way line of Jackson Pike;

Thence, South 1°21'31" West with the westerly Right-of-Way line of Jackson Pike, a distance of 1,055.49 feet, to the point of beginning and containing 71.372 acres of land, more or less;

This description was prepared from existing records for zoning purposes and is not intended for deed transfer purposes.



CESO, Inc.


Jeffrey A. Miller, PS
Registered Surveyor No. 7211

8-3-20
Date:

C-40-20

PINNACLE QUARRY DEVELOPMENT
PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R)
ZONING TEXT

- I. **INTRODUCTION.** This Zoning Text (the “Text”) establishes the permitted land uses, residential densities, minimum lot sizes, and other development standards for the development comprising the ±70 acres of land generally located south of White Road, and on the west side of State Rt 104, in part known as the Heimat Haus, as generally described in the legal description submitted with the zoning application (the “Property”). The Property or, as sometimes referred to herein, the “Pinnacle Quarry”, is a planned community development designed around an abandoned stone quarry, the differentiating topography and natural features including a portion of Republican Run/ Grove City Creek. The Pinnacle Quarry will be integrated into the existing Pinnacle Club development adjacent to the south, and the intent of this Text is to create a development that adds to and integrates Pinnacle Quarry into the existing fabric of the surrounding community.

- II. **COMPATIBILITY.** The Property shares its’ southern property line, + 2600 ft., with Pinnacle Golf Club Development to the south. The Property is to be developed as an extension of the Pinnacle Golf Club Development with similar entrance features, landscaping and standards. The development of the Property will require extension of public improvements from the pinnacle Golf Club Development as well as improvements to State Rt. 104 and White Road (the “Public Improvements”). The Public Improvements will benefit the Property, the Pinnacle golf Club Community, and the traveling general public, by improving traffic flow and providing additional pedestrian and bicycle connectivity to the Scioto Grove Metro Park. The property will be added to the tax increment financing district established with respect to the Pinnacle community and possibly to the Pinnacle Community Infrastructure Financing District. The cost of the Public Improvements is to be paid for by excess revenue from the Pinnacle Tax Increment Financing District.

The Property is to be segmented into three areas; Park Area. Subarea A and Subarea B. Each subarea shall have its own set of use and development standards. Roadways and connections are to be configured in a manner to allow for safe and efficient connectivity to the existing road network. Two entrances will service the Property, one replacing a driveway onto White Road and one replacing seven existing access points onto St. Rt. 104. Roadways shall be designed and sized to promote safe travel routes and conditions for pedestrians, bicycles as well as automobiles. Construction of roadway connections are subject to the review, approval and participation from and by the City of Grove City, and the Ohio Department of Transportation relating to St. Rt. 104 access and improvements.

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

- IV. **APPLICABILITY.** The standards and provisions outlined within the Text shall apply to the 70+ acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters.

- V. **CONFLICT.** When there appears to be, or there is in fact, a conflict between the Text and Development Plan, the more restrictive requirement/standard shall apply.

- VI. **DEVIATION.** The standards, requirements and uses set forth herein as well as the Zoning Code, Grove City Stormwater Design Manual, and Standard Drawings may be deviated from upon the request of City or Developer during the development plan review process as approved by City Council and as long as such requests are consistent and harmonious with the overall intent and character of the

development and do not diminish, detract or weaken the overall compatibility between uses in proximity of the Property. Deviations shall not be granted to individual homeowners, such individuals seeking relief from the Text or Zoning Code shall do so through the appeals process as set forth in Grove City Code.

VII. GENERAL REQUIREMENTS.

A. Streets / Sidewalks

1. Access. Two access points shall be permitted into the site, one from State Route 104 and a second from White Road. The design of these access points, including turn lanes, shall be added as warranted by the Pinnacle Quarry Traffic Study. Future access from neighboring properties may be permitted as deemed appropriate by the Development Department.
2. Pavement Width. Streets may be public or private and shall have a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb for public streets and a minimum pavement width of 26 feet for private streets. For street less than 28 feet in width, there shall be no parking on either side of the street.
3. Front Walks. Five-foot-wide concrete sidewalks shall be installed along all public and private roadways. Subarea A walkways are generally on both sides of streets and Subarea B along one side of streets and may be replaced on one side if a bike path is proposed in its place; however, the final location of sidewalks and trails/bike paths shall be approved with the final development plan.
4. Bike Paths. Asphalt bike paths at least 8 feet in width shall be located throughout the site including along 1 side of some of the interior streets, within the reserve areas and along SR 104 as shown on the final development plan. These paths shall connect with the existing and proposed sidewalk and trail network, as well as the future path along SR 104.
5. Service Walks. All homes shall have walks from the driveway to the front door of the house.

B. Landscaping.

1. Entrance Features. The general massing, location and species of plants and additional hardscape for the entry features shall be generally as shown on the Landscape Plan, and approved with the final development plan for both Subareas A & B. Sod shall be used at the entrance features and the area to be sodded shall be approved as a part of final development plan. Entrance features shall have a uniform appearance, utilizing the same materials, general scale and massing of landscaping, in both subareas to create the appearance of a unified development and similar character to the existing Pinnacle development. Black four rail fencing, as utilized along Buckeye Parkway and White Road, shall be provided along the site's frontage on White Road and entrance onto State Route 104.
2. Street Trees. Tree location varies based on driveway locations on each lot and will be determined with the development of each lot. Street trees shall be between 2" and 3" caliper at the time of installation. The developer shall install street trees and the care replacement and maintenance of the street trees shall be the responsibility of the HOA. The applicant will work with the Urban Forester to select the varied tree species for the site as shown on the Landscape Plan and approved with the final development plan.
3. Existing trees. Some trees within noted areas may be removed along with dead and dying trees and those that must be removed for the construction of underground utilities. With the exception of the construction of such underground utilities, heavy construction equipment must be kept away from the protected trees and these areas will be protected with snow fence during construction.
4. Park Area. + 10 Acres as shown in the southeast quadrant of the Property will be developed into a community park for active and passive use dedicated to the City of Grove City for public use. Active features may include: sledding hill, frisbee golf course, pitch and putt golf course, pool and a shelter house/picnic area. Passive features to include a walking path and

sitting areas. A detailed plan of the Park Area features and improvements will be submitted with the final development plan.

5. Grass. All common areas and prominent roadway areas shall be sodded along prominent roadways and around homes or seeded in compliance with Section 1136.11 of the City Code.
 6. Special Flood Hazard Area Encroachment. If any road, utility structure, detention pond or structures are located in a special flood hazard area a Special Flood Hazard Area Permit (SFHA) will be required before such encroachment is allowed.
 7. Individual Home Landscaping. Each home will have three (3) trees and five (5) shrubs and landscaping beds per Section 1136.09(a)(1) of the Zoning Code.
 8. Screening from State Route 104. Screening shall be added as per the Development Plan along the site's frontage with State Route 104 that preserves the rural character of the roadway.
 9. Mounding. Mounding shall be provided along portions of the site's frontage with State Route 104 where deemed appropriate based on the site's topography. The location and height will be shown on the final development plan.
 10. Any pond(s) located along or visible from public roadways or within publicly dedicated open space shall feature enhanced landscaping and be designed and constructed to ensure shoreline protection to be approved as part of the final development plan.
- C. Lighting. Decorative street lighting will be installed on alternating sides of all streets within both subareas. Designs will be submitted and approved as part of the final development plan.
- D. Mailboxes. Each home will have the same style of decorative pole mounted mailbox unless US Post Office requires ganged mailboxes. Ganged mailboxes shall utilize colors and/or decorative materials in character with other site fixtures or structures in the development, with supplemental landscaping surrounding the structure. Design will be submitted and approved as part of the final development plan.

VIII. SUBAREA REQUIREMENTS

A. Subarea A +42 acres

1. Intent. The intent of this subarea is to provide single family housing similar to the Landings, Links and Woods areas of the Pinnacle Golf Club development.
2. Permitted Uses. Fee simple residential use shall be permitted within this subarea. Subarea A consists of +42 acres containing a maximum of 187 fee simple units, and a maximum density of 4 units/acre.
3. Unit Size. Units shall be a minimum of 1,400 square feet for ranch homes and 1,700 square feet for two story homes. Minimum square footage shall exclude garages and basements.
4. Roadways. Each roadway in Subarea A shall be public and be at least 28 feet in width from face of curb to face of curb.
5. Yard Dimensions.
 - a. Front Yard. Primary building structure shall be setback a minimum of 25-feet from the roadway. Porches may encroach into required front yard area up to 3 feet.
 - b. Rear Yard. The minimum required rear yard shall be 20 feet.
 - c. Side Yard. The side yard setback shall be a minimum of 5 feet from the side property line. Chimneys and bay windows may encroach into the required side yard areas up to 2 feet.
 - d. Minimum Lot Widths. The minimum lot width shall be 52'.

6. Building Design.

- a. Materials. All exteriors shall use a mixture of hardi-plank, stucco, cultured stone, brick, cultured brick and vinyl (at least 0.044" in width). No high chroma colors will be permitted in a building material.
- b. Design Elements. The frontage or side of each home visible from a public or private street shall utilize a combination of at least 3 of the following different architectural design elements:
 - a. Shutters
 - b. Dormers
 - c. Decorative gable vent
 - d. Bay Window
 - e. Chimney utilizing a brick or stone façade
 - f. Porch at least 32 square feet in size
 - g. Facade offsets in excess of 1'4". A garage shall not be considered a façade offset.
 - h. Vertical and/or shake siding details
 - i. A combination of at least 2 of the permitted materials in Section VIII(A)(6)(a)
 - j. Other details as approved on the Final Development Plan
- c. Diversity. The same home design with the same front elevation shall not be constructed on lots that are adjacent to, directly across the street from, or diagonally across the street from each other. Houses with the same footprint may be allowed within the distance and parameters described above provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall have the final approval as to whether a change is "substantial".
- d. Basements. Units may utilize slab foundations or full or partial basements unless soil conditions prevent or make the installation of a basement impracticable.
- e. Roof. Roof shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.
- f. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building
- g. Garages. All homes shall have, at minimum, a two- car garage.
- h. Foundations. Unless otherwise waived as part of the Final Development Plan, exterior concrete or poured foundation walls exposed above grade shall be finished with brick, brick veneer, stone, cultured stone, stucco or a material approved by the Chief Building and Zoning Official. Materials shall be installed per the residential building code.

