

**GROVE CITY, OHIO COUNCIL  
LEGISLATIVE AGENDA**

**October 17, 2016**

**6:30 Caucus**

**7:00 – Reg. Meet.**

*Presentations: Arts Council – Dennise Hunt*

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FINANCE: Mr. Davis

- Ordinance C-85-16      Appropriate \$4,650,000.00 from the General Fund for the Current Expense of Design and Construction of a Municipal Fiber Optic Network. Second reading and public hearing.
- Resolution CR-61-16      Authorizing the Purchase of Competitive Retail Electric Service from the Lowest Responsible Bid submitted to Meta Solutions from the billing period commencing with the June 2017 billing cycle and terminating no later than the May 2020 billing cycle.
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LANDS: Mr. Bennett

- Ordinance C-82-16      Approve a Special Use Permit for Drive-thru Windows for McDonald’s Restaurant located at 2596 London-Groveport Road. Second reading and public hearing.
- Ordinance C-86-16      Approve the Annexation of 236.4 acres located at 5486 Jackson Pike. First reading.
- Ordinance C-87-16      Approve the Special Use Permit for Outdoor Sales for Speedway located at 3135 Broadway. First reading.
- Ordinance C-88-16      Approve the Special Use Permit for Outdoor Sales for Speedway located at 3612 Broadway. First reading.
- Resolution CR-62-16      Approve Amendments to the Development Plan Text for Parkway Centre North located North of Stringtown and East of I-71 as approved by Res. CR-40-03.
- Resolution CR-63-16      Approve a Portable Sign request for Cultivate located 3989 Broadway in the Central Business District.
- Resolution CR-64-16      Approve the Development Plan for Woodside at Holton Run, located north of Demorest Drive.
- 

ON FILE: Minutes of: 10/03 - Council Meeting; 10/04 – Planning Commission

Date: 09/26/16  
Introduced By: Mr. Davis  
Committee: Finance  
Originated By: Mr. Turner  
Approved: Mr. Boso  
Emergency: 30 Days:  
Current Expense: XX

No.: C-85-16  
1st Reading: 10/03/16  
Public Notice: 10/06/16  
2nd Reading: 10/17/16  
Passed:      Rejected:  
Codified:      Code No:  
Passage Publication:

## ORDINANCE C-85-16

### AN ORDINANCE TO APPROPRIATE \$4,650,000.00 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF DESIGN AND CONSTRUCTION OF A MUNICIPAL FIBER OPTIC NETWORK

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WHEREAS, fiber optic networks provide for increase bandwidth and reliability for the transmission of data; and

WHEREAS, the City would become the provider of lit fiber optic services for the public entities in the Southwest corridor of Franklin County; and

WHEREAS, the City has completed a feasibility study to determine the data requirements, benefits, and financial models necessary to begin implementation of the design and construction of a municipal fiber optic network; and

WHEREAS, the City has entered into memorandums of understanding with South-Western City Schools, Jackson Township, and Prairie Township and a letter of intent with the Solid Waste Authority of Central Ohio to share in the service opportunities and cost sharing of a municipal fiber optic network; and

WHEREAS, the City intends to issue debt to reimburse the General Fund for the costs of the municipal fiber optic network.

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

SECTION 1: There hereby is appropriated \$4,650,000 from the unappropriated monies of the General Fund to be transferred to the Capital Improvement Fund and appropriated to account number 305000.603158 for the current expense of design and construction of a municipal fiber optic network.

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

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

Passed:  
Effective:

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

Attest:

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

I Certify that this ordinance is correct as to form.

