

**GROVE CITY, OHIO COUNCIL  
LEGISLATIVE AGENDA**

*November 07, 2016*

*6:30 Caucus*

*7:00 – Reg. Meet.*

Presentations: Proclamation for World Pancreatic Cancer Day

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**FINANCE: Mr. Davis**

- Ordinance C-89-16 Appropriate \$60,000.00 from the Pinnacle Tax Increment Financing Fund for the Current Expense of Purchasing and Installing Playground Equipment, Landscaping and other related Improvements. First reading.
- Ordinance C-90-16 Appropriate \$1,237,937.50 from the Buckeye Center Tax Increment Equivalent Fund for the Current Expense of Refunding Outstanding Principal. First reading.
- Resolution CR-65-16 Authorize the City Administrator to Apply for and Accept Funds through Franklin County's Infrastructure Bank Program for Stringtown Corridor Improvements. Second reading and public hearing.
- Resolution CR-66-16 Authorize the City Administrator to Apply for and Accept Funds through Franklin County's Infrastructure Bank Program for Municipal Fiber. Second reading and public hearing.
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**SAFETY: Ms. Lanese**

- Ordinance C-91-16 Impose a Temporary Moratorium on Marijuana Cultivation, Processing and Dispensing in the City of Grove City and declare an emergency.
- Ordinance C-92-16 Amend Section 1135.09(B)(10) of the Codified Ordinances titled IND-1 Light Industry. First reading.
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**SERVICE: Mr. Berry**

- Resolution CR-67-16 Authorize the City's Consulting Engineer to Prepare Plans, Specifications and Cost Estimates for the Construction of Sidewalks on Devin Road, Lombardo Street, Ranke Court, Scott Court, LaRosa Drive and Tamara Drive.
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**LANDS: Mr. Bennett**

- Ordinance C-83-16 Amend the Zoning Text for 83 acres located East of Broadway and South of Hoover Park Subdivision as adopted by Ord. C-51-03. Second reading and public hearing.
- Ordinance C-84-16 Amend the Zoning Text for The Woods of Pinnacle located at 1342 Holton Road as adopted by Ord. C-17-15. Second reading and public hearing.
- Ordinance C-86-16 Approve the Annexation of 236.4 acres located at 5486 Jackson Pike. Second reading and public hearing.
- Ordinance C-87-16 Approve the Special Use Permit for Outdoor Sales for Speedway located at 3135 Broadway. Second reading and public hearing.
- Ordinance C-88-16 Approve the Special Use Permit for Outdoor Sales for Speedway located at 3612 Broadway. Second reading and public hearing.
- Ordinance C-93-16 Accept the annexation of 0.46+ acres located South of Casa Blvd. and West of Haughn Rd. to the City of Grove City. 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-64-16 Approve the Development Plan for Woodside at Holton Run, located north of Demorest Drive.
- Resolution CR-68-16 Authorize the use of the Design-Build Project Delivery System for the Construction of the Dreamfield Playground at Windsor Park.
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Date: 11/02/16  
Introduced By: Mr. Davis  
Committee: Finance  
Originated By: Mr. Boso  
Approved: \_\_\_\_\_  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No.: C-89-16  
1st Reading: 11/07/16  
Public Notice: 11/10/16  
2<sup>nd</sup> Reading: 11/21/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-89-16

### AN ORDINANCE TO APPROPRIATE \$60,000.00 FROM THE PINNACLE TAX INCREMENT FINANCING FUND FOR THE CURRENT EXPENSE OF PURCHASING AND INSTALLING PLAYGROUND EQUIPMENT, LANDSCAPING AND OTHER RELATED IMPROVEMENTS

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WHEREAS, on July 19, 2004, Council adopted Resolution No. CR-52-04, approving the Pinnacle Club Economic Development Plan for certain public infrastructure improvements;

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 provided for the making of service payments in lieu of taxes by the owners thereof;

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

WHEREAS, this Council, for and on behalf of the Pinnacle TIF Development Area, desires to purchase and install playground equipment and landscaping for the purpose of improving such properties for use as parkland, and which improvements are consistent with the Development Plan;

WHEREAS, the City has obtained quotes in the amount of \$52,554.47 the for the purchase of playground equipment through a State cooperative purchasing program; and

WHEREAS, the remainder of the funds appropriated herein would be used for landscaping and related improvements; and

WHEREAS, the Pinnacle TIF has sufficient funds available for this improvement.

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

SECTION 1. This Council hereby determines that purchasing and installing playground equipment, landscaping and other related improvements are a public infrastructure improvement located in the Pinnacle Tax Increment Financing Development Area and will directly benefit the parcels located in the Pinnacle Tax Increment Financing Development Area.

SECTION 2. It is hereby determined necessary and in the best interest of the inhabitants of the Pinnacle Tax Increment Financing Development Area to purchase playground equipment and related improvements for \$60,000.00 for the purpose of creating a park in the Pinnacle Tax Increment Financing Development Area.

SECTION 3. There is hereby appropriated \$60,000.00 from the unappropriated monies of the Pinnacle TIF Fund to account number 203000.578000 for current expense purchasing and installing playground equipment, landscaping and other related improvements.

SECTION 4. This Ordinance appropriates for current expenses and shall go into immediate effect.

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

Passed:

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

Effective:

Attest:

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

I certify that this ordinance is correct as to form.

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

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

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

Date: 11/02/16  
Introduced By: Mr. Davis  
Committee: Finance  
Originated By: Mr. Turner  
Approved: Mr. Boso  
Emergency: 30 Days:       
Current Expense: XX

No.: C-90-16  
1st Reading: 11/07/16  
Public Notice: 11/10/16  
2nd Reading: 11/21/16  
Passed:      Rejected:       
Codified:      Code No:       
Passage Publication:     

## ORDINANCE C-90-16

### AN ORDINANCE TO APPROPRIATE \$1,237,937.50 FROM THE BUCKEYE CENTER TAX INCREMENT EQUIVALENT FUND FOR THE CURRENT EXPENSE OF REFUNDING OUTSTANDING PRINCIPAL

WHEREAS, pursuant to Ordinance C-60-06 passed on September 18, 2006, the City issued \$16,290,000.00 Tax Increment Revenue Bonds, Series 2006, of which \$1,237,937.50 was established as a debt service reserve fund; and

WHEREAS, the debt service reserve fund was established and held in an escrow account at Huntington National Bank; and

WHEREAS, pursuant to Ordinance C-66-16 passed on August 15, 2016, the City issued \$14,520,000.00 Tax Increment Revenue Bonds, Series 2016 for the purpose of refunding the Tax Increment Revenue Bonds, Series 2006; and

WHEREAS, the debt service reserve fund was used to supplement the 2016 bond issue and pay outstanding principal of the 2006 bond issue; and

WHEREAS, the debt service reserve fund must be appropriated in order to pay for the current expense of refunding outstanding principal.