B. Subarea B +18 acres

1. Intent. The intent of this subarea is to provide active-adult & senior friendly condominium and/or fee simple housing.
2. Permitted Uses. Condominium and/or fee simple residential use shall be permitted within this subarea. Subarea B consists of approximately 18 acres containing a maximum of 36 condominium and/or fee simple units and a maximum density of 2 units/acre.
3. Unit Size. Units shall be a minimum of 1,400 square feet. Minimum square footage shall exclude garages and basements. Units will be one to two stories tall.

4. Roadways. Each roadway in Subarea B shall be private and be at least 26 feet in width from face of curb to face of curb.
5. Yard Dimensions.
 - a. Front Yard. Primary building structure shall be setback a minimum of 15-feet from the private roadway. The face of unit garages shall be setback a minimum of 20 feet from the private roadway. Porches may encroach into required front yard area up to 4 feet.
 - b. Rear Yard. The minimum required rear yard shall be 10 feet.
 - c. Side Yard. The side yard setback shall be a minimum of 0 feet with a minimum of 10 feet between units. Chimneys and bay windows may encroach into the required side yard areas by 2 feet.
 - d. Minimum Lot Widths. The minimum lot width shall be 70'.
6. Building Design.
 - a. Materials. All exteriors shall use a mixture of hardi-plank, stucco, cultured stone, brick, cultured brick, and vinyl (at least 0.044" in width). No high chroma colors will be permitted in a building material.
 - b. Design Elements. The frontage or side of each home visible from a public or private street shall utilize a combination of at least 3 of the following different architectural design elements:
 - a. Shutters
 - b. Dormers
 - c. Decorative gable vent
 - d. Bay Window
 - e. Chimney utilizing a brick or stone façade
 - f. Porch at least 32 square feet in size
 - g. Facade offsets in excess of 1'4". A garage shall not be considered a façade offset.
 - h. Vertical and/or shake siding details
 - i. A combination of at least 2 of the permitted materials in Section VIII(B)(6)(a)
 - j. Other details as approved on the Final Development Plan
 - c. Diversity. The same home design with the same front elevation shall not be constructed on lots that are adjacent to, directly across the street from, or diagonally across the street from each other. Houses with the same footprint may be allowed within the distance and parameters described above provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall have the final approval as to whether a change is "substantial".
 - d. Basements. Units may utilize slab foundations or full or partial basements unless soil conditions prevent or make the installation of a basement impracticable.
 - e. Roof. Roof shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.
 - f. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building
 - g. Garages. All homes shall have, at minimum, a two- car garage.
 - h. Foundations. Unless otherwise waived as part of the Final Development Plan, exterior concrete or poured foundation walls exposed above grade shall be finished with brick, brick veneer, stone, cultured stone, stucco or a material approved by the

Chief Building and Zoning Official. Materials shall be installed per the residential building code.

Date: 08/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No. : C-41-20
1st Reading: 08/17/20
Public Notice: 08/18/20
2nd Reading: 09/21/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-41-20

AN ORDINANCE FOR THE REZONING OF 32+ ACRES LOCATED WEST OF HOOVER ROAD AND NORTH OF S.R.665 FROM SD-1 TO PUD-R & PUD-C WITH 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 approved the rezoning on August 04, 2020, with the following stipulations:

1. References to the Grove City Summit Apartments pond and the pond in the northwest corner of Quail Creek Blvd. and Hoover Road shall be removed from the Zoning Text; and
2. Setbacks for parking and drive aisles in Subarea A shall be removed from the Zoning Text and a Note be added that they will be shown on the Development Plan; and
3. Setbacks between the buildings in Subarea B shall be added to the Zoning Text; and
4. Subarea B1, B2.1, B2.2 and B.23 shall be condensed into Subarea B on the Subarea map; and
5. References to Subarea B2 and a potential development agreement shall be removed from the Zoning Text; 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 SD-1 to PUD-R & PUD-C with text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1434 *and being all of a 29.696 acre tract conveyed to The Buckeye Ranch Foundation, by deed, as recorded in Official Records, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

C-41-20
Exhibit A

Patridge
Surveying LLC

LEGAL DESCRIPTION OF 32.019 ACRES FOR ZONING PURPOSES ONLY

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey No. 1434, and being all of a 29.696 acre tract (Parcel II) conveyed to The Buckeye Ranch Foundation in Instrument No. 199809090228741 (Par. No. 040-008056) and in part of an original 85.5735 acre tract (Parcel I) conveyed to The Buckeye Ranch Foundation in Instrument No. 199809090228735 (Par. No. 040-004974) and being more particularly described as follows:

Beginning in the centerline of Hoover Road at FCGS 0024 RESET monument found marking the northeast corner of said 29.696 acre tract (Parcel II) also being the southeast corner of an original 85.5735 acre tract (Parcel I) also conveyed to The Buckeye Ranch Foundation in Instrument No. 199809090228735 (Par. No. 040-004974);

Thence **South 02°55'35" West 472.33 feet**, in the centerline of Hoover Road and the east line of said 29.696 acre tract, to a railroad spike found, making the northeast corner of a 0.221 acre tract conveyed to the City of Grove City, Ohio in Official Record 28297A09;

Thence **North 87°04'25" West 40.00 feet**, across said 29.696 acre tract and being in the north line of said 0.221 acre tract, to a point;

Thence **South 02°55'35" West 150.00 feet**, across said 29.696 acre tract and being in the west line of said 0.221 acre tract, a point of curvature;

Thence along the arc of a curve to the right which has a radius of 1392.40 feet, an arc length of 89.05 feet, and a delta of 03°39'45", and a chord bearing of **South 04°45'18" West** and a chord distance of **88.99 feet**, to a point in the south line of said 29.696 acre tract and being the northeast corner of Lot 3 Buckeyegrove Shopping Center as delineated and recorded in Plat Book 90, Page 36, and being the northeast corner of a 16.110 acre tract conveyed to the Kroger Company by deed of record in Inst. No. 201212210197648, said iron pin being North 87°17'41" West 42.84 feet from a railroad spike found in the centerline of Hoover Road at the original southeast corner of said 29.696 acre tract, now being the southeast corner of a 0.221 acre tract conveyed to the City of Grove City, Ohio in Official Record 28297A09 and the north line of said Buckeyegrove Shopping Center;

Thence **North 87°17'41" West 1765.74 feet**, in the south line of said 29.696 acre tract and in the north line of 16.110 acre tract and the north line of a 22.40 acre tract conveyed to GC Summit Partners LLC in Instrument No. 201308060133655, to a point; at the southwest corner of said 29.696 acre tract and the northwest corner of said 22.4 acre tract and being the east line of Lot 3 in the Gateway Business Park as delineated and recorded in Plat Book 86, page 4;

Thence **North 01°18'33" East 713.79 feet**, in the west line of said 29.696 acre tract and in the east line of said Lot 3 to a point marking the northwest corner of said 29.696 acre tract and being in the south line of an original 85.5735 acre tract (Parcel I) also conveyed to The Buckeye Ranch Foundation in Instrument No. 199809090228735 (Par. No. 040-004974);

Thence **South 87°13'01" East 1417.78 feet**, in the north line of said 29.696 acre tract and the south line of said original 85.5735 acre tract to a point

Thence the following two courses across said original 85.5735 acre tract:

North 02°43'51" East 265.00 feet, to a point;

South 87°13'01" East 410.94 feet, to a point in the centerline of Hoover Road and being in the east line of said 89.5735 acre tract (passing an iron pin set at 370.94 feet);

Thence **South 02°43'51" West 265.00 feet**, in the centerline of Hoover Road and the east line of said original 89.5735 acre tract, to the **Place of Beginning**, containing **32.019 acres** more or less.

This description is to be used to for zoning purposes only and cannot be used to transfer the above described 32.019 acres.

Basis of bearings from, GPS observation, NAD 83 (1986 Adj.) Ohio south zone, based on the south line of said 29.696 acre tract being North 87° 17' 41" West.

The above described description was done by Robert T. Patridge Jr. P.S. 7462, in April, 2019.
All referenced documents are on file at the Franklin County Recorder's Office, Columbus, Ohio.

C-41-20

ZONING PLAT

Buckeye Boys Ranch Property for Zoning purposes only,
Being a 32.0190 acres, all of an original 29.696 acre tract
& in part of an original 85.5735 acre tract in part of an
85.5735 acre tract, in V.M.S. Survey No. 1434 located in
City of Grove City, County of Franklin,
State of Ohio,

Basis of bearings from NAD83
(1986 adj) Ohio south zone on the
south line of said 29.696 acre
tract being N 87° 17' 41" W.

0 250 500



Scale 1" = 250'
April, 2019

Gateway Business Park
Lot 3 PB, B6, PG, 4
Quality Bakery Co.
Inst. No. 199804030079188

THE BUCKEYE RANCH FOUNDATION
INST. NO. 199809090228735
Parcel 1
85.5735 AC.
Parcel No. 040-004974

OC Summit Partners LLC
22.4 Ac.
Inst. No. 2013080013585

Lot 1
175.74'

N 01°18'33" E
713.79'

7.139 Ac.

N 87°17'41" W

THE BUCKEYE RANCH FOUNDATION
INST. NO. 199809090228741
Parcel 2
29.696 AC. (29.740 Ac. Survey - 0.221 Ac.)
(29.519 ac)
Parcel No. 040-008058

32.019 Ac.

S 87°13'01" E

1417.78'

N 02°43'51" E

265.00'

2.500 Ac.

S 87°13'01" E 410.94'

Lot 3
Buckeye Boys Ranch
The Buckeye Ranch
Inst. No. 199809090228748

A89.05'
R1392.40'
D3°39'45"
S 04°45'18" W
88.99'

N 87°04'25" W
40.00'

PVD-C

42.84'

S 02°55'35" W

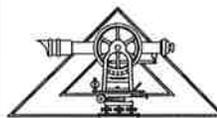
472.33' R/W

S 02°55'35" W

265.00'