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

Date: 10/12/16  
Introduced By: Mr. Davis  
Committee: Finance  
Originated By: Mr. Turner  
Approved: Mr. Boso  
Emergency: 30 Days  
Current Expense: \_\_\_\_\_

No. : CR-61-16  
1st Reading: 10/17/16  
Public Notice: \_\_\_\_\_  
2nd Reading: \_\_\_\_\_  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## RESOLUTION NO. CR-61-16

A RESOLUTION AUTHORIZING THE PURCHASE OF COMPETITIVE RETAIL ELECTRIC SERVICE FROM THE LOWEST RESPONSIBLE BID SUBMITTED TO META SOLUTIONS FOR THE BILLING PERIOD COMMENCING WITH THE JUNE 2017 BILLING CYCLE AND TERMINATING NO LATER THAN THE MAY 2020 BILLING CYCLE

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WHEREAS, the City is a member of META Solutions, a body authorized by state statute to aggregate purchasing needs of schools, cities and of related nonprofit educational entities so as to take advantage of economies of scale when purchasing essential products and services; and

WHEREAS, META Solutions joined with other major school districts and educational purchasing councils to conduct a Request for Proposal for competitive retail electric service commencing with the June 2017 billing cycle and terminating no later than the close of the May 2020 billing cycle, with bids to be submitted for one, two and three year periods (the "RFP"); and

WHEREAS, the RFP seeks a single, fixed-price for all energy charges, excluding capacity charges which shall be passed-through directly to the City; and

WHEREAS, META Solutions will send or has sent notices to bid on the City's electric load to all competitive retail electric service providers licensed to sell power in the state of Ohio and registered with the applicable electric distribution utility; and

WHEREAS, META Solutions will select the lowest responsible bid submitted in response to the attached RFP, contemplated to be on or before November 1, 2016; and

WHEREAS, this City may review the lowest responsible bid and corresponding term and elect anytime up to 5:00 p.m. on November 3, 2016, unless extended to a later date as may be allowed under the RFP, to accept the lowest responsible bid with no obligation prior to that time or thereafter if the City does not sign a Master Supply Agreement with the selected bidder; and

WHEREAS, the City Administrator will review the lowest responsible bid and corresponding term when the RFP is concluded and determine whether the lowest responsible bid provides for competitive retail electric service for all of the City's electric load that is the result of a public and competitive RFP.

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

SECTION 1. Council does hereby consent, as a member of META Solutions, to the conducting of an RFP process by META Solutions for competitive retail electric service commencing with the June 2017 billing cycle and terminating no later than the close of the May 2020 billing cycle, with bids to be submitted for one, two and three year periods on such terms and conditions as META Solutions deems appropriate.

SECTION 2. Council does hereby authorize the City Administrator to execute a Master Supply Agreement to be prepared by META Solutions between the City and the lowest responsible bidder in the RFP so long as the City Administrator finds that the price reflects the results of a public and competitive RFP.

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

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

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

Passed:  
Effective:

Attest:

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

I Certify that this resolution  
is correct as to form.

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

Date: 09/14/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days  
Current Expense: \_\_\_\_\_

No.: C-82-16  
1st Reading: 09/19/16  
Public Notice: 9/22/16  
2nd Reading: 10/03/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

*Postponed  
to 10/17*

## ORDINANCE C-82-16

### AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR DRIVE-THRU WINDOWS FOR McDONALD'S RESTAURANT LOCATED AT 2596 LONDON-GROVEPORT ROAD

WHEREAS, McDonald's restaurant, applicant, has submitted a request for a Special Use Permit for a double drive-thru located at 2596 London-Groveport Road; and

WHEREAS, on September 06, 2016, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

**SECTION 1.** A Special Use Permit, under Section 1135.09b(12)A1j is hereby issued to McDonald's Restaurant, located at 2596 London-Groveport Road, as submitted.

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

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

Passed:

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

Effective:

Attest:

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

I Certify that this ordinance is correct as to form.

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

Date: 10/12/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Co. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No.: C-86-16  
1st Reading: 10/17/16  
Public Notice: 10/20/16  
2nd Reading: 11/07/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE NO. C-86-16

### AN ORDINANCE TO ACCEPT THE ANNEXATION OF 236.4+ ACRES LOCATED AT 5486 JACKSON PIKE IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

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WHEREAS, a petition for the annexation of 236.4+ acres, more or less, in Jackson Township was duly filed by the Board of Park Commissioners of the Columbus & Franklin County Metropolitan Park District; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on July 19, 2016; and

WHEREAS, the Board of County Commissioners certified the transcript of the proceeding in connection with the said annexation with the map and petition required in connection therewith to the City Clerk who received the same on August 05, 2016.