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

SECTION 1. There is hereby appropriated \$1,237,937.50 from the unappropriated monies of the Buckeye Center Tax Increment Equivalent Fund to account number 202000.581200 for the current expense of refunding outstanding principal.

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: 11/02/16  
Introduced By: Ms. Lanese  
Committee: Safety  
Originated By: Mayor Stage  
Approved: \_\_\_\_\_  
Emergency: X 30 Days: \_\_\_\_\_  
Current Expense: \_\_\_\_\_

No. : C-91-16  
1st Reading: 11/07/16  
Public Notice: 11/10/16  
2nd Reading: 11/21/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-91-16

### AN ORDINANCE TO IMPOSE A TEMPORARY MORATORIUM ON MARIJUANA CULTIVATION, PROCESSING AND DISPENSING IN THE CITY OF GROVE CITY AND TO DECLARE AN EMERGENCY

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WHEREAS, on June of 2016, the 131st Ohio General Assembly passed Substitute House Bill 523, which allows individuals with a qualifying medical condition on the recommendation of a physician to apply to the State, and upon approval of their application receive an identification card allowing them to obtain, possess and use medical marijuana for the treatment of said condition; and

WHEREAS, H.B. 523 was signed into law by Ohio Governor John Kasich and became effective on September 9, 2016; and

WHEREAS, ORC §3796.29, enacted by H.B. 523, permits municipalities to adopt restrictions, including to prohibit or limit the number of cultivators, processors, or retail dispensaries of medical marijuana within their corporation limits; and

WHEREAS, pursuant to the City Charter, the Constitution of the State of Ohio, and the Ohio Revised Code, municipalities have the inherent power to enact planning, zoning and business regulation laws that further the health, safety, welfare, comfort and peace of the citizens of the municipality, including restricting, prohibiting and/or regulating certain business uses; and

WHEREAS, H.B. 523 provides that the Ohio Department of Commerce, the Board of Pharmacy, and the State Medical Board shall adopt rules establishing standards and procedures for the medical marijuana control program; and

WHEREAS, until such time as regulations are adopted and the City of Grove City has the opportunity to study them, and to review the City's Codified Ordinances in relation to rule and H.B. 523, the City has determined it to be in the best interest of the community health, safety, and welfare to impose a twelve-month moratorium on any cultivation, processing or retail dispensing of marijuana for medical purposes in any form within the City.

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

SECTION 1. The cultivation, processing, or retail dispensing of marijuana for medical purposes is hereby specifically prohibited within the City of Grove City for a period of twelve (12) months from the effective date of this Ordinance or until changes are enacted to amend the Codified Ordinances of the City of Grove City to address the effect of H.B. 523 or until City Council approves legislation explicitly revoking this moratorium, whichever occurs first.

SECTION 2. Activities subject to this moratorium include, but are not limited to, the acceptance of any applications for, or the granting of, building permits, zoning approvals, certificates of business occupancy or certificates of occupancy that would enable the cultivation, processing, distribution or sale of medical marijuana in the City of Grove City.

SECTION 3. No existing business in the City may expand in any way that would establish the cultivation, processing, distribution or sale of medical marijuana for the duration of the moratorium period established by this Ordinance.

SECTION 4. For the purpose of this Ordinance, "medical marijuana" shall have the same meaning as that term is defined in Section 3796.01(A)(2) of the Ohio Revised Code, effective September 8, 2016.

SECTION 5. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, or safety, such necessity arising so that the moratorium upon the cultivation, processing or retail dispensing of marijuana for medical purposes be in place prior to any potential user vesting rights to conduct such activities, and therefore shall go into immediate effect.

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

Passed:

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

Effective:

Attest:

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

I certify that this ordinance is correct as to form.

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

Date: 11/02/16  
Introduced By: Ms. Lanese  
Committee: Safety  
Originated By: Mr. Bennett  
Approved: \_\_\_\_\_  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No. : C-92-16  
1st Reading: 11/07/16  
Public Notice: 11/10/16  
2nd Reading: 11/21/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-92-16

### AN ORDINANCE TO AMEND SECTION 1135.09(B)(10) OF THE CODIFIED ORDINANCES OF THE CITY OF GROVE CITY, OHIO TITLED IND-1 LIGHT INDUSTRY

WHEREAS, the City is committed to attracting new businesses and keeping its existing businesses;  
and

WHEREAS, while "Miscellaneous Manufacturing Industries" (39XX) is currently permitted under IND-1, it is not specific enough to attract and maintain businesses that engage in specialized manufacturing;  
and

WHEREAS, the specialized manufacturing uses in this legislation are similar to what is currently permitted in IND-1 and are appropriate for inclusion in this zoning classification.

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

SECTION 1. Section 1135.09(b)(10) is hereby amended, in part, to add the following:

(b) NONRESIDENTIAL

(10) IND-1 LIGHT INDUSTRY

3594 Fluid Power Pumps and Motors

3674 Semiconductors and Related Devices

3713 Truck and Bus Bodies

3714 Motor Vehicle Parts and Accessories

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: 11/02/16  
Introduced By: Mr. Berry  
Committee: Service  
Originated By: Ms. Fitzpatrick  
Approved: Mr. Boso  
Emergency: 30 Days  
Current Expense:

No.: CR-67-16  
1st Reading: 11/07/16  
Public Notice:  
2nd Reading:  
Passed: Rejected:  
Codified: Code No:  
Passage Publication:

## RESOLUTION NO. CR-67-16

A RESOLUTION TO AUTHORIZE THE CITY'S CONSULTING ENGINEER TO PREPARE PLANS, SPECIFICATIONS AND COST ESTIMATES FOR THE CONSTRUCTION OF SIDEWALKS ON DEVIN ROAD, LOMBARDO STREET, RANKE COURT, SCOTT COURT, LAROSA DRIVE AND TAMARA DRIVE

WHEREAS, it is necessary for the promotion and general welfare of the City of Grove City to provide proper sidewalks in the area outlined in the title of this resolution; and

WHEREAS, the Department of Service issued letters to the property owners notifying them of the trip hazards associated with their sidewalk and explaining that they were responsible for the repairs by a certain date, which has now passed.