POINT OF BEGINNING
FGCS 0024 RESET

City of Grove City
OR. 28297 A07
HOOVER ROAD



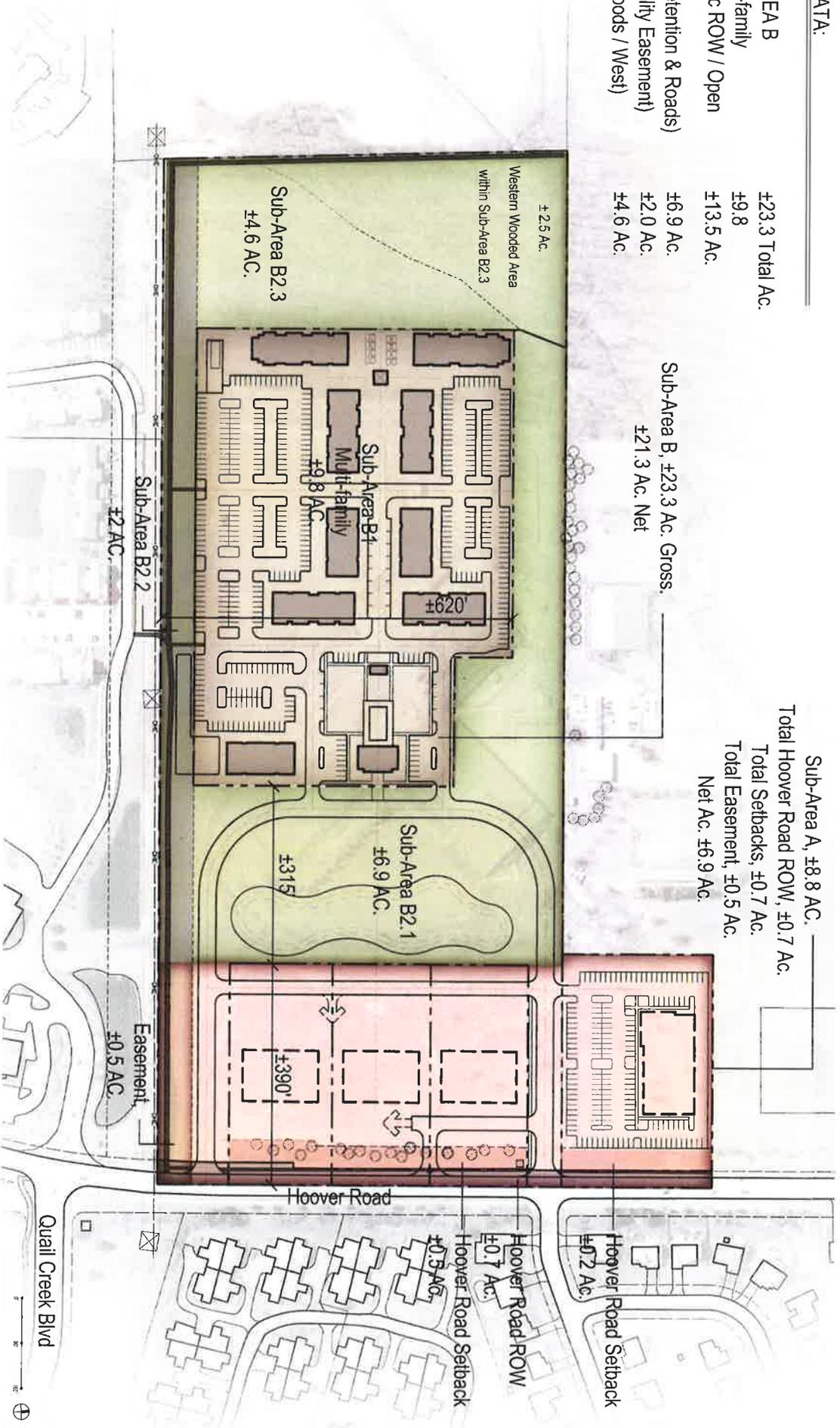
PATRIDGE
SURVEYING L.L.C.
9464 DUBLIN ROAD
POWELL, OHIO 43065
TEL. (614)-799-0031
FAX (614)-300-5076

Robert T. Patridge Jr.
Professional Surveyor No. 7462

SITE DATA:

SUB-AREA B	±23.3 Total Ac.
B1 Multi-family	±9.8
B2 Public ROW / Open	±13.5 Ac.
B2.1 (Detention & Roads)	±6.9 Ac.
B2.2 (Utility Easement)	±2.0 Ac.
B2.3 (Woods / West)	±4.6 Ac.

Sub-Area A, ±8.8 Ac.	±21.3 Ac. Net
Total Hoover Road ROW, ±0.7 Ac.	±23.3 Ac. Gross.
Total Setbacks, ±0.7 Ac.	
Total Easement, ±0.5 Ac.	
Net Ac. ±6.9 Ac.	



WILLS CREEK

BLUEGRASS PARK

Sub Area Plan
Grove City, Ohio - 21 July 2020

meyers+associates



C-41-20
ZONING TEXT

Received by
City of Grove City
07-31-20

Grove City, Ohio

DATE SUBMITTED: May 29, 2019
AS REVISED: April 1, 2020
AS REVISED: June 23, 2020
AS REVISED: July 20, 2020
AS REVISED: July 31, 2020

CURRENT ZONING: SD-1, EDUCATIONAL

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT – COMMERCIAL (PUD-C)
PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)

Property Owner: Buckeye Ranch Holdings, LLC
c/o Jim Schrim
580 North Fourth Street, Suite 120-B
Columbus, Ohio 43215

Applicant: BBR Ventures, LLC
c/o Jim Schrim
580 North Fourth Street, Suite 120-B
Columbus, Ohio 43215

Authorized Representative: Donald T. Plank
Plank Law Firm, LPA
411 E. Town St., FL 2
Columbus, OH 43215

I. PROPERTY

The property (“Property”) consists of approximately 32.019 acres owned by The Buckeye Ranch Holdings LLC (the “Applicant”) and is located west of Hoover Road, east of I-71, and north of London-Groveport Road, as further described by the legal description which accompanies this zoning text (“Zoning Text”) and as generally depicted on the Bluegrass Park Subarea Plan dated July 21, 2020 (the “Subarea Plan”).

II. INTRODUCTION

The Applicant proposes to re-zone the Property to PUD-C and PUD-R. The Property is divided into two (2) subareas, as depicted on the Subarea Plan. The intended character of the development is to create an integrated transition between the mix of land uses including commercial shopping center and multi-family to the south, single and multi-family residential to the east, and medical campus to the north and industrial to the west. Subarea A is located along the Property’s Hoover Road frontage and consists of approximately 8.84 acres. Subarea B consisting of approximately 23.39 acres is divided into two areas, B₁ and B₂. The purpose of the two (2) sub-Subareas, as part of Subarea B, is to accommodate the City’s desire to maintain a corridor for the possible future extension of a roadway through the Property as set forth in the project narrative, submitted as part of the zoning application.

III. GENERAL PROVISIONS

- A. The provisions of the Codified Ordinances of Grove City (the “Code”) shall apply only to the extent not otherwise addressed in this Zoning Text. The provisions of this Zoning Text and the Code shall apply unless otherwise modified by Grove City Council (the “Council”) through the Development Plan.
- B. For the purposes of this Zoning Text, the terms and words contained within shall carry their customarily understood meanings. Words used in the present tense include the future and the plural includes 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 conflict between this Zoning Text and the Code, this Zoning Text shall control.
- C. All provisions of this Zoning Text are severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be deemed affected by that decision.
- D. Any use not permitted herein shall be considered prohibited, except that a use may be permitted if approved by Council as part of the Development Plan approval.
- E. Deviations from the standards and requirements set forth herein as well as the Code, Stream Corridor Protection Policy, and Standard Drawings may be approved by Council through the Development Plan, provided that requested deviations are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between the uses within or proximity of the Property.

- F. The Development Department shall make the determination whether a design or development standard change or modification is “substantial,” requiring a filing of an application for a modification to the approved Development Plan.

IV. GENERAL DEVELOPMENT STANDARDS

- A. This section shall apply to both Subareas A and B.
- B. Roadways(s): A traffic impact study, dated May 21, 2019, was prepared and delivered to the City (the “Traffic Study”). The Traffic Study addressed the three (3) curb cuts to Hoover Road from the Property set forth in this Section IV(B). Roadways serving the Property shall be both public and private roadways.
 - a. Public Roadway(s) – means those roadways to be dedicated to the City for public use and maintenance, and located as generally depicted on the Subarea Plan. The Public Roadway design shall be determined on the Development Plan.
 - b. Private Roadway(s) – means those roadways that are to provide access to development sites on the Property but are not to be dedicated to the City for public use. Private Roadways shall be located as generally depicted on the Subarea Plan. Private Roadway design shall be determined on the Development Plan.
 - c. Additional Access: In addition to the access created by the extension of Birch Bark Trail, a second full service access point shall be located south of the southernmost out parcel of Subarea A and north of the overhead utility easement boundary and a single right-in/right-out access point along the Hoover Road frontage between the two full service access points at a location reasonably approved by the City Engineer.
 - d. Roadways shall be designed to provide adequate circulation to accommodate fire apparatus vehicles in accordance with the Ohio Fire Code.
- C. Pedestrian Mobility: Sidewalks shall be provided on both sides of Public Roadways and on one side of Private Roadways, except as otherwise determined on the Development Plan, and shall be integrated into the Property in a manner that gives high priority to pedestrian mobility. Bike paths may replace sidewalks on Private Roadways and on one (1) side of the Public Roadways where indicated on the Development Plan. A bike path running north to south along the regional basin may replace the obligation of a sidewalk or bike path along the adjacent Roadway.
 - a. Sidewalks shall be constructed of concrete and be a minimum of at least five (5) feet in width.
 - b. Bike paths shall be constructed of asphalt and be a minimum of at least eight (8) feet in width.
 - c. Crosswalks utilizing a stamped brick design shall be installed on the Property at each Public Roadway intersection with a Private Roadway or other Public Roadway as approved as part of the Development Plan.
- D. Hoover Road Tree Preservation Area:
 - a. Existing trees along the frontage of Hoover Road shall be retained to the fullest extent possible to preserve the existing aesthetic views along the Hoover Road. Applicant shall

use its best efforts to design utilities around the existing trees, where feasible. The preservation area is to extend forty-five (45) feet from the back of the curb (of Hoover Road at its current location) (the "Hoover Road Tree Corridor").

- b. In the event the City's Urban Forester determines a tree within the Hoover Road Tree Corridor is diseased, damaged, or dies as the result of construction activity on the Property, the tree shall be replaced with the same species of tree with a minimum of 4" caliper.
- c. During any construction activities adjacent to the Hoover Road Tree Corridor, this tree preservation area shall be clearly delineated in a visible manner to avoid root damage.