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

SECTION 1. The proposed annexation, as applied for in the petition of the Board of Park Commissioners of the Columbus & Franklin County Metropolitan Park District, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on June 21, 2016 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on July 19, 2016, be and the same is hereby accepted.

**Said territory is described as follows:** *Situated in the State of Ohio, County of Franklin, Township of Jackson and being part of Virginia Military Survey No. 478. A copy of the legal description of the property being annexed is attached hereto as "Exhibit A" and made a part hereof as if fully written herein.*

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

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

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

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Roby Schottke, President of Council

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JAN 15 2015

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

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MAY 12 2016  
ANX-EXPZ-14-16  
Franklin County Planning Department  
Franklin County, OH

PROPOSED ANNEXATION  
236.4+/- ACRES

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By BB Date 1/15/15

FROM: JACKSON TOWNSHIP

C-86-16  
Exhibit A

TO: CITY OF GROVE CITY

Situate in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Number 478, being all of that 165.806 acre tract conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Instrument Number 201212190195409 and that 65.994 acre tract conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Instrument Number 200910300156888, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING in the easterly right-of-way line of Jackson Pike (State Route 104), in the line common to said 165.806 acre tract and that 37.141 acre tract conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Instrument Number 201101250012519, being in the existing City of Grove City Corporation line as established by Ordinance Number C-107-05, of record in Instrument Number 200511280248767;

Thence southeasterly, with the line common to said 165.806 and 37.141 acre tracts, said existing City of Grove City Corporation line, a distance of approximately 2460 feet to a point in the existing City of Columbus Corporation line as established by Ordinance Number 1740-78, of record in Deed Book 170, Page 789, being in the center of the Scioto River;

Thence with said existing City of Columbus Corporation line, with the center of said Scioto River, the following courses and distances:

- Southerly, a distance of approximately 257 feet to a point;
- Southerly, a distance of approximately 663 feet to a point;
- Southerly, a distance of approximately 323 feet to a point;
- Southerly, a distance of approximately 412 feet to a point;
- Southerly, a distance of approximately 386 feet to a point;
- Southerly, a distance of approximately 413 feet to a point; and

Southerly, a distance of approximately 456 feet to a point in the existing City of Grove City Corporation line as established by Ordinance Number C-88-93, of record in Official Record 24768D20, being at a northeasterly corner of that 191.574 acre tract conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Instrument Number 201012020163960;

Thence southwesterly, with the southerly line of said 65.994 acre tract, the northerly line of said 191.574 acre tract, that subdivision entitled "Hennigan's Grove Phase Two Section Two", of record in Plat Book 98, Page 20, that subdivision entitled "Hennigan's Grove Phase Two Section One", of record in Plat Book 99, Page 100, being said existing City of Grove City Corporation line (C-88-93), a distance of approximately 2960 feet to a point at the common corner of that tract conveyed to Charles and Susan B. Flannigan by deed of record in Official Record 6312C19 and that tract conveyed to Michael P. and Cathy S. Hooffstetter by deed of record in Instrument Number 201106090072690

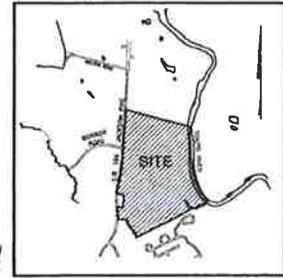
RECEIVED  
JUN 16 2016  
Franklin County Planning Department  
Franklin County, OH