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

SECTION 1. The City's Consulting Engineer is hereby authorized to prepare plans, specifications and cost estimates for the construction of proper sidewalks for the following:

3328 Devin Road	3880 Tamara Dr.
4673 Lombardo St.	3890 Tamara Dr.
3168 Ranke Ct.	3901 Tamara Dr.
2642 Scott Ct.	3911 Tamara Dr.
2692 La Rosa Dr.	3935 Tamara Dr.
3821 Tamara Dr.	3945 Tamara Dr.
3843 Tamara Dr.	3954 Tamara Dr.
3852 Tamara Dr.	3955 Tamara Dr.
3861 Tamara Dr.	3964 Tamara Dr.
3872 Tamara Dr.	3838 Tamara Dr.

SECTION 2. 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-83-16  
1st Reading: 09/19/16  
Public Notice: 9/22/16  
2nd Reading: 11/07/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-83-16

AN ORDINANCE TO AMEND THE ZONING TEXT FOR 83+ ACRES  
LOCATED EAST OF BROADWAY AND SOUTH OF HOOVER  
PARK SUBDIVISION AS ADOPTED BY ORD. C-51-03

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WHEREAS, on August 04, 2003, Council approved a Rezoning request for 83+ acres located East of Broadway and South of Hoover Park Subdivision that included a Zoning Text; and

WHEREAS, on September 06, 2016, the Planning Commission recommended approval of amendments to said Zoning Text, as submitted.

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

**SECTION 1.** The Zoning Text for 83+ acres located East of Broadway and South of Hoover Park Subdivision, as adopted by Ordinance C-51-03, is hereby amended as shown in Exhibit "A", attached hereto and made a part hereof.

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

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

Passed:

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

Effective:

Attest:

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

I Certify that this ordinance  
is correct as to form.

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

C-83-16

Exhibit A

#### INTRODUCTION:

The Homewood Corporation is submitting this application for the rezoning of 82.6 acres from SF-1 to PUD-R. The proposed development shall include single-family homes, condominium homes and open space areas. **Deviations for the standards, requirements, and uses set forth herein as well as the Zoning Codes may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract, or weaken the overall compatibility between uses within or in proximity of the property.**

The project includes a Collector Road that begins at the west property line along Harrisburg Pike and continues to the southeast property line. This collector will be extended through the adjacent property to the east for a future connection with Haughn Road. This Collector Road will allow the City to achieve a major east-west connection as identified in the City's Thoroughfare Plan. This Collector is intended to be extended by the City to the west and north with an ultimate future connection at the intersection of Rensch and Demorest Roads.

The applicant, in cooperation with Grove City Department of Development, will provide a landscaped boulevard entrance for the first 500' of the Collector Road (Demorest Drive). This boulevard will have an entry feature identifying the development as well as a sign requested by the City to indicate this as the southern gateway to Grove City.

The project includes two vehicular connections to the Hoover Park Subdivision, two stub streets to undeveloped land to the south/southwest and two stub streets to the Southern Grove Subdivision. These are critical for maintaining connectivity between neighborhoods and for fire protection.

The project provides for extension of water lines to the Southern Grove Subdivision and to the western terminus of Mayfair Drive. This is critical for fire protection to these areas, which are currently in the township. A fire hydrant shall also be provided by the developer on this property at the terminus of Southern Grove Drive.

#### Permitted Uses

##### **Single Family (67.5 ± Acres)**

The single-family portion of this PUD-R zoning consists of a maximum of 159 single-family lots on 67.5 acres at a density of approximately 2.4 units an acre. Any open space, entry features, and common areas shall be owned, maintained and repaired by a Homeowner's Association. Minimum building floor area for ranch, 1 ½, and two-story homes shall be approved as part of the Development Plan approval process. All model homes shall be a minimum of 2,000 sq. ft. of building floor area. At least 93% of all lots shall have 80' of frontage. In no case shall a lot have less than 75' of frontage. None of

the lots are less than 10,000 square feet and the average lot size for all lots is approximately 12,500 square feet.

### **Reserve A (Condominium-Housing) (14.5 ± Acres)**

Reserve A shall consist of 84 a maximum of 56 detached, ranch-style condominium-housing units and one clubhouse on approximately 14 acres. All streets will be private and all services such as trash pick-up, snow removal, exterior building maintenance, and lawn care are to be provided by a condominium association.

Owners will be purchasing individual dwelling units and the condominium association must approve any changes to the exterior of that unit, including additions or alterations to any buildings and any significant changes to any common area. Minimum square footages shall be 1,400 for all ranch units. ~~1550 for story and a half unit, and 1600 for two story units.~~ Furthermore, all units shall have a either a one or two car attached garage. All buildings will have a unified residential scale appearance. ~~Basements will be offered as an option to buyers during the building process.~~ The open space and all landscape buffers, ponds and other features shall be owned by the condominium association as common property. Maintenance and repair of common areas, including landscaping, private roadway and entrance features, shall be the responsibility of the condominium association. Landscaping shall, at a minimum, comply with the City's landscape code.

Notice is hereby given that the 14.5 ± acres shall follow all provisions of Section 1135.14 of the Codified Ordinances of the City of Grove City including 1135.14 (a) (5).