E. Landscaping/Entrance Features:

- a. Pond: The Property's regional basin shall be landscaped on each side with deciduous shade trees, ornamental trees, shrubs, perennials, and ornamental grasses. The regional basin shall be designed with elements needed for shoreline protection including a wetland shelf, stone outcroppings, stone slabs and other features. The regional basin shall be of equal design and aesthetic quality as the pond located at the northwest corner of Quail Creek Boulevard and Hoover Road and the existing retention basin for the adjacent multi-family project, The Summit at Grove City. An eight (8) foot wide bike path shall go along one side of the pond and provide connection with the adjacent sidewalk or bike path. The landscaping and design of the pond shall be approved as part of the Development Plan.
- b. Black, four-rail wood fencing shall be utilized at Hoover Road and along one side of each entry road from Hoover Road to the western edge of Subarea A, as shown on the Development Plan.
- c. One entrance feature into the Property – at the Birch Bark Trail Extension access point from Hoover Road – shall be equestrian themed. Entrance features at the other access points from Hoover Road may include black, four-rail wood fencing, monuments related to the historical nature of the Property, and other design elements.
- d. Entry/monument signs: Entry/monument signs and entrance features shall be set in irrigated landscaped areas at locations approved on the Development Plan. Signage shall be comprised of the same or comparable materials of the nearest principal building nearest to the signage location on the Property and the architecture of buildings in Subarea B. The entrance features' architectural theme and signage shall bear a connection to the Property's former use as an equestrian facility, but shall more prominently relate to today's modern day farmhouse/bluegrass architectural design. Entrance features in Subarea A or along Hoover Road may display signage for uses in Subarea B.

V. SUBAREA A USE REGULATIONS AND DEVELOPMENT STANDARDS

A. Permitted Uses:

- a. Business, professional, medical, financial, real estate, and/or administrative offices and services, and professional associations, including buildings with multiple tenants.
- b. Daycare.
- c. General retail uses, including a coffee shop, not to exceed a maximum gross square footage of 5,000 s.f.

- d. Drive-thru uses shall be limited to banks, financial uses, and a coffee shop. Drive-thrus and outdoor seating shall be permitted in association with uses permitted in the subarea and will not require additional approvals through Planning Commission and Council provided that they meet all requirements of this Zoning Text. Plans showing specific details as to the operation of a drive-thru or outdoor seating area, including but not limited to vehicle stacking for drive-thrus and seating configuration and appropriate safety precautions when adjacent to vehicular areas for outdoor seating shall be included as part of the Development Plan.
- e. A maximum of two (2) off-premise graphics located at each of the full service access points from Hoover Road identifying the uses permitted in Subarea B shall be permitted.
- f. A structure to house and/or enclose above ground utilities or support functions (the "Utility Building") for the operations of the improvements within Subarea B may be constructed in Subarea A at the southernmost full service access point. The Utility Building may be no larger than ten (10) feet by eighteen (18) feet in size and be no more than fourteen (14) feet high. The Utility Building may also be used for one of the two permitted off-premise graphics, branding, and directional signage for the uses developed within Subarea B. The minimum building setback for the Utility Building shall be thirty (30) feet from the existing curb of the Hoover Road right-of-way. The architecture of Utility Building shall be the same, or substantially similar, as the principal buildings nearest the Utility Building and the principal buildings in Subarea B and will be shown as part of the Development Plan.
- g. Other uses as approved by Council.

B. General Development Standards:

a. Access.

- i. In addition to the three (3) Hoover Road curb cuts, access to that portion of Subarea A, south of the Public Roadway (the "Birch Bark Trail Extension"), shall be through a private drive along the west side of Subarea A (the "N/S Drive"), connecting the Public Roadway and the southern east/west Private Roadway (the "E/W Drive"). This N/S Drive shall be approximately three hundred fifty (350) feet from Hoover Road and shall be at least twenty-four (24) feet in width.
- ii. An entrance to the proposed northernmost portion of Subarea A shall be from the Public Roadway and be lined up with the N/S Drive.
- iii. Access drives/drive aisles into each individual site in Subarea A shall be spaced a minimum of 100 feet from each other and the nearest intersection. Connectivity of drive aisles throughout the sites shall be encouraged.
- iv. All two-way drive aisles shall be at least twenty-two (22) feet in width. All one-way drive aisles shall utilize either angled or parallel parking and be at least fourteen (14) feet in width.
- v. All drive-thrus shall have two lanes, one for vehicles waiting for orders and a second adjacent by-pass lane. Each lane shall be at least eleven (11) feet in width. Drive-thru lanes shall primarily be located to the side or rear of the building and not between the building and Hoover Road.

- vi. Sidewalks at least five (5) feet in width and/or bike paths at least eight (8) feet in width shall be provided on Private Roadways per Section IV(C) herein.
- vii. Where appropriate, sidewalks at least five (5) feet in width shall be utilized throughout Subarea A to connect buildings, parking lots, and adjacent sidewalks.

b. Setbacks.

Property Line	Building	Parking & Drive Aisle
North	15'	5'
Along the Birch Bark Trail Extension	25'	5'
West	25'	5'
East (Along Public Right-of-Way of Hoover Road)	40'	10'
South	25'	10'

c. Parking Requirements.

- i. Parking spaces shall be a minimum of nine (9) feet in width and eighteen (18) feet in length, except that ten percent (10%) of such parking spaces may be compact spaces with dimensions of eight (8) by seventeen (17) feet.
- ii. A minimum of one (1) parking space shall be provided for every three hundred (300) square feet of building area, except for a daycare use which shall have a minimum of one (1) parking space for every four hundred (400) square feet of building area. Deviations may be granted to this requirement as part of the Development Plan.
- iii. All loading areas and delivery doors shall be at the rear of side of buildings and screened with wingwalls matching the primary materials utilized on the building when visible from a Public Roadway.
- iv. All parking lot striping and pavement markings shall be white in color. Except for the southernmost outparcel in Subarea A, which may have unrestricted parking along its Hoover Road frontage, a single, double-loaded parking aisle may be located in the front of buildings along Hoover Road. All other parking shall be located at the side or rear of the building.

d. Screening.

- i. Service courts, waste and refuse areas, and ground-mounted mechanical and electrical equipment shall be screened from view from all public streets in their entirety by mounding, landscaping, and/or walls. Screening shall be at least six inches taller than the height of any containers or equipment that may be in these areas, and such screening materials shall match or be complementary to the associated principal building exterior.
- ii. All roof-mounted service/mechanical equipment shall be fully screened on all four sides, with a height to exceed the installed equipment by raising the parapet around

the top of the building or through the use of decorative louvers. Screening design and material shall be architecturally compatible with the remainder of the associated principal building.

e. Landscaping.

- i. In the area along Hoover Road north of the Birch Bark Trail Extension, landscape screening shall be installed along Hoover Road consisting of at least eight (8), 4" minimum caliper trees. If feasible, replanted existing oak and/or western cedars currently located on the Property will be used to satisfy this requirement.
- ii. Landscape screening shall be installed along the north property line and west property line of Subarea A in the area immediately north of the Public Roadway. Screening shall be in the form of the following: (i) A continuous 50% landscape hedge, or (ii) the installation of at least eight (8) trees along the western property line (if feasible, replanted existing western cedars currently located on the Property may be used). In any screening option, a perimeter property line five (5) foot opaque fence shall be installed behind the elected screening. Landscape screening consisting of ten (10) 18" height ornamental shrubs centered along the forty (40) lineal feet of property line along the western property line of Subarea A in the area immediately north of the Birch Bark Trail Extension shall also be installed.
- iii. Parking areas adjacent to the Birch Park Trail Extension and along the N/S Drive and the E/W Drive shall be screened with a continuous three (3) foot evergreen hedge.
- iv. New trees shall be installed for every forty (40) lineal feet of building perimeter, or fraction thereof, and set in landscape beds, in accordance with Section 1136.09(a)(3) of the Code.
- v. Peninsulas, islands, aisle end islands, and planting areas within interior vehicular use areas shall comply with the requirements of Section 1136.06(d) of the Code.
- vi. Monument signs and restaurant menu boards shall be set in landscaped areas and are to contain shrubs, ground cover, or other ornamental plantings. The average initial height of these plantings is to be 24" minimum at 5' maximum spacing.
- vii. Outdoor seating areas shall be enclosed with decorative, metal fencing. Any area of the outdoor seating area that is adjacent to a vehicular area, shall be protected with black safety bollards with decorative caps spaced no more than four (4) feet apart. Landscaping within curbed areas or decorative planters shall be utilized within the seating area and/or around the perimeter to provide visual separation from vehicular areas. Walls, pergolas, or roofs over an outdoor seating area may be considered if they are determined to be a compatible design and appropriate with building architecture and site layout.

f. Architecture.

- i. The maximum permitted building height shall be fifty-five (55) feet from grade to the top of the roofline.
- ii. Buildings over 11,000 s.f. shall have no less than 55% of their surface area (excluding windows and glass) finished in brick, brick veneer, stone, cultured stone, or stone veneer. Clear window glass on doors, windows, porticos, and other architectural

elements shall be encouraged to break up the mass of the building, unless other architectural features are more architecturally appropriate and energy efficient.

- iii. Buildings under 11,000 s.f. shall have no less than 33% of their surface area (excluding windows and glass) finished primarily in brick, brick veneer, stone, cultured stone, or stone veneer. Clear window glass on doors, windows, porticos, and other architectural elements shall be encouraged to break up the mass of the building, unless other architectural features are more architecturally appropriate and energy efficient.
- iv. Accessory and service structures, including dumpster enclosures, shall be finished in matching brick or masonry or stone as utilized on the principal building.
- g. Signage. Signage, including the off-premises graphics, shall be approved as part of the Development Plan.
 - i. Each outparcel south of Birch Bark Trail shall be permitted one (1) shared monument sign. This sign shall have a maximum height of twelve (12) feet and a cabinet a maximum of 100 square feet in size. This sign shall meet all other requirements of Chapter 1145. The outparcels located to the north of Birch Bark Trail shall be permitted one (1) monument sign and meet the requirements of Chapter 1145. All monument signs shall use the same or substantially similar materials for the base of the sign as that of the principal building nearest to the monument sign location.
 - ii. Each building is permitted wall signs with one square foot of wall signage per lineal foot of building frontage along a Public Roadway(s) or Private Roadway, including the frontage along the shared rear access drive, but excluding drive aisles on the outparcels. A maximum of two hundred (200) square feet per building shall be permitted.
 - iii. The coffee shop menu board associated with an appropriately designed drive-thru shall be finished with materials that match or complement the associated principal building. The coffee shop menu board or order kiosk shall be located to the side or rear of the associated principal building. Menu boards shall be appropriately scaled to be compatible with the scale of the building and layout of the site.
 - iv. Parking and directional signage shall have a black backing and be attached to a black pole.
- h. Lighting.
 - i. All vehicular and paved pedestrian areas shall be lit to at least 0.5 footcandles.
 - ii. Lighting fixtures shall be black, down cast LED utilizing a style similar to that of the nearby medical offices including the Grove City Mount Carmel Hospital or as otherwise approved as part of the Development Plan.