ANX-EXPZ-18-16

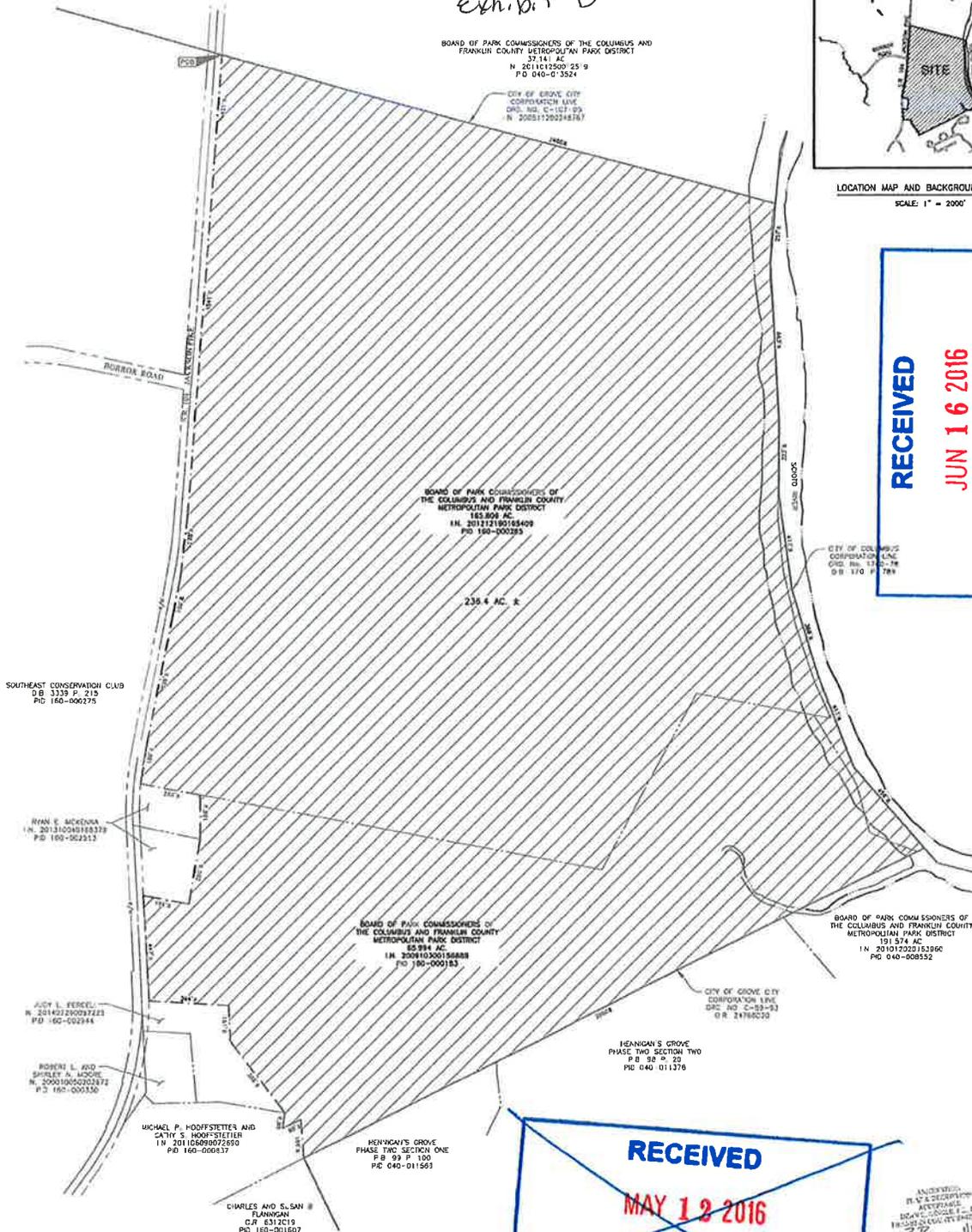
# PROPOSED ANNEXATION OF 236.4± ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

VIRGINIA MILITARY SURVEY NO 478  
JACKSON TOWNSHIP, COUNTY OF FRANKLIN, STATE OF OHIO

C-86-16  
Exhibit B



LOCATION MAP AND BACKGROUND DRAWING  
SCALE: 1" = 2000'



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**JUN 16 2016**  
Franklin County Planning Department  
Franklin County, OH

AUX-EXP2-18-16

**RECEIVED**  
**MAY 12 2016**  
Franklin County Planning Department  
Franklin County, OH  
AUX-Exp2-14-16

APPROVED  
PLANNING DEPARTMENT  
FRANKLIN COUNTY, OH  
38

RECEIVED  
JUN 15 2016  
Franklin County Planning Department

AREA TO BE ANNEXED:  
PROPOSED CITY OF GROVE CITY CORPORATION LINE  
EXISTING CORPORATION LINE (AS NOTED)

This exhibit was prepared from recent information from the Franklin County Recorder's Office, and is not intended for the transfer of real property.