### **Penalty**

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

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

Newly Created  
~~EXHIBIT A~~

ZONING DESCRIPTION  
14.44 ACRES

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Virginia Military Survey 1383, being part of that 50.060 acre tract conveyed to Homewood Corporation by deed of record in Instrument Number 200908040113907 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the northerly common corner of said 50.060 acre tract and Lot 48 of that subdivision entitled "Holton Run Section 2", of record in Plat Book 108, Page 57 and in the southerly right-of-way line of Edgerton Drive, of record in Plat Book 108, Page 57;

Thence with the arc of a curve to the right, with said southerly right-of-way line, having a central angle of  $50^{\circ} 30' 05''$ , a radius of 420.00 feet, an arc length of 370.19 feet, a chord bearing of North  $67^{\circ} 26' 36''$  East and chord distance of 358.33 feet to a point of tangency;

Thence South  $87^{\circ} 18' 21''$  East, a distance of 227.20 feet to a point of curvature;

Thence with the arc of a curve to the left, having a central angle of  $90^{\circ} 00' 00''$ , a radius of 180.00 feet, an arc length of 282.74 feet, a chord bearing of North  $47^{\circ} 41' 39''$  East and chord distance of 254.56 feet to a point of tangency;

Thence North  $02^{\circ} 41' 39''$  East, a distance of 15.00 feet to a point;

Thence South  $87^{\circ} 18' 21''$  East, a distance of 139.16 feet to a point;

Thence South  $02^{\circ} 01' 50''$  West, a distance of 881.72 feet to a point;

Thence North  $87^{\circ} 04' 44''$  West, a distance of 256.79 feet to a point;

Thence South  $79^{\circ} 48' 14''$  West, a distance of 128.45 feet to a point;

Thence South  $47^{\circ} 20' 44''$  West, a distance of 148.95 feet to a point;

Thence with the arc of a curve to the left, having a central angle of  $21^{\circ} 53' 15''$ , a radius of 935.00 feet, an arc length of 357.18 feet, a chord bearing of North  $57^{\circ} 55' 31''$  West and chord distance of 355.01 feet to a point of reverse curvature;

Thence with the arc of a curve to the right, having a central angle of  $26^{\circ} 00' 00''$ , a radius of 465.00 feet, an arc length of 211.01 feet, a chord bearing of North  $55^{\circ} 52' 08''$  West and chord distance of 209.20 feet to a point;

Thence North  $47^{\circ} 07' 52''$  East, a distance of 100.00 feet to a point;

Thence North  $41^{\circ} 48' 34''$  East, a distance of 80.35 feet to a point;

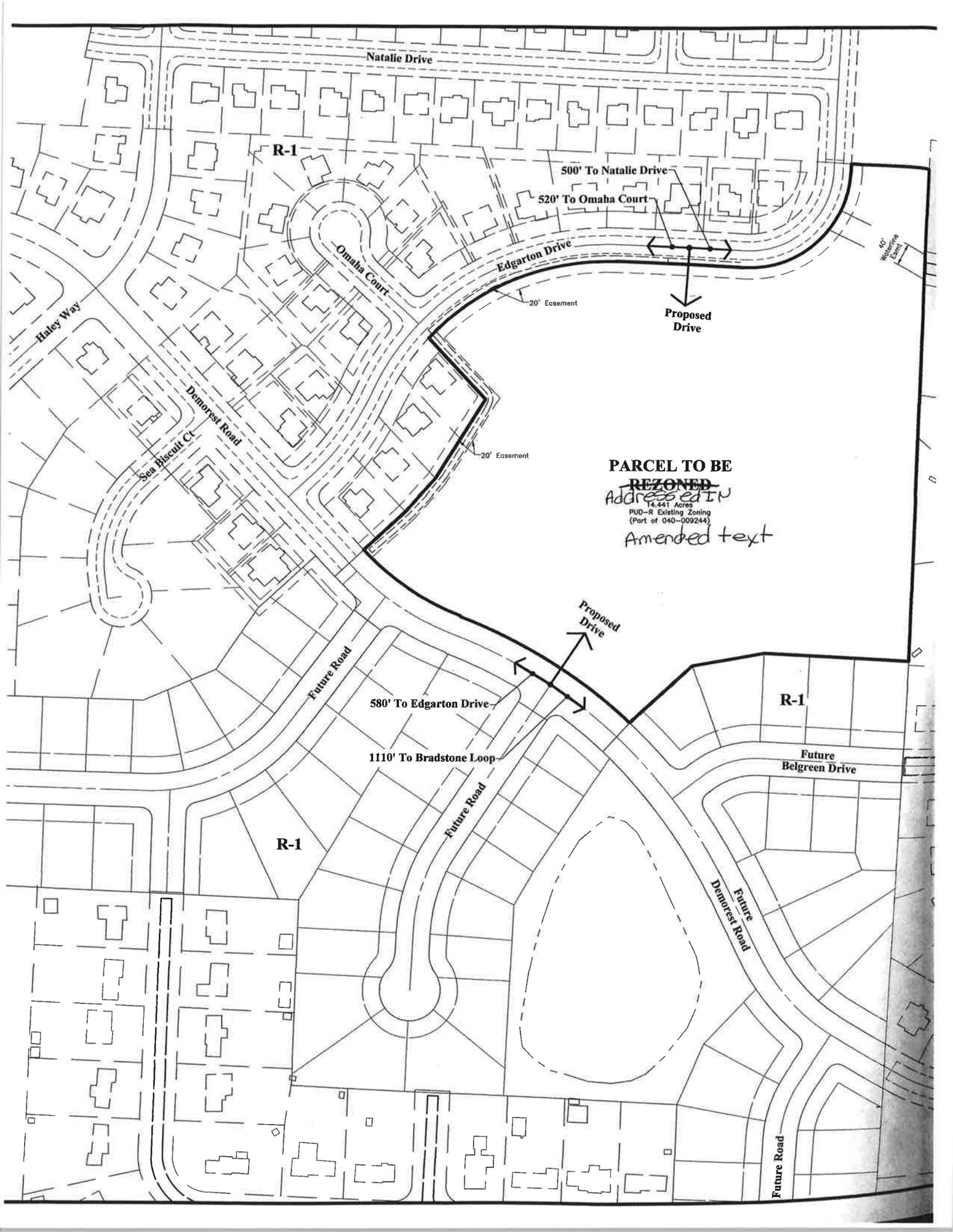
Thence North  $31^{\circ} 36' 09''$  East, a distance of 83.03 feet to a point;

Thence North  $31^{\circ} 36' 09''$  East, a distance of 83.03 feet to a point;

Thence North  $42^{\circ} 52' 08''$  West, a distance of 150.00 feet to the POINT OF BEGINNING, containing 14.44 acres, more or less.