VI. SUBAREA B USE REGULATIONS AND DEVELOPMENT STANDARDS

A. Permitted Uses:

- a. Multi-family dwellings.

- b. Private support facilities and accessory uses such as leasing office, clubhouse, pool, fitness facilities, indoor and outdoor activity areas and amenities for the use by residents and their guests.
- c. Assisted living facility.
- d. Other uses as approved by Council.

B. Subarea B General Development Standards:

a. Access.

- i. Private internal drives and drive aisles providing access to the buildings and parking areas shall be privately owned and maintained with a minimum pavement width of twenty-two (22) feet. Private Roadways restricted to one directional traffic flow shall have a minimum pavement width of fourteen (14) feet.
- ii. Two (2) internal drives/drive aisles shall be permitted into Subarea B from the main Public Roadway(s) or Private Roadways.
- iii. Sidewalks at least five (5) feet in width along the perimeter of development and four feet (4') in width internal to the development and/or bike paths at least eight (8) feet in width shall be provided per Section IV(C) herein.
- iv. Where appropriate, sidewalks at least five (5) feet in width shall be utilized throughout Subarea B to connect pedestrians with the building, parking lot, and adjacent sidewalks.
- v. Crosswalks utilizing a stamped brick design shall be installed along the entrances to Subarea B (from Subarea A).

- b. Density. Subject to Article VI, Section C herein, within Subarea B three hundred eighty-four (384) multi-family dwelling units shall be permitted which, at the Applicant's election, may include up to one hundred and twenty (120) senior housing dwelling units (approximately eighteen (18) dwelling units per acre). If the City acquires Subarea B₂ from the Applicant to facilitate the future extension of Quail Creek Boulevard, the number of multi-family dwelling units permitted in Subarea B₁ shall be reduced to two hundred forty (240) (approximately 24.5 dwelling units per acre).

c. Setbacks.

Property Line	Building	Parking & Drive Aisle
North	8'*	10'
South	25'	10'
West (from adjacent property)	10'	10'

*Accessory structures as defined herein under Section VI(B)(g)(v)(c) shall be setback 5' from the north property line.

d. Minimum Off-Street Parking Space Requirements.

- i. Multi-family Parking (and Senior Independent Housing Parking): Parking shall be provided at one (1) parking space per bedroom for one (1) and two (2) bedroom units

and two (2) parking spaces for three (3) bedroom units. Senior independent housing parking requirements shall be at a rate of 0.5 parking spaces per bedroom. Parking spaces shall be a minimum of nine (9) feet in width and eighteen (18) feet in length, except that ten percent (10%) of such parking spaces may be compact spaces with dimensions of eight (8) by seventeen (17) feet.

- ii. Assisted Living Facility Parking: 0.5 parking spaces shall be required per bedroom, plus one space for each employee during peak shift.
- iii. All parking spaces and pavement markings shall be white in color.
- e. Common Open Space. Open Space will be depicted on, and approved as, part of the Development Plan for the Subarea. Applicant will cluster buildings and units to create open space and outdoor amenities and to encourage internal pedestrian connectivity. Connectivity will be provided to the existing multi-use path and sidewalk along Hoover Road and to the existing multi-use path along the south boundary line of the Subarea.
- f. Landscaping. In order to maintain a desirable connection to the multi-family development to the south of the Property, the landscaping requirements for Subarea B shall be equal to the landscaping actually installed within that adjacent multi-family development.
 - i. The lesser of: one (1) tree for every fifty (50) lineal feet of frontage within the public right-of-way shall be installed; or, at a spacing equal to that of the existing multi-family project to the south of the Property.
 - ii. New trees shall be installed in accordance with Section 1136.09(a)(1), subject to a tree survey/inventory provided by the Applicant and credits obtained for preservation of existing trees and wooded areas under Section 1136.10 of the Code, further subject to Section VI(B)(f)(vii) herein.
 - iii. Shrubs, ground cover, or other ornamental plantings shall be provided in landscaping beds around the buildings. The average initial height of these plantings is to be 24" minimum.
 - iv. Portions of parking lots that are adjacent to any Public Roadway shall be screened with a continuous, three (3) foot tall, evergreen hedge pursuant to Section 1136.06(a)(2).
 - v. Peninsulas, islands, aisle end islands, and planting areas within interior vehicular use areas shall comply with the requirements of Section 1136.06(d) of the Code.
 - vi. Green space maybe installed and shall be permitted to include amenities such as a dog park, community gardens, and pond in Subarea B₂ shall to enhance the existing bike path and provide a buffer between the Property and the property to the south.
 - vii. If the 2.5 acre, western wooded portion of Subarea B₂ is preserved as parkland owned by either Applicant or the City, the tree per unit landscape requirements for Subarea B under Section VI(B)(f)(ii) herein shall be reduced by 50%.
 - viii. A five (5) foot high opaque fence shall be constructed along the north property line of Subarea B and maintained as long as the Buckeye Ranch remains in operation.
 - ix. All service structures shall be landscaped per Section 1136.08.

g. Building Design and/or Exterior Treatment.

- i. The maximum permitted building height shall be fifty-five (55) feet from grade to the top of the roofline.
- ii. Cluster Box Units (CBUs) or mailboxes if located outside shall be black and set in a centralized location or locations unless otherwise required by the USPS and set in landscaped beds.
- iii. The dog park shall be enclosed with a black, four-rail fence. Materials such as chicken wire or similar materials may be used on the inside of the fence to provide additional safety and security.
- iv. The pool, if applicable, shall be enclosed with a decorative, black (or other color approved by the Development Department) metal fence.
- v. Architecture:
 - a) Roof: The main architectural roof on the building shall have a minimum 6:12 pitch, unless the buildings are of contemporary or modern architecture in which case they shall have a minimum of a 4:12 pitch. Roof accents shall have roof pitches ranging from 4:12 to 12:12. Buildings with a contemporary or modern architecture may also have flat roofs.
 - b) The building shall feature articulated building elements such as porticos, dormers, balconies, recesses, awnings, open breezeways and stairs, or similar elements to break up the building mass.
 - c) Accessory structures including maintenance structures, garages, carports, dumpster enclosures, and other community facilities shall be designed and finished with the same level of architectural detail and treatment as the primary building.
- vi. Building Materials:
 - a) Smart wood, wood, brick, brick veneer, stone, stone veneer, fibrous cement siding (with wood board appearance or smooth appearance for buildings of contemporary design), stucco, and vinyl siding products are the permitted finish building materials.
 - b) All finished materials shall be low-gloss, and the use of high-chroma colors is prohibited.
 - c) Vinyl: Shall be a minimum of 0.044" thickness, insulated, and applied over a minimum of 7/16" sheathing. All vinyl elevations shall have a minimum 4" side frieze or fascia boards, except for modern building architectural styles, which may have less than a 4" side frieze or fascia boards.
 - d) Stucco: Includes material such as E.I.F.S, when resulting in a true stucco appearance.
 - e) Shingles: Pitched roofs shall be finished in dimensional asphalt shingles.

h. Signage.

- i. A front monument sign, which shall be permitted at the main entrance of the community, shall have a base matching the materials used on the nearest building to the monument sign and shall comply with the requirements of Chapter 1145 of the Code.
 - ii. Parking and directional signage shall have a black backing and be attached to a black pole (or other color) as approved by the Development Department.
- i. Lighting.
 - i. Lighting fixtures shall be black, down cast LED utilizing a style similar to that of the nearby medical offices including the Grove City Mount Carmel Hospital or as otherwise approved on the Development Plan.
 - ii. All vehicular and paved pedestrian areas shall be lit to at least 0.5 footcandles on non-residential sites or otherwise approved by staff in the Development Department.
- C. SUBAREA B₂: Subarea B₂ will be the subject of a separate development agreement between the Applicant and the City. The development agreement shall address the City's acquisition of all or a portion of Subarea B₂ for the extension of Quail Creek Boulevard including the reduction in the number of multi-family dwelling units and loss of developable acreage in Subarea B resulting from the City's acquisition.

Date: 08/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-44-20
1st Reading: 08/17/20
Public Notice: 8/18/20
2nd Reading: 09/08/20 *Postponed to 9/21*
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-44-20

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A CAR WASH FOR CARWASH USA EXPRESS LOCATED AT 2607 LONDON-GROVEPORT ROAD

WHEREAS, Carwash USA Express, applicant, has submitted a request for a Special Use Permit for a Car Wash located at 2607 London-Groveport Road; and

WHEREAS, on August 04, 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)Ai is hereby issued to Carwash USA Express, located at 2607 London-Groveport 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: 09/15/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-48-20
1st Reading: 09/21/20
Public Notice: 09/22/20
2nd Reading: 11/02/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-48-20

AN ORDINANCE FOR THE REZONING OF 0.29 ACRES LOCATED AT 3506-3510 PARK STREET FROM D-1 TO PUD-R WITH 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 approved the rezoning on September 8, 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 D-1 to PUD-R w/text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Lot 2 and all of Lot 3 of Grant's Beulah Addition *as recorded in Official Records, Plat Book 4, page 205, 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

C-48-20
Exhibit - A

Received by
City of Grove City
06-30-20

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

Being Sixteen (16) feet off the west side of Lot Number Two (2) and the whole of Lot Number Three (3), of GRANT'S BEULAH ADDITION to the City of Grove City, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, page 205, Recorder's Office, Franklin County, Ohio.

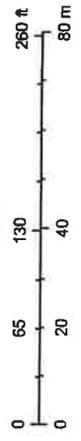
Received by
City of Grove City
06-30-20

040M088 04000



June 24, 2020

1:987



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, OpenStreetMap contributors, and the GIS User Community

Received by
City of Grove City
08-31-20

3506-3510 Park Street

PID: 040-000152

ZONING TEXT

Grove City, Ohio

DATE SUBMITTED: JULY 26, 2020

AS REVISED: AUGUST 30, 2020

CURRENT ZONING: DOUBLES AND TWIN SINGLES AND DUPLEX (D-1)

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT – RESIDENTIAL
(PUD-R)

Property Owner: Michael J. and Maria D. Pozz
3506-3510 West Park Street
Grove City, Ohio 43123

Applicant: Steven Pozz
c/o Paul J. Ford and Company
4969 Big Run South Road
Grove City, Ohio 43123

Attorney/Authorized Representative: Rebecca J. Mott, Esq.
Plank Law Firm, LPA
411 East Town Street, Floor 2
Columbus, Ohio 43215

I. PROPERTY

The property (“Property”) consists of approximately 0.29 acres commonly known as 3506-3510 West Park Street, Grove City, Ohio 43123, owned by Michael J. Pozz and Maria D. Pozz (the “Property Owner”) and is located north of Park Street, west of Front Street, south of Grant Avenue, and east of Lincoln Avenue, as further described by the legal description which accompanies this zoning text (“Zoning Text”) The surrounding area consists primarily of a mix of small lot single-family residential and multi-family residential properties, zoned R-2 and D-1, with some properties zoned IND-1 and PUD-C. The Applicant, Steven Pozz, submits the accompanying application for a re-zoning to re-zone the Property to the Planned Unit Development Residential (PUD-R) District.