Total perimeter of annexation area is 14,031 feet of which 5,120 feet is contiguous with the City of Grove City by Ordinance Numbers 86-A and 107-00, giving 18% perimeter contiguous.

This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.



Heather L. King  
Franklin County Recorder

<b>EMHT</b>		Des: December 11, 2014
Engineering, Surveying, Mapping & Construction Services, Inc.		Scale: 1" = 200'
1485 West Adams Road Columbus, OH 43204		Job No: 2014-1510
Phone: 614-773-1800 Fax: 614-773-1801		Sheet: 1 of 1
www.emht.com		REVISIONS
NO.	DATE	DESCRIPTION

Date: 10/12/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: C-87-16  
1st Reading: 10/17/16  
Public Notice: 10/20/16  
2nd Reading: 11/07/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-87-16

### AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SALES FOR SPEEDWAY LOCATED AT 3135 BROADWAY

WHEREAS, Speedway #9347, applicant, has submitted a request for a Special Use Permit for Outdoor Sales located at 3135 Broadway; and

WHEREAS, on October 04, 2016, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

**SECTION 1.** A Special Use Permit, under Section 1135.09b(12)A1j is hereby issued to Speedway, located at 3135 Broadway, as submitted.

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

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

Passed:

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

Effective:

Attest:

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

I Certify that this ordinance  
is correct as to form.

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

Date: 10/12/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : C-88-16  
1st Reading: 10/17/16  
Public Notice: 10/20/16  
2nd Reading: 11/07/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-88-16

### AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SALES FOR SPEEDWAY LOCATED AT 3612 BROADWAY

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WHEREAS, Speedway #1158, applicant, has submitted a request for a Special Use Permit for Outdoor Sales located at 3612 Broadway; and

WHEREAS, on October 04, 2016, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, as submitted.

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

**SECTION 1.** A Special Use Permit, under Section 1135.09b(12)A1j is hereby issued to Speedway, located at 3612 Broadway, as submitted.

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

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

Passed:

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

Effective:

Attest:

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

I Certify that this ordinance  
is correct as to form.

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

Date: 10/12/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: CR-62-16  
1st Reading: 10/17/16  
Public Notice: \_\_\_\_\_  
2nd Reading: \_\_\_\_\_  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## RESOLUTION NO. CR-62-16

### A RESOLUTION TO APPROVE AMENDMENTS TO THE DEVELOPMENT PLAN TEXT FOR PARKWAY CENTRE NORTH LOCATED NORTH OF STRINGTOWN AND EAST OF I-71 AS APPROVED BY RES. CR-40-03

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WHEREAS, on June 2, 2003, Council approved a Development Plan for Parkway Centre North with a development text by Resolution No. CR-40-03; and

WHEREAS, on June 01, 2009, Council approved amendments to the Development Plan by Resolution CR-26-09; and

WHEREAS, on October 04, 2016, the Planning Commission recommended approval of amendments to the Development text, as follows:

a. Sales on the sidewalk immediately in front of the buildings during two periods per year not to exceed seven (7) days each and further provided that such sale may not block doors to any building and must be in accordance with Jackson Township Fire regulations. **Garden centers shall be permitted to locate items associated with the garden center on the sidewalk directly adjacent to the garden center from April 1<sup>st</sup> through December 31<sup>st</sup> annually. Outdoor sales areas must leave five (5) feet of open sidewalk between the sales area and the drive aisle to allow for safe pedestrian movement.**

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

SECTION 1. This Council hereby accepts the amendments to the Development Plan text, as approved by Resolution CR-40-03, for Parkway Centre North, as submitted.

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

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

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

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

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

Passed:  
Effective:

Attest:

I Certify that this resolution is correct as to form.