This description is for zoning purposes only and is not to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Natalie Drive

R-1

500' To Natalie Drive

520' To Omaha Court

Omaha Court

Edgarton Drive

20' Easement

Proposed Drive

40' Wetlands Exmt

Haley Way

Demorest Road

Sea Biscuit Ct

20' Easement

PARCEL TO BE

~~REZONED~~

Addressed to

14.441 Acres

PUD-R Existing Zoning

(Part of 040-009244)

Amended text

Proposed Drive

Future Road

580' To Edgarton Drive

1110' To Bradstone Loop

R-1

Future Belgreen Drive

R-1

Future Road

Future Demorest Road

Future Road

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

No.: C-84-16  
1st Reading: 09/19/16  
Public Notice: 9/22/16  
2nd Reading: 11/07/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE C-84-16

### AN ORDINANCE TO AMEND THE ZONING TEXT FOR THE WOODS OF PINNACLE LOCATED AT 1342 HOLTON ROAD AS ADOPTED BY ORD. C-17-15

WHEREAS, on May 04, 2015, Council approved a Rezoning request for 1342 Holton Road that included a Zoning Text; and

WHEREAS, on September 06, 2016, the Planning Commission recommended approval of amendments to said Zoning Text, with the exclusion of the dark red color.

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

**SECTION 1.** The Zoning Text for 1342 Holton Road, as adopted by Ordinance C-17-15, is hereby amended as shown in Exhibit "A", attached hereto and made a part hereof.

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

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

Passed:

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

Effective:

Attest:

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

I Certify that this ordinance  
is correct as to form.

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

C-84-16  
Exhibit A

THE WOODS OF PINNACLE

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 32+ acres of land generally located south of Pinnacle Club Drive, north of Holton Road and east of McNulty Street, as more accurately depicted on the Preliminary Development Plan dated January 2015 and described in the legal description submitted with the zoning application (the "Property"). The Property or, as sometimes referred to herein, the "Woods", is a planned community development designed around the natural stream corridor and contours of the land. The general design of the Property is to reflect and continue the characteristics and continuity of the adjacent master planned golf course community (Pinnacle Club). The Woods will be integrated into the Pinnacle Club, and the intent of this Text is to create a development that adds to and integrates the Woods into the existing fabric of the surrounding community.
- II. COMPATIBILITY. The Property is to be segmented into two subareas in order to acknowledge differences and maximize the compatibility among adjacent land uses. Each subarea shall have its own set of use and development standards to reflect qualities and characteristics of the adjacent areas (of the Pinnacle Club). Roadways and connections are to be configured in a manner to allow for safe and efficient connectivity to the existing road network. Roads shall be designed and sized to promote safe travel routes and conditions for pedestrians, bicycles as well as automobiles. Two new intersections/connections are to be made to Pinnacle Club Drive to provide multiple routes of travel and to diffuse traffic. Construction of these new connections are, like any public street, subject to the review, approval and participation from and by the City of Grove City.
- 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 32+ 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 may be deviated from upon the request of City or Developer during the development plan review process 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 relieve from the Text or Zoning Code shall do so through the appeals process as set forth in Grove City Code.

VII. Plan Districts. In accordance with agreements previously entered into by Grove City, the property will be added to the tax increment financing district established with respect to the Pinnacle community and to the Pinnacle Community Infrastructure Financing District. The documents accomplishing the joinder to the Pinnacle Community Infrastructure Financing District shall provide that the amount of the charge payable by the owner of each lot developed in Subarea 1 shall be the same as the charge payable to the by the owner of each lot developed in the portion of Pinnacle Club commonly known as the Estates (Subarea A1 of the Pinnacle Club PUD) and that the amount of the charge payable by the owner of each lot developed in Subarea 2 shall be the same as the charge payable to the by the owner of each lot developed in the portion of Pinnacle Club commonly known as the Links (Subarea C of the Pinnacle Club PUD)

VIII. Homeowner's Association. The entire 32 acre site will be annexed to the Pinnacle Club Homeowner's Association which shall maintain the common areas and *private/public* reserves including but not limited to entrance features, ~~and~~ landscaping and street trees as set forth on the approved Development Plan and a memorandum of understanding shall be executed with the Pinnacle Club Homeowners Association to memorialize the conveyance of the maintenance responsibility/authority of the new amenities. Pinnacle Land Holdings LLC shall have architectural approval authority for homes built in Subarea 1, and a memorandum of understanding will be executed to memorialize the architectural review and authority for the review of Subarea 1. ~~and~~ Schottenstein Homes shall have architectural approval authority for homes built in Subarea 2 as outlined in Section X (B)(5) of the zoning text, until such time as such authority is assigned to the Pinnacle Club Homeowner's Association. ~~by them, respectively.~~

IX. GENERAL REQUIREMENTS.

A. Streets / Sidewalks

1. Pavement Width. Streets shall have a minimum right-of-way width of 5060 feet and a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb.
2. Front Walks. Four foot wide concrete sidewalks shall be installed in frontages of all homes. Sidewalks ~~do not have to be installed along open space areas except as shown on the development plan~~ shall be installed along all proposed public roadways.
3. Service Walks. All homes shall have brick paver walks from the driveway to the front door of the house.

B. Landscaping.

1. Entrance Features. The general massing and location of plants and hardscape proposed as part of the entry features and the species of plants shall be approved with the final development plan. Sod shall be used at the entrance features and the area to be sodded shall be approved by the Service Director or his designee.
2. Street Trees. Street trees shall be 2.5 to 3.5" caliper at planting and planted 35' on center. The care, replacement and maintenance of the street trees shall be handled by the lot owner. This street tree obligation shall be in lieu of the owner and/or

builder's obligation to pay the per lot Urban Forestry fee set forth in Section 1136.09(B) of the zoning code.

3. Existing trees. No trees within areas designated as reserves shall be removed except for 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 trees and these areas will be protected with snow fence during construction.
  4. Landscape Buffers. Reserve B is currently wooded. If necessary, additional evergreen and deciduous trees will be planted in reserve B where existing trees are sparse in order to achieve 75% opacity within 3 years.
  5. Tree Preservation Area. In addition, many portions of the perimeter of the property are wooded. As shown on the development plan a 30 foot tree preservation area shall be established along a portion of the current northern boundary of the Property. A 20 foot tree preservation area shall be established on the rear of all lots and reserves that the rear boundary of which is the current eastern, western and southern boundary of the property. No trees shall be removed from the aforesaid tree preservation areas except for removal of dead trees (as confirmed by the City's Urban Forester) and/or construction of underground utilities. Heavy construction equipment must be kept away from the tree preservation areas with exception for the construction underground utilities. Boundaries for heavy construction equipment shall be determined by the City's Urban Forester and shall be protected with snow fence during construction.
  6. Grass. All residential lots shall be sodded and seeded in compliance with Section 1136.11 of the City Code.
  7. Service Structures. Service structures shall be screened in compliance with Section 1136.08 of the City Code.
- C. Lighting. Decorative street lighting will be installed on alternating sides of the street. Designs will be submitted and approved as part of the development plan approval.
- D. Pools. No above ground swimming pools shall be erected or permitted.
- E. Mailboxes. Each home will have the same style pole mounted mailbox. Design will be submitted and approved as part of the development plan approval.
- F. Fences. Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools. Decorative screening for the purpose of providing privacy, not exceeding 5' in height, shall be permitted to be installed around patios located immediately adjacent to dwellings. Fences not exceeding 4' in height are permitted along rear yard lines and side yard lines behind the rear elevation of the home.