II. INTRODUCTION

The Applicant proposes to re-zone the Property to PUD-R to allow for the addition of a detached garage with second floor residential dwelling unit on the Property. The Property currently contains a duplex, two (2) sheds, fencing, and landscaping. The proposed two-story accessory structure will consist of four (4) ground floor, internal parking spaces and one (1) residential unit on the second floor, as depicted on the site plan dated July 27, 2020 (the “Site Plan”). The Applicant will also install concrete to access the accessory structure and provide additional external parking. The accessory structure will connect to, and the parking spaces and garage spaces will be accessed by, the alley to the rear of the Property.

The standards within this zoning text have been drafted to ensure that this project is appropriate within the unique context of the Town Center Core Neighborhood and establishes the necessary requirements to create an accessory structure in character with the area. Town Center Core Neighborhood emphasizes a variety of building types and sizes and is pedestrian-focused with detached garages located off rear alleys. A primary use of the Town Center Core Neighborhood is multi-family residential.

III. GENERAL PROVISIONS

- A. The provisions of the Codified Ordinances of Grove City (the “Code”) shall apply only to the extent not otherwise addressed in this Zoning Text. The provisions of this Zoning Text and the Code shall apply unless otherwise modified by Grove City Council (“Council”).
- B. For the purposes of this Zoning Text, the terms and words contained within shall carry their customarily understood meanings. Words used in the present tense include the future and the plural includes 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 conflict between this Zoning Text and the Code, this Zoning Text shall control.
- C. All provisions of this Zoning Text are severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision is invalid, the remaining provisions and the application of those provisions shall not be deemed affected by that decision.

- D. Any use not permitted herein shall be considered prohibited, except that a use may be permitted if approved by Council.

IV. USE REGULATIONS AND DEVELOPMENT STANDARDS

A. Permitted Uses:

- a. Multi-Family Residential.
- b. One (1) four-car garage, with above-garage residential dwelling unit not to exceed 1,200 square feet per story.
- c. Accessory uses as permitted by section 1135.11 of City Code or current Code standards for accessory uses.

B. Development Standards:

- a. Density. A maximum of three (3) residential dwelling units shall be permitted.
- b. Minimum Setbacks.
 - i. Primary Structure:
 - a) Front Setback (exclusive of porches, stoops, and decks): 30 feet
 - b) Rear Setback: 100 feet
 - c) Side Setbacks: 6 feet
 - ii. Garage:
 - a) Building Setback from Alley: 25 feet
 - b) Building and Pavement Side Setbacks: 8 feet
 - c) West Property Line: 8 feet
 - d) East Property Line: 10 feet
- c. Minimum Off-Street Parking Space Requirements.
 - i. A total of eight (8) parking spaces shall be provided between covered garage and exterior parking spaces. External parking spaces shall be a minimum of nine (9) feet in width and eighteen (18) feet in length. On-street parking is available on Park Street and shall be used for any parking above that is required on-site by this zoning text.
 - ii. All parking spaces striping and pavement markings shall be white in color.
- d. Lot Coverage. A maximum of forty-five percent (45%) of the Property may be covered by buildings and pavement.
- e. Landscaping.
 - i. Primary structure (duplex): There shall be a minimum of three (3) trees 2-inch minimum caliper arranged within the front, side, or rear yard areas with an emphasis on the front façade. In addition, a minimum of one-third (1/3) of the façade fronting Park Street shall be landscaped adjacent to the foundation with a minimum of five (5) shrubs, ground cover, or other ornamental plantings.

- ii. Garage structure: There shall be two 2-inch minimum caliper tree planted within the side yards of the proposed garage structure to break up the façade of the building (two trees total for the residential dwelling unit over the garage). Additionally, at least five (5) shrubs, ground cover, or other ornamental plantings with initial height of 24" minimum shall be planted adjacent to the foundation where visible from the public alley.
 - iii. Landscaping shall be installed as depicted on the Site Plan.
 - iv. Areas disturbed during construction shall be seeded in compliance with Section 1136.11 of City Code.
- f. Building Design and/or Exterior Treatment.
- i. The maximum permitted building height of the primary structure shall be thirty-five (35) feet from grade to the top of the roofline. The garage structure shall not exceed twenty-five (25) feet in height from grade to the top of the roofline.
 - ii. Architecture:
 - a) Roof: The main architectural roof on the building shall have a minimum 6:12 pitch. Roof accents shall have roof pitches ranging from 4:12 to 12:12.
 - b) The primary duplex structure shall contain at least three (3) of the following architectural elements:
 - i. Decorative gable element;
 - ii. Porch corbels;
 - iii. Shutters;
 - iv. Porch railing;
 - v. Larger windows with trim on the second floor; or
 - vi. Other architectural elements deemed appropriate to provide interest in the structure, as determined by the Development Director.
 - c) The garage structure shall contain at least two (2) of the following architectural elements:
 - i. Decorative garage doors;
 - ii. Larger, decorative windows;
 - iii. Shutters;
 - iv. Decorative trim around windows;
 - v. Dormer;
 - vi. Decorative trim around entry door; or
 - vii. Other architectural elements deemed appropriate to provide interest in the structure, as determined by the Development Director.
 - iii. Building Materials:
 - a) Smart wood, wood, brick, brick veneer, stone, stone veneer, fibrous cement siding (with wood board appearance or smooth appearance for buildings of contemporary design), stucco, and vinyl siding products are the permitted finish building materials.

- b) All finished materials shall be low-gloss, and the use of high-chroma colors is prohibited.
 - c) Vinyl: Shall be a minimum of 0.044" thickness, insulated, and applied over a minimum of 7/16" sheathing. All vinyl elevations shall have a minimum 4" side frieze or fascia boards. Color shall be consistent between the principal residential structure and garage structure.
 - d) Shingles: Pitched roofs shall be finished in dimensional asphalt shingles.
- g. Lighting.
- i. Decorative lighting fixtures shall be installed on the alley-facing garage elevation to provide a safe environment for residents.

Date: 09/14/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No. : C-49-20
1st Reading: 09/21/20
Public Notice: 9/22/20
2nd Reading: 10/05/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-49-20

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DAY CARE CENTER FOR THE AGAPE SCHOOL LOCATED AT 4461 BROADWAY

WHEREAS, The Agape School Campus, applicant, has submitted a request for a Special Use Permit for a Day Care Center located at 4461 Broadway; and

WHEREAS, on September 8, 2020, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulation:

1. Bollards shall be installed along the northern portion of the play area.

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)Ap is hereby issued to The Agape School Campus, located at 4461 Broadway, contingent upon the stipulation set by Planning Commission.

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: 08/11/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No. : CR-27-20
1st Reading: 08/17/20
Public Notice: Postponed to
2nd Reading: 9/8; 9/21
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-27-20

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR CARWASH USA EXPRESS LOCATED AT 2607 LONDON-GROVEPORT ROAD

WHEREAS, on August 04, 2020, the Planning Commission recommended approval of the Development Plan for Carwash USA Express, with the following stipulations:

1. Signage is not approved with this application and shall be reviewed for compliance with Chapter 1145 through the Building Division's sign permit application; and
2. The applicant shall work with the Development Department staff to determine appropriate striping on the shared access drive to minimize traffic conflicts with the Huntington Bank site and any future development on the site.

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 Carwash USA Express located at 2607 London-Groveport 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 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: 09-14-20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No. : CR-34-20
1st Reading: 09/21/20
Public Notice:
2nd Reading:
Passed: _____ Rejected:
Codified: _____ Code No:
Passage Publication:

RESOLUTION NO. CR-34-20

A RESOLUTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A COMMERCIAL OUTDOOR SMOKER FOR MRSOUTHERNFLVA LOCATED AT 4086 BROADWAY IN THE HISTORICAL PRESERVATION AREA

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 September 08, 2020 the Planning Commission recommended approval of the Certificate of Appropriateness request for the commercial outdoor smoker for Mrsouthernflava at this location with the following stipulations:

1. The screening along the north side of the smoker shall be six feet (6') in height and be constructed of opaque, white vinyl; and
2. The smoker outlet shall be 14 feet above grade.

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 a commercial outdoor smoker for Mrsouthernflava located at 4086 Broadway, contingent upon the stipulations set by Planning Commission.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

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: 09/14/20
Introduced By: Mr. Schottke
Committee: Lands
Originated By: Plan. Comm.
Sponsor: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-35-20
1st Reading: 09/21/20
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-35-20

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR PINNACLE QUARRY LOCATED SOUTH OF WHITE ROAD AND WEST OF S.R.104

WHEREAS, on September 08,2020 the Planning Commission recommended approval of the Development Plan for Pinnacle Quarry with the following stipulations:

1. A deviation shall be granted from Section VIII(B)(4) of the Pinnacle Quarry Zoning Text to permit Road E to be 24 feet in width; and
2. A Special Flood Hazard Area Permit and variance from Section 1329.18 shall be obtained; and
3. The design of Bain B2, including landscaping and shoreline protection, shall be reviewed and approved with the final engineering plan.

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 Pinnacle Quarry located South of White Road and West of S.R.104, contingent upon stipulations 2 & 3 set by Planning Commission.

SECTION 2. This approval shall be good for 12 months from the date passed, or as otherwise provided in Section 1101.07(b) of the Codified Ordinances of the City of Grove City, Ohio.