'RECEIVED

CR-40-03

100JHAY-8 AH 8:42

DEVELOPMENT STANDARDS TEXT

For Sub Area A (PUD-C)

**STRINGTOWN NORTH PROPERTY**

Grove City, Ohio

Applicant:

Stringtown Partners North, LLC  
150 East Broad St. 8th Fl  
Columbus, Ohio 43215

March 24 2003  
Revised April 29, 2003

## INTRODUCTION

This Text and the Development Plan, dated March 24, 2003 constitute the standards for the development of 46.974 acres of land located North of Stringtown Road in Grove City, Ohio and more particularly described on the legal description submitted as part of the Final Development Plan (the "Property").

The development known as Stringtown North Property is divided into two sub areas, A and A<sub>1</sub>-A<sub>9</sub>, and the total development will incorporate architectural focal points, visual landmarks, reasonable landscape setback buffers and open spaces to provide visual image, reference points and a theme identity. The development will also accommodate street and pedestrian connections to unify each individual development and to minimize traffic on the arterial streets. Unified elements, character and general design will be coordinated and compatible throughout the property, and coordinate with the area to the South of Stringtown.

The Property is bounded by Stringtown Road and proposed retail uses to the south, Township single-family residential to the east developed on septic tanks and wells, Commercial and Township to the North and Commercial and Industrial to the West.

The proposed road system designed to serve existing and future development will consist of the construction of Thistlewood/Jackpot Roads to the West, improvements to Stringtown Road to the South with the Northern terminus of Buckeye Parkway being the main access to the site. Full signalization will be provided at both Thistlewood and Buckeye Parkway at Stringtown Road. The 138 kv power transmission lines will be relocated along the West property line. A third curb cut will be granted along Stringtown Road, east of Buckeye Parkway and should be a right in/right out and will be reviewed and approved by the City Engineer.

### SUBAREA A CPUD-C)

#### Introduction

Sub Area A is part of a multi-use development and is proposed to be a regional shopping center.

The retail center may be developed in phases. Special attention will be provided to the design of the center to maintain the architectural theme established for the development to the South of Stringtown Road and for good aesthetic quality throughout the development of the center and its service areas. The same or compatible building materials and a common lighting, signage and landscaping ethic will also be incorporated to blend with the surrounding proposed commercial users, and the development South of Stringtown Road for total site compatibility. Future phasing will be controlled by market demand.

This sub area contains a mix of retail/commercial uses in an integrated shopping center environment with one or more well-connected anchor commercial user(s). Architecture, signage and landscaping elements will create a unified development appearance which shall result in a high quality site. A maximum of three (3) curb cuts will be permitted on Stringtown Road, two (2) with full signalization. The location of a third curb cut is subject to the approval of the City Engineer.

#### **DEVELOPMENT STANDARDS:**

- (1). **Yard and Setback Requirements:** Minimum setbacks from public right of ways shall be 25' for parking and 50' for buildings unless established at greater distances on the Development Plan.
- (2). **Parking and Loading:**
  - (a). Parking shall be one parking space per every 250 s.f. of building space. Notwithstanding zoning code provisions to the contrary, parking spaces may be installed measuring 9' x 18'.
  - (b). Loading areas including loading dock doors, discard areas and/or display racks shall be screened from view from all public streets, except at access points by landscaping, mounding, walls or other buildings. Building materials for walls shall be consistent with building materials for the building. The intent of this restriction is to make the loading dock area appear as an element of the building.
  - (c). Parking layout and screening shall be per the Planning and Zoning Code and shall be shown on the Development Plan.
  - (d). A COTA Bus Stop will be provided, if approved by COTA.
  - (e). Adequate bike racks shall be provided.
  - (f). "Anchor(s)", individual stores exceeding 100,000 square footage of building area shall provide, in general, a twenty-five (25) foot sidewalk/pedestrian area from front building facade to curb, and all other stores to provide in general, fifteen (15) foot sidewalk/pedestrian area from front building facade to curb.
  - (g). Pedestrian sidewalk(s) to be provided to parking area.
  - (h). Cart corrals shall be constructed of tubular steel or aluminum. All cart storage shall be contained within the retail center buildings.
- (3). **Building Design and Materials:**
  - (a). No building on Sub area A shall exceed 35' in height except for building parapets and architectural features.