X. SUBAREA REQUIREMENTS

A. Subarea 1.

1. Intent. The intent of this subarea is to provide housing choices that are similar in design, character and size as those found along Pinnacle Club Drive (in The Estate section of Pinnacle Club). As such all homes are to incorporate the same quality of design, detail and level of exterior finishes.
2. Permitted Uses. Single family residential use shall be permitted within this subarea. Subarea 1 consists of 7.93 acres containing no more than 14 single-family lots and homes are to be built by custom builders or by Schottenstein Homes (SH).
3. Lot Size. Lot sizes shall be a minimum of 95 feet wide at the building line and 130' deep. No lot in Subarea 1 may be split and combined with a contiguous platted lot if said split results in a lot containing less than 95 feet of frontage at the building line.
4. House Sizes: The minimum house size in Subarea 1 shall be 3,000 square feet, excluding garage and basement areas.
5. Yard Dimensions.
  - a. Front Yard. The front yard building setback shall be a minimum of 25 feet.
  - b. Rear Yard. The minimum required rear yard shall be 35 feet.
  - c. Side Yard. The side yard setback shall be a minimum of 5 feet. The minimum distance between adjacent structures shall be 16 feet.
6. Site and Building Design.
  - a. Materials. All homes will be traditional in architecture, i.e. Colonial, Georgian, County French and Country English. Four-sided architecture with brick or stone foundations on all sides and common window fenestration will be encouraged to reflect a continuity of materials and architectural design for all elevations. Natural materials including wood, brick, stone, stucco, and hardy plank will be required. Vinyl siding shall not be permitted.
  - b. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building.
  - c. Roof. All roof pitches must fall within the range of 6/12 – 12/12 with the exception of porch roof pitches which may not be less than 4/12. The roof material will be dimensional architectural shingles.
  - d. Driveways. Driveways shall be constructed of brick, concrete pavers, or stone. Brick, pavers, and stone colors should coordinate with the architecture of the residence. Concrete used as borders, bands, or with special finish may be used.
  - e. Detached Structures. Detached structures of any type shall be designed to integrate with the architectural style of the home. They shall be located within the building setbacks and screened to insure privacy. Detached structures include: garages, greenhouse, gazebo, trellis/arbor, play equipment. Storage sheds will be discouraged.
  - f. Outdoor Space. Decks will be discouraged. Patio treatments of pavers or the like should be utilized.
  - g. Garage Doors. Garage doors shall be de-emphasized and shall blend with the design character and color of the house. Garage doors shall be of one color and constructed of wood or wood-based or vinyl materials.

B. Subarea 2.

1. Intent. The intent of this subarea is to provide housing choices that are similar in design, character and size as those found west of the Woods, located on the south side of Pinnacle Club Drive (in Section 6 of the Pinnacle Club Drive subdivision). As such all homes are to (at minimum) incorporate the same quality of design, detail and level of exterior finishes. *Building design standards for Subarea 2 shall be regulated by Section X (8)(5) of this zoning text.*
2. Permitted Uses. Single family residential use shall be permitted within this subarea. Subarea 2 consists of 16.49 acres containing 52 single-family lots.
3. Lot Size; House Size
  - a. Lot Size. Lot sizes shall have a minimum of 70' width at the building line and a minimum lot depth of 120'. Twenty five percent (25%) of the lots shall have a minimum 80' width at the building line.
  - b. House size. Homes shall be a minimum of 800 square feet for all homes, excluding garage and basement areas. Eighty percent (80%) of all homes shall exceed 2,000 square feet in size.
4. Yard Dimensions.
  - a. Front Yard. The front yard building setback shall be a minimum of 25 feet. Porches may encroach into required front yard area.
  - b. Rear Yard. The minimum required rear yard shall 20 feet.
  - c. Side Yard. The side yard setback shall be a minimum of 6 feet. Chimneys and bay windows may encroach into the required side yard areas.
5. Building Design.
  - a. Materials. All exteriors shall have ~~traditional beaded lap profile vinyl siding with .044 gauge or greater and or natural materials~~ **one of the following options: 1. Double 4" vinyl siding with .044 gauge or greater in a limited darker color palette (graphite, slate, espresso, dark blue or comparable equal); 2. Traditional beaded lap profile vinyl siding with .044 gauge or greater; 3. Natural materials.** All homes shall have brick or stone plinths. All chimneys within Subarea 2 shall be brick or stone. At least 50% of the homes shall have brick or stone on front facade ranging from 15% to 100% of the front building elevation (windows and doors, including garage doors shall be excluded from the calculation.) Windows on the front of each home will have shutters or 1'x6' trim board around the perimeter of the window.
  - b. Basements. Homes shall have full or partial basements unless soil conditions prevent or make the installation of a basement impracticable. Evidence of adverse soil conditions shall be presented to the City's Chief Building Inspector for verification.
  - c. Roof. The roof of all homes shall have accents such as dormers, front facing gables and eave brackets. The main pitch of the main roof shall be a minimum of 6/12. Roof accents shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.
  - d. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building

e. Garages. All homes shall have either a two- car or three- car garage.

pinnacle-fifth.red.txt (nct)  
3/6/15 S:Docs/s&htexts/2015

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.