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

Christine Houk, President of Council

Richard L. Stage, Mayor

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: 09/16/20
Introduced By: Mr. Schlabach
Committee: Safety
Originated By: Mr. Schlabach
Sponsor: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-51-20
1st Reading: 09/21/20
Public Notice 09/22/20
2nd Reading: 10/05/20
Passed: _____ Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-51-20

AN ORDINANCE TO AMEND VARIOUS SECTIONS OF CHAPTER 718 OF THE CODIFIED ORDINANCES TITLED FOOD AND BEVERAGE STREET VENDORS

WHEREAS, Council adopted Ordinance C-25-15 enacting Chapter 718 - Food Trucks and Beverage Vendors on April 20, 2015; and

WHEREAS, the current daily fee established is cost prohibitive to some vendors; and

WHEREAS, a redundancy exists in two Sections regarding the conviction of a crime; and

WHEREAS, the modern average mobile food vendor truck has increased in size and it is appropriate to amend our requirements accordingly; and

WHEREAS, much has been learned since the inception of this Chapter and the large protective zone around the food vendor and the requirement for written permission needs to be adjusted.

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

SECTION 1. Section 718.03 is hereby amended as follows:

(b) A ~~separate~~ yearly application and permit is required for each individual vending device. The application shall contain the following information:

~~(7) Whether the applicant has ever been convicted of a felony or misdemeanor involving moral turpitude, force or violence, and, if so, a description of the violation and the date it occurred; and~~

All remaining numbers under 718.13(b) shall be renumbered accordingly.

(c) (1) A person vending from a Restricted or Unrestricted Mobile Food non-motorized wagon or cart, whose owner resides within the corporation limits of Grove City shall be ~~\$10.00 per day~~ \$75.00 per calendar year; an owner who resides outside the corporation limits of Grove City shall be ~~\$20.00 per day~~ \$100.00 per calendar year.

SECTION 2. Section 718.05 is hereby amended as follows:

(a) (1) Operate a vending device larger than ~~twenty-two (22) feet~~ thirty-five (35) feet in length and eight and one half (8.5) feet in width;

- (9) Stop, stand, park, or conduct business within ~~five hundred (500)~~ fifty (50) feet of the primary entrance of an open and operating fixed-location food service establishment, including but not limited to, restaurants, delis, or bakeries. This buffer may be reduced upon receiving written permission from said establishments, so long as those establishments will be in service during the time that the street vendor applicant will be in service.

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

Passed:

Effective:

Christine Houk, President of Council

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: 09/15/20
Introduced By: Mr. Schlabach
Committee: Safety
Originated By: Ms. Houk
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No. : C-36-20
1st Reading: 09/21/20
Public Notice: 0 / /
2nd Reading: 0 / /
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR-36-20

A RESOLUTION TO SUPPORT ISSUE 19 JACKSON TOWNSHIP FIRE LEVY ON THE NOVEMBER 3, 2020 BALLOT

WHEREAS, the Citizens of Grove City are also citizens and residents of Jackson Township and represent a majority of the residency of Jackson Township; and

WHEREAS, the residents of Grove City pay a portion of their property tax to help maintain and enhance fire and emergency services to all residents of Jackson Township; and

WHEREAS, all Jackson Township residents are being asked for an additional tax for the benefit of Jackson Township for the purpose of providing and maintaining fire apparatus, appliances, buildings, or sites therefor, or sources of water supply and materials therefor, or the establishment and maintenance of lines of fire alarm telegraph, or the payment of permanent, part-time, or volunteer firefighters or fire-fighting companies to operate the same, including the payment of any employer contributions required for such personnel under section 145.48 or 742.34 of the Revised Code, or to purchase ambulance equipment, or to provide ambulance, paramedic, or other emergency medical services operated by a fire department or fire-fighting company; and

WHEREAS, this additional millage will be collected at a rate not exceeding 4 mills for each one dollar of valuation, which amounts to \$0.40 for each one hundred dollars of valuation, for 5 years, commencing in 2020, first due in calendar year 2021; and

WHEREAS, the City of Grove City has been well served by the Jackson Township Fire Department and recognizes the need for Jackson Township to procure additional millage to operate with the same high level of efficiency and professionalism it has in the past.

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

SECTION 1. This Council hereby endorse Issue 19 – Jackson Township Fire Levy on the November 3, 2020 ballot and urge the citizens of Jackson Township and especially of the City of Grove City to vote for quality fire and emergency services through Issue 19.

SECTION 2. The Clerk of Council shall serve a copy of this resolution to the Jackson Township Board of Trustees.

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

Christine A. Houk, President of Council

Date: 08/31/20
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No. : C-46-20
1st Reading: 09/08/20
Public Notice: 09/09/20
2nd Reading: 09/21/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-46-20

AN ORDINANCE TO AUTHORIZE THE PURCHASE OF PROPERTY FOR THE COLUMBUS STREET EXTENSION AND AUTHORIZING A NOTE OF THE CITY TO FINANCE THE ACQUISITION OF SUCH REAL PROPERTY INTERESTS; AND OTHER DOCUMENTS RELATED THERETO

WHEREAS, the City of Grove City has an option to purchase the property located at 3879-3889 Meadow Lane in the City of Grove City and identified as Tax Parcel Nos. 040-001167-00 and 040-001168-00 (collectively known as the "Property") for the Columbus Street Extension; and

WHEREAS, the City would like to move forward with acquiring the Property that is being held under the option; and

WHEREAS, the City has agreed to finance the purchase of the Property over a multi-year term.

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

SECTION 1. Council hereby authorizes the purchase the property located at 3879-3889 Meadow Lane in the City of Grove City and identified as Tax Parcel Nos. 040-001167-00 and 040-001168-00 as set forth in Exhibit "A".

SECTION 2. The City shall pay \$300,000.00 upon closing in 2020 and shall deliver a promissory note for the balance of the purchase price in the principal sum of \$600,000.00. The Note shall provide for payments in 2 equal installments beginning in 2021 and ending in 2022. The Note shall not include a prepayment penalty.

SECTION 3. The City Administrator is hereby further authorized and directed on behalf of the City to execute any certifications, financing statements, assignments, agreements, instruments, deeds and other documents, and to take such further actions as are necessary or appropriate to effect the transactions contemplated in the Option and the Note and to consummate the transactions contemplated in this Ordinance and to undertake, complete and finance the acquisition of the Property in accordance therewith, so long as such actions are not inconsistent with this Ordinance and not materially adverse to the City and shall be approved by the officers executing the documents.

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

Christine A. Houk, President of Council

Passed:

Richard L. Stage, Mayor

OPTION CONTRACT TO PURCHASE REAL ESTATE

THIS OPTION TO PURCHASE REAL ESTATE (the "Option") is entered into effective as of the latest date on which it is executed by the signatories hereto (the "Effective Date") by and between Diane Hill, Trustee of the Roy & Barbara Grossman Trust FBO Diane L. Hill ("Seller") and the City of Grove City, Ohio, a municipal corporation duly organized and validly existing under the Constitution and laws of the State of Ohio and its City Charter ("City"). Seller and the City are referred to individually herein as "Party" and collectively as "Parties."

Recitals

WHEREAS, Seller owns property located at 3879-3889 Meadow Lane in the City of Grove City and identified as Tax Parcel Nos. 040-001167-00 and 040-001168-00 (collectively known as the "Property").

WHEREAS, the City desires an option to purchase a portion of the Property to be used for public purposes upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the mutual promises, agreements, and covenants herein contained, the Parties agree as follows:

Provisions

1. Grant of Option

In consideration of \$6,500.00 (the "Option Payment") and the mutual benefits to be derived, the receipt and sufficiency of which are hereby acknowledged, the Seller hereby grants to the City the exclusive and irrevocable option to purchase, upon the terms and conditions hereinafter set forth, the Property situated in Franklin County, Ohio, including without limitation the following described property together with all improvements located thereon:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION

2. Exercise of Option

This Option to purchase the Property commences upon execution and lasts for 90 days.

3. Price and Consideration

The Option Payment shall not be credited to the Purchase Price at Closing. The Option Payment shall be refunded to the City only if Seller's title to the Property is not insurable by a reputable title insurance company but shall otherwise be non-refundable. The City may exercise this Option at any time while it remains in force by paying the Seller the Purchase Price of \$900,000.00, which shall constitute the entire amount of compensation due to Seller for: (a) the Property Interest; (b) value of improvements taken; (c) any and all damages to any residual lands of Seller, if any; and (d) Seller's covenants set forth herein. The Purchase Price shall be paid as follows:

- A. \$300,000 at closing along with a \$600,000 promissory note to be paid in the following installments:
 - (1) \$300,000 on February 15, 2021; and
 - (2) \$300,000 on February 15, 2022.

- B. Seller has the option to qualify this transaction as part of a like-kind exchange, under Section 1031 of the Internal Revenue Code, by assigning her rights under this Option to a qualified intermediary. City will cooperate in any exchange and execute documents necessary to effect any exchange at the sole cost of Seller.

4. Deed to Transfer

Upon receipt of the Purchase Price, Seller shall sell and convey to the City, its successors and assigns, the property interests that are more particularly described and depicted in Exhibit A. The rights, titles, and estates described and depicted in Exhibit A constitute a fee simple interest; therefore, such sale and conveyance by Seller shall be by a good and sufficient warranty deed regularly and ordinarily used to transfer such rights, titles, and estates, with, if applicable, full release of dower.

5. Supplemental Instruments

Seller agrees to execute any and all supplemental instruments or documents necessary to vest the City with the rights, titles, and interests described and depicted in Exhibit A.

6. Warranty of Title

Seller hereby warrants that it is the true and lawful owner of the property identified in Exhibit A and is lawfully seized of the same in fee simple and has the full and complete authority to transfer the same as set forth in this Agreement.

7. Condition Precedent

The City shall not be obligated to close under this Agreement until it receives the approval of the Grove City Council for all obligations under this Agreement. Until the approval of the Grove City Council is received, the Deed shall be held in escrow by legal counsel to either of the Parties. If such approval is not received, the Deed shall not be recorded and shall be destroyed or returned to Seller.

8. Binding Agreement

Any and all of the terms, conditions, and provisions of this Agreement shall be binding upon and shall inure to the benefit of Seller and the City and their respective heirs, executors, administrators, successors, and assigns.

9. Multiple Originals

This Agreement may be executed in two or more counterparts, each of which will be deemed an original, but all of which together shall constitute but one and the same instrument.

10. Entire Agreement

This instrument contains the entire agreement between the Parties, and it is expressly understood and agreed that no promises, provisions, terms, warranties, conditions or obligations whatsoever, either expressed or implied, other than herein set forth, shall be binding upon either Seller or the City.

11. Amendments and Modifications

No amendment or modification of this Agreement shall be valid or binding upon the Parties unless it is made in writing, cites this Agreement and is signed by Seller and the City.

12. Governing Law

This Agreement shall be governed by the laws of the State of Ohio, and the venue for any claim relating to said Agreement shall be an applicable Court in Franklin County, Ohio.

The Parties hereto have executed this Agreement on the date(s) indicated immediately below their respective signatures.