- (b). The buildings constructed on Sub area A shall comply in principle with the concepts depicted on the Continental elevation(s) attached hereto on sheet A-2.1 of plans. All buildings shall be finished on the front with stucco, efis, brick, glass, or precast panels individually or in combination. Exterior color schemes of building fronts shall continue on the side of buildings.
- (c). All mechanicals shall be screened from off-site views by either parapet, landscaping, walls, wood fencing or buildings, individually or in combination thereof.
- (d). The exterior material of any cooler visible from the exterior of the building shall be of the same material as the building and shall be incorporated into the design of the building.

**(4). Waste and Refuse**

- (a). All waste and refuse shall be containerized and screened from view with a solid wall and landscaping on three sides with a gate. Building materials for the wall shall be consistent with building materials for the building.
- (b). Architecturally attractive trash containers shall be provided along the front facade of the center.

**(5). Utilities**

- (a) All new utility lines including water supply, sanitary sewer service, electricity, telephone and gas, and their connections or feeder lines shall be placed underground. (This requirement does not apply to the relocation of existing utilities) The Grove City Code shall govern any cost sharing with the City for over sizing.
- (b) Sharing of utility boxes is encouraged.

**(6). Signage and Graphics:**

- (a) Signage shall meet the exhibits as shown on sheets 1 and 2 and may vary from the requirements of Section 1145 of the Codified Ordinances.
- (b). Directional signage shall be installed as required or approved by the City's consulting engineer.
- (c). Signage shall be allowed on front elevations of any store with frontage on Stringtown Road.

(7). **Lighting:** Except as otherwise herein stated:

- (a). External lighting shall be cut off type fixtures .
- (b). Parking and other exterior lighting shall be on poles or wall mounted cutoff fixture and shall be the same luminary metal halide light and be consistent throughout the development of Sub area A, including Buckeye Parkway North.
- (c). Parking lot lighting shall be no higher than 35'.
- (d). Cutoff type landscape and building up lighting shall be permitted.
- (e). All lights shall be arranged to reflect light away from any street or adjacent property.
- (f). Direct or indirect glare into the eyes of motorists or pedestrians shall be avoided.
- (g). All building illuminations shall be from concealed sources or pole mounted spots.
- (h). No colored lights shall be used to light the exterior of buildings.
- (i). Enhanced lighting candlepower to be provided on/at anchor(s).

(8.) **Landscaping**

- (a). Landscaping along Buckeye Parkway North shall be irrigated.
- (b). A landscape and/or architectural feature, to be approved as part of the development plan approval for Subarea A, shall be constructed at the Stringtown Road/Buckeye Parkway corner.
- (c). Landscaping shall be in accordance with the City's approved "Theme".
- (d). A street tree planting program shall be established along both sides of Buckeye Parkway North, providing one tree for every forty (40) feet.
- (e). Any portion of a lot upon which a building or parking area is not constructed shall be covered with landscaped materials, sod or other ground cover. Grass, farm crops or other ground cover shall be planted in areas awaiting development.
- (f). Minimum tree sizes at installation shall be two inches in caliper for shade and ornamental trees and five feet in height for evergreens.