---

Roby Schottke, President of Council

RECEIVED

JAN 15 2015

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

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

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

**PROPOSED ANNEXATION  
236.4+/- ACRES**

**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

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

ANX-EXP-18-16

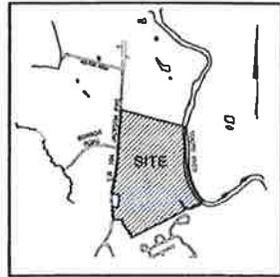
Southerly, a distance of approximately 456 feet to a point in the existing City of Grove City Corporation line as established by Ordinance Number C-88-93, of record in Official Record 24768D20, being at a northeasterly corner of that 191.574 acre tract conveyed to Board of Park Commissioners of the Columbus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

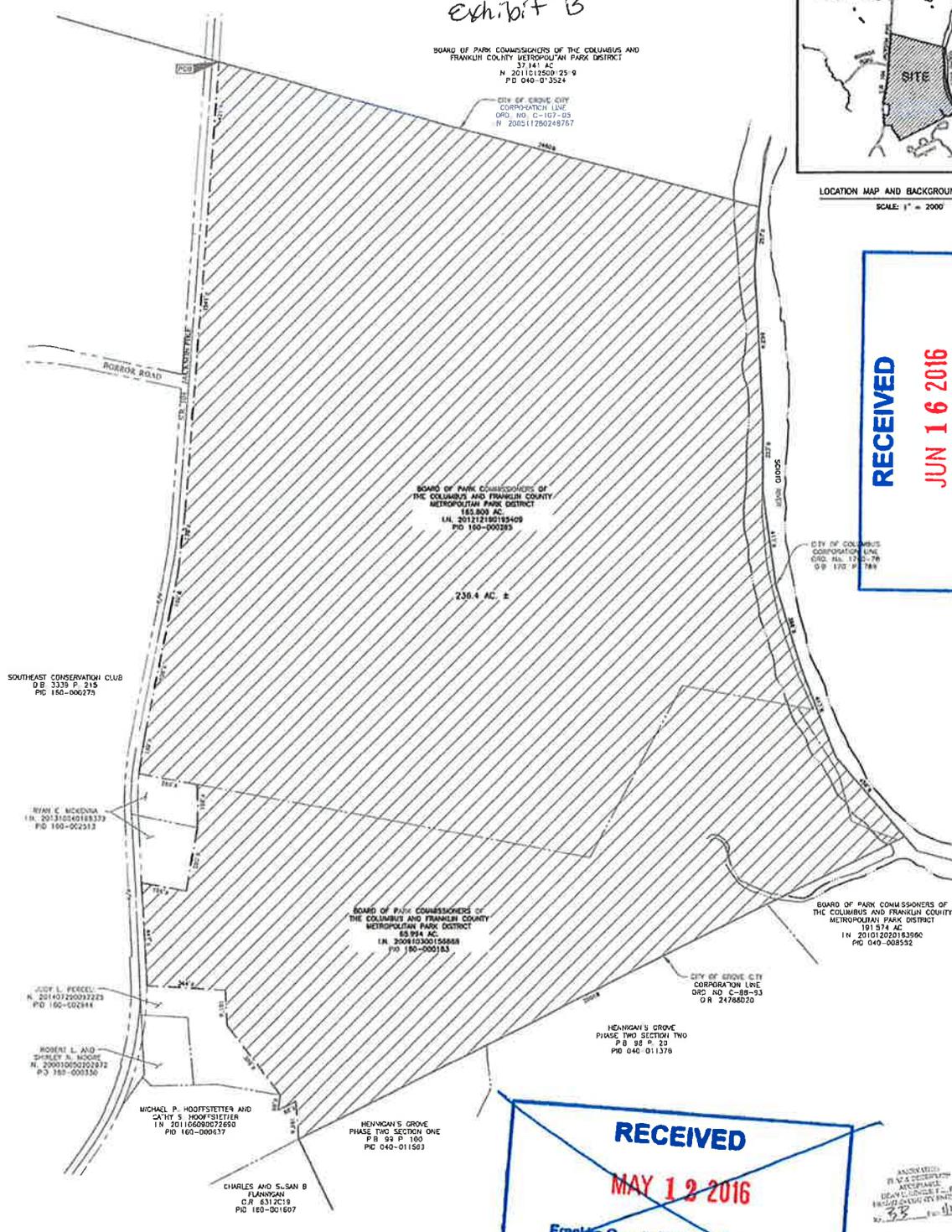
# PROPOSED ANNEXATION OF 236.4± ACRES FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

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'



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

ANX-EXP2-18-16

**RECEIVED**  
**MAY 12 2016**  
Franklin County Planning Department  
Franklin County, OH  
ANX-EXP2-14-16

ASSISTANT PLANNING DEPARTMENT  
APPROVAL  
JAN 15 2015  
Franklin County Planning Department  
Franklin County, OH

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 11,033 feet, of which 5,120 feet is contiguous with the City of Grove City by Ordinance Numbers 89-93 and 107-05, giving 31% perimeter contiguity.

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



Michael L. King  
Professional Engineer No. 4107

<b>EMHT</b>		Date: December 11, 2014
Franklin County Planning Department & City of Grove City		Scale: 1" = 200'
1800 New Adams Drive, Columbus, OH 43260		Job No: 2014-1510
Phone: 614.773.8888 Fax: 614.773.8444		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

---

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: 11/02/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Co. Comm.  
Approved: \_\_\_\_\_  
Emergency: 30 Days: X  
Current Expense: \_\_\_\_\_

No. : C-93-16  
1st Reading: 11/07/16  
Public Notice: 11/10/16  
2nd Reading: 11/21/16  
Passed: \_\_\_\_\_ Rejected: \_\_\_\_\_  
Codified: \_\_\_\_\_ Code No: \_\_\_\_\_  
Passage Publication: \_\_\_\_\_

## ORDINANCE NO. C-93-16

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.46+ ACRES LOCATED SOUTH OF CASA BLVD & WEST OF HAUGN RD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

---

WHEREAS, a petition for the annexation of 0.46+ acres, more or less, in Jackson Township was duly filed by Rene Figueroa and Yesenia Figueroa; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on August 02, 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 31, 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 Rene Figueroa and Yesenia Figueroa, being the owner(s) of the territory sought to be annexed and filed with the Board of County Commissioners of Franklin County, Ohio on July 05, 2016 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on August 02, 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. 1383. 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 1. 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.