[The City's signature and acknowledgement on the following page]

PURCHASER

THE CITY OF GROVE CITY, OHIO

Charles W. Boso, Jr., City Administrator

APPROVED AS TO FORM:

STEPHEN J. SMITH, LAW DIRECTOR

CERTIFICATION OF FUNDS

I hereby certify that the funds required to meet the City's obligation, payment, or expenditure under this Agreement have been lawfully appropriated or authorized for such purpose and are free from any obligation now outstanding.

Michael Turner, Director of Finance

Date

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBER, that on this ____ day of July, 2020, before me, the subscriber, a Notary Public in and for said county and state, personally came Charles W. Boso, Jr., City Administrator of the CITY OF GROVE CITY, OHIO, an Ohio municipal corporation, who acknowledged the signing thereof to be his free act and deed for and on behalf of the municipal corporation.

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

Notary Public

[Seller's signature and acknowledgement on the following page]

SELLER:

**DIANE L. HILL, TRUSTEE OF THE ROY &
BARBARA GROSSMAN TRUST FBO DIANE L. HILL**

By: _____

Its: _____

STATE OF _____)
COUNTY OF _____) SS:

BE IT REMEMBER, that on this ____ day of July, 2020, before me, the subscriber, a Notary Public in and for said county and state, personally came Diane L. Hill, Trustee of the Roy & Barbara Grossman Trust FBO Diane L. Hill who acknowledged the signing thereof to be his/her free act and deed.

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

Notary Public

C-46-20



White Pl

Meadow Ln

Railroad

Front St

W Cleveland Ave

040-001167
 DIANE L HILL
 0.187 acre

040-001168
 DIANE L HILL
 0.188 acre



GC Public Library

Date: 08-31-20
Introduced By: Mr. Holt
Committee: Finance
Originated By: Berry/Stage
Approved: Berry
Emergency: _____
Current Expense: _____

No. : C-47-20
1st Reading: 09-08-20
Public Notice: 09-09-20
2nd Reading: 09-21-20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-47-20

**AN ORDINANCE INITIATING A GROVE CITY “BUY LOCAL CERTIFICATE PROGRAM”
ADMINISTERED BY THE GROVE CITY AREA CHAMBER OF COMMERCE AND APPROPRIATE
\$75,000.00 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF SAID PROGRAM**

WHEREAS, the City of Grove City recognized the importance of local businesses as they relate to the economic health and quality of life of the community; and

WHEREAS, Grove City locally owned and operated brick and mortar establishments are a priority for the community in as much as they represent a substantial percentage of the city’s labor force and tax receipts; and

WHEREAS, the Grove City Area Chamber of Commerce is a non-profit organization dedicated to leading and stimulating economic development and reaching out to internal and external audiences; and

WHEREAS, the Grove City Area Chamber of Commerce approach to economic development has generated community-wide interest and support; and

WHEREAS, the Grove City Area Chamber of Commerce has agreed to administer and market this program to its members; and

WHEREAS, creating a “Buy Local Certificate Program” would be an additional tool to assist with the growth, enhancement and promotion of our local brick and mortar establishments.

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

SECTION 1. There is hereby initiated a “Buy Local Certificate Program” to be administered by the Grove City Area Chamber of Commerce, who will submit a consumer matching program outline, including a budget for marketing and operating the program, to City Council for approval.

SECTION 2. There is hereby appropriated \$50,000.00 for implementing and \$25,000.00 for administering and marketing a “Buy Local Certificate Program” by the Grove City Area Chamber of Commerce, from the unappropriated monies for the General Fund, into Account 100120.551300, for said Current Expenses.

SECTION 3. The Grove City Area Chamber of Commerce shall submit to Council a Report listing accomplishments, goals and a breakdown of all expenditures by December 1, 2020.

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

Guidelines for Chamber of Commerce

The Program

This Program creates an aggressive, one of a kind "Buy Local" gift certificate program to support and market our local businesses. It will encourage people to shop, dine, play and support local business and the employers and employees of those businesses – in an effort to help offset the effects of the Covid19 pandemic.

The consumer would purchase a Buy One Get One gift certificate from the Chamber and receive a business specific certificate - up to \$25.00.

The Chamber will manage and market the program.

Participating Businesses

Any independent (no franchise or chain), 'brick and mortar' business that sells goods and/or non- medical, legal, insurance, accounting, consulting or real estate services directly to consumers, who employ 20 associates or less is eligible.

Participating businesses must be operating within the geographic boundaries of Grove City.

Participating businesses must be members in good standing with the Grove City Area Chamber of Commerce.

Intended Outcome

This initiative will support employment and business development in Grove City and will benefit the local tax and employment base. The program will have the potential to inject \$100,000.00 into the local economy and will support the economic development efforts of both the City and the Chamber. (Buy one get one program \$50,000.00 in certificates matched with \$50,000.00 in consumer funds.)

Date: 09/15/20
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Boso
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No. : C-50-20
1st Reading: 09/21/20
Public Notice: 09/22/20
2nd Reading: 10/05/20
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-50-20

AN ORDINANCE TO APPROPRIATE \$622,308.00 FROM THE PINNACLE TAX INCREMENT FINANCING FUND FOR THE CURRENT EXPENSE OF PROFESSIONAL SERVICES FOR THE DESIGN OF INFRASTRUCTURE IMPROVEMENTS ALONG WHITE ROAD & STATE ROUTE 104

WHEREAS, on July 19, 2004, Council adopted Resolution CR-52-04, approving the Pinnacle Club Economic Development Plan for certain public infrastructure improvements; and

WHEREAS, in furtherance of the Economic Development Plan, and pursuant to Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 and Ordinance No. C-86-04, adopted by Council on September 20, 2004, the City created three incentive districts; and

WHEREAS, the City is authorized to use Pinnacle Tax Increment Financing Revenue for public infrastructure improvements that benefit the Development Area; and

WHEREAS, the City authorized a pre-annexation and development agreement under Ordinance C-27-20 which identified Public Infrastructure Improvements to be completed by the City; and

WHEREAS, the funds appropriated herein will be used for professional services to complete the design and engineering for White Road and State Route 104 improvements.

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

SECTION 1. This Council hereby determines the proposed infrastructure improvements will benefit the Pinnacle Tax Increment Financing Development.

SECTION 2. There is hereby appropriated \$622,308.00 from the unappropriated monies of the Pinnacle Tax Increment Financing Fund to account number 203000.578000 for current expense professional engineering services and other related services.

SECTION 3: 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 resolution is correct as to form.

Stephen J. Smith, Director of Law

Date: 09/15/20
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Boso
Sponsor: Mr. Berry
Emergency: 30 Days:
Current Expense:

No. : CR-37-20
1st Reading: 09/21/20
Public Notice: 0 / /
2nd Reading: 0 / /
Passed: Rejected:
Codified: Code No:
Passage Publication:

RESOLUTION CR-37-20

A RESOLUTION AUTHORIZING THE CITY ADMINSTRATOR TO SEEK
FINANCIAL ASSISTANCE FROM THE STATE CAPITAL IMPROVEMENT PROGRAM/
LOCAL TRANSPORTATION IMPROVEMETN PROGRAM FOR FUNDING OF
THE DEMOREST ROAD IMPROVEMENT, PHASE 1 PROJECT

WHEREAS, pursuant to Article VIII, Section 2K of the Ohio Constitution, the State of Ohio is authorized to issue bonds and other obligations of the State for the purpose of financing public infrastructure capital improvements of political subdivisions as designated by law; and

WHEREAS, pursuant to Section 164.06 of the Ohio Revised Code, the District Three Public Works Integrating Committee has been created to accept , evaluate and recommend applications for state financing of capital infrastructure improvement projects of political subdivisions in Franklin County; and

WHEREAS, pursuant to Section 164.05 of the Ohio Revised Code, the Ohio Public Works Commission has been created to accept and approve applications for state financing of capital infrastructure improvement projects of political subdivisions in Franklin County; and

WHEREAS, the City of Grove City has conducted a capital inventory and needs assessment and has determined that it is necessary to submit applications for financial assistance for the capital infrastructure improvement project,

WHEREAS, the Demorest Road Corridor is in need of improvements to support safe vehicular, pedestrian and bicycle traffic in conjunction with development along the project corridor, including the proposed Brookpark Middle School site.

WHEREAS, the State Capital Improvement Program and the Local Transportation Improvement Program both provide financial assistance to political subdivisions for capital improvements to public infrastructure, and

WHEREAS, the City of Grove City is planning to make capital improvements to Demorest Road, and

WHEREAS, the infrastructure improvement herein above described is considered to be a priority need for the community and is a qualified project under the OPWC programs,

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

SECTION 1: The City Administrator is hereby authorized to apply to District Three Public Works Integrating Committee and the Ohio Public Works Commission for financial assistance for the following capital infrastructure improvement project:

Demorest Road Improvement, Phase 1

Date: 09/15/20
Introduced By: Mr. Holt
Committee: Finance
Originated By: Mr. Turner
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No. : CR-38-20
1st Reading: 09/21/20
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-38-20

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR

The Council of the City of Grove City, Franklin County, Ohio, met in regular session on the twenty first day of September, 2020, at the office of Council with the following members present:

Ted A. Berry
Randy Holt
Christine Houk
Roby Schottke
Aaron Schlabach

Mr. Holt moved the adoption of the following Resolution:

WHEREAS, this Council in accordance with the provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2021; and

WHEREAS, the Budget Commission of Franklin County, Ohio, has certified its action thereon to this Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part within the ten mill tax limitation.

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

SECTION 1. The amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted.

SECTION 2. There be and is hereby levied on the tax duplicate of said City the rate of each tax necessary to be levied within and without the ten mill limitation for tax year 2020 (collection year 2021) as follows:

SCHEDULE A

FUND	Amount to be Derived from Levies Outside 10 Mill Limitation	Amount Approved by Budget Commission Inside 10 Mill Limitation	County Auditor's Estimate of Full Tax Rate to Be Levied	
			Inside 10 Mill Limit	Outside 10 Mill Limit
General Fund		\$1,023,057.60	1.00	
General Fund Charter	\$ 306,917.28			0.30
Bond Retirement				
Bond Retirement Charter	\$1,023,057.60			1.00
Police Pension		\$1,227,669.12	1.20	
Police Operating				
Fire Pension				
Fire Operating				
Police/Fire Pension				
Capital Improvement Charter				
TOTAL	\$1,329,974.88	\$2,250,726.72	2.20	1.30

SECTION 3. The Clerk of Council be and is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

SECTION 4. 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