- (g). The landscaping plans submitted as part of the development plan approval shall address the landscape and/or architectural features at public road entrances to the property and the western most entrance from Stringtown Road to Sub area A and irrigation, lighting, mounding and/or fencing.
  - (h). The retention pond shall be constructed in accordance with the detail shown on page § of the Development Plan. Walking paths and decks shall not be required.
  - (i). Landscaping within the site shall, at a minimum, comply with code and be reviewed and approved by the City's Urban Forester.
  - (j). Items such as pavers, scored concrete, benches, bollards, planters and street lamps shall be incorporated to provide variety and interest.
- (9). **Outdoor Sales and Storage shall be limited to the following:**
- (a). Sales on the sidewalk immediately in front of buildings during two periods per year not to exceed seven (7) days each, provided that such sales may not block doors to any building and must be in accordance with Jackson Township Fire regulations. **Garden centers shall be permitted to locate items associated with the garden center on the sidewalk directly adjacent to the garden center from April 1<sup>st</sup> through December 31<sup>st</sup> annually. Outdoor sales areas must leave five (5) feet of open sidewalk between the sales area and the drive aisle to allow for safe pedestrian movement. (C-62-16)**
  - {b}. Sales and storage of seasonal items (defined as no more than three (3) sales periods per year not to exceed a six (6) week time frame for each sale period) shall be permitted in that part of the parking lot subject to the approval of the Chief Building Official (CBO). A white picket fence, to be provided around sales area, four (4) feet high, enclosing all four sides of the area (with clearly defined entrances and exits). Product located in that area is to be maintained in a neat and clean condition. Sale items stored and sold in such area shall not be stacked to a height greater than six (6) feet. This shall not prevent the storage and sale of individual items, which are more than ten feet (10') high (for example, Christmas trees).
  - (c). No materials, supplies, equipment, vending machines or products shall be stored or permitted to remain on any portion of a parcel outside a permitted structure with the exception of a. and b. of this section. Outside storage in the pedestrian spaces shall not be permitted, including carts and retail goods.

- (d). Any outside storage/sales other than the above will be in violation of these development standards.

**SUBAREA A1 & A9 (PUDC)**

Subarea A1-A9 is that portion of the Property on which up to nine out-parcels may be located. Each out-parcel will be the subject of its own Development Plan which will contain development standards applicable to each individual parcel.

**PENALTY**

Violation of any of the above shall be deemed a violation per the provisions of section 1131.99 of the Codified Ordinances.

*Applicant, for itself, its successors and assigns, including successors owners of the Property, does hereby agree to abide by the above restrictions and conditions contained in this Text.*

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

**Approved:**

\_\_\_\_\_  
Richard L. Stage, City Administrator

\_\_\_\_\_  
Date

Date: 10/12/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: CR-63-16  
1st Reading: 10/17/16  
Public Notice:  
2nd Reading:  
Passed: \_\_\_\_\_ Rejected:  
Codified: \_\_\_\_\_ Code No:  
Passage Publication:

## RESOLUTION NO. CR-63-16

### A RESOLUTION TO APPROVE THE PORTABLE SIGN REQUEST FOR CULTIVATE LOCATED AT 3989 BROADWAY IN THE CENTRAL BUSINESS DISTRICT

WHEREAS, on October 04, 2016, the Planning Commission recommended approval of a Portable Sign request for Cultivate, located at 3989 Broadway, with the following stipulation:

1. The sign shall only be displayed when the establishments are open for business.

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 Portable Sign request for Cultivate, located at 3989 Broadway, contingent upon the stipulation set by Planning Commission

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

\_\_\_\_\_  
Ted. A Berry, President of Council

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

Passed:  
Effective:

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

I Certify that this resolution  
is correct as to form.

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

Date: 10/12/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Plan. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No.: CR-64-16  
1st Reading: 10/17/16  
Public Notice: \_\_\_\_\_  
2nd Reading: \_\_\_\_\_  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## RESOLUTION NO. CR-64-16

### A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR WOODSIDE AT HOLTON LOCATED NORTH OF DEMOREST DRIVE

WHEREAS, on October 04, 2016, the Planning Commission recommended approval of the Development Plan for Woodside at Holton, with the following stipulations:

1. The existing eight (8) foot path shall be reconfigured at the southwest corner of the site to more closely align with a future path associated with the roadway southwest off Demorest Drive (Whirla Way);
2. A bike path shall be installed between the existing Edgerton Drive trail and Mayfair Drive
3. Brick or stone shall be utilized on residential structures as part of the diversity requirement between adjacent structures noted in Section II (9)(k) of the proposed Development Standards Text.

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 Woodside at Holton, contingent upon the stipulations set by Planning Commission.

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

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

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

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

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

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

Passed:  
Effective:

Attest:

I Certify that this resolution  
is correct as to form.