---

Roby Schottke, President of Council

Passed:

C-93-16  
Exhibit A

**Description of a 0.460 acre tract for annexation purposes**

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 1383, and being all of Lot 141 of Castle Farms Subdivision as recorded in Plat Book 21, Page 3 as conveyed to Yesenia Figueroa and Rene Figueroa by Instrument No.201604220049679 and being more particularly described for annexation purposes as follows:

Beginning at the northwesterly corner of said Lot 141, said point being on the southerly right-of-way of Casa Boulevard;

thence easterly approximately 93.44' along said southerly right-of-way of Casa Boulevard to the easterly line of said Lot 141;

thence southerly approximately 234.08' along said easterly lot line to the northerly line of Hoover Park Section 2, Part 1 (P.B. 85, Pg. 3-4), being the existing City of Grove City corporation line as established by Ordinance Number C-53-79 as recorded in M.R.172 Pg.829;

thence westerly approximately 93.44', continuing along said corporation line, northerly line of Hoover Park Sec. 2, Part 1 and the northerly line of Hoover Park Sec.2, Part 2 (P.B. 88, Pg.60) to the westerly line of said Lot 141;

thence leaving said corporation line, northerly approximately 232.10' to the point of beginning, containing approximately 0.460 acres of land, more or less.

All documents referenced herein are Franklin County Recorder's records.

*The above description was prepared by Matthew L Campbell, P.S. 8546 of Campbell and Associates, Inc. in June of 2016 using the best available county records. The above description is not valid for transfer of real property, and is not to be utilized in place of a Boundary Survey as defined by the Ohio Administrative Code in Chapter 4733-37.*

**ANNEXATION PURPOSES ONLY**

Property Address: V/L Casa Blvd, Grove City, OH 43123  
Franklin County Parcel No. 160-001105-00

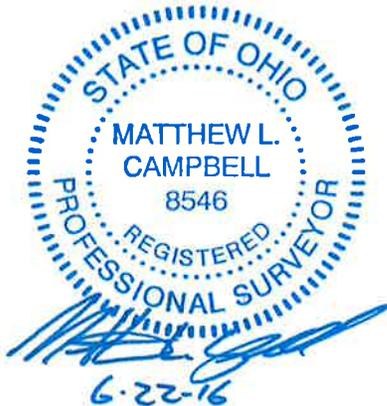


ANX-EXP2-19-16

**RECEIVED**

JUN 27 2016

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



C-93-16

# ANNEXATION PLAT

## PROPOSED ANNEXATION OF LOT 141 OF CASTLE FARMS SUBDIVISION FROM JACKSON TOWNSHIP TO THE CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

### LEGEND

-  EXISTING CITY OF GROVE CITY CORPORATION LINE
-  PROPOSED CITY OF GROVE CITY CORPORATION LINE
-  AREA PROPOSED FOR ANNEXATION

ADDRESS OF SUBJECT PROPERTY:  
V/L CASA BLVD, GROVE CITY, OH 43123

THIS ANNEXATION DOES NOT CREATE AN UNINCORPORATED AREA OF THE TOWNSHIP COMPLETELY SURROUNDED BY THE TERRITORY PROPOSED FOR ANNEXATION.

TOTAL PERIMETER OF ANNEXATION IS 653.06'± OF WHICH 93.44'± IS CONTIGUOUS WITH THE CITY OF GROVE CITY, RESULTING IN 14.3% OF PERIMETER CONTIGUOUS

**RECEIVED**

JUN 27 2016

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

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER



0 50'



SCALE: 1"=50'

### CASA BLVD. (60' public right-of-way)

R/W

Point of Beginning

Mary E Wright  
William S Wright  
Instr. 200710010170911  
Lot 142

EASTERLY 93.44'±

Yesenia Figueroa  
Rene Figueroa  
Instr. 201604220049679  
Lot 141

0.460 Acres  
20055 sq.ft.

John D Ross  
Alice C Ross  
Instr. 200405030099535  
Lot 140

NORTHERLY 232.10'±

SOUTHERLY 234.08'±

Castle Farms Subd.  
Plat Book 21, Page 3

Vicinity Map:



**RECEIVED**

JUN 28 2016

Franklin County Planning Department  
Franklin County, OH

ANX-Exp2-19-16



CAMPBELL &  
ASSOCIATES, INC.  
Land Surveyors  
(800)233-4117  
www.campbellsurvey.com



Existing City of Grove City corp. line  
Ordinance no. C-53-79 recorded  
in M.R. 172 Pg. 829

Jackson Township  
City of Grove City  
Lot 92  
Hoover Park Sec. 2 Part 2  
Plat Book 88, Page 60

Jackson Township  
City of Grove City  
Lot 51  
Hoover Park Sec. 2 Part 1  
Plat Book 85, Page 3-4

NOTE: THIS MAP WAS PREPARED USING THE BEST AVAILABLE FRANKLIN COUNTY RECORDS AND WITHOUT THE BENEFIT OF A BOUNDARY SURVEY. ALL DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AS SHOWN ON THE RECORD PLAT.

MATTHEW L. CAMPBELL  
CAMPBELL & ASSOCIATES, INC. REG. NO. 8546

6-23-16  
DATE

Property Address:  
V/L Casa Blvd  
Grove City, OH 43123

Franklin County Parcel  
# 160-001105-00

Job: CO136368

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

*Postponed  
to 11/17*

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

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

*Postponed  
to 11/7*

## 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.

Date: 11/02/16  
Introduced By: Mr. Bennett  
Committee: Lands  
Originated By: Ms. Kelly  
Approved: Mr. Boso  
Emergency: 30 Days  
Current Expense: \_\_\_\_\_

No.: CR-68-16  
1st Reading: 11/07/16  
Public Notice:  
2nd Reading:  
Passed: \_\_\_\_\_ Rejected:  
Codified: \_\_\_\_\_ Code No:  
Passage Publication:

## RESOLUTION CR-68-16

### A RESOLUTION AUTHORIZING THE USE OF THE DESIGN-BUILD PROJECT DELIVERY SYSTEM FOR THE CONSTRUCTION OF THE DREAMFIELD PLAYGROUND AT WINDSOR PARK

---

WHEREAS, Council enacted Ordinance C-14-11 which established a Design-Build project delivery system and procedure; and

WHEREAS, the use of a competitive Design-Build procedure allows the City to use performance based specifications that should enable the City to construct the Dreamfield playground in a cost effective manner; and

WHEREAS, the Dreamfield Playground will be an inclusive boundless playground with a special surface to accommodate players with crutches, wheelchairs and walkers; and

WHEREAS, in order to begin the Design-Build process, Council must authorize the use of the Design-Build project delivery system for the construction of the Dreamfield Playground at Windsor Park as the project exceeds the competitive bidding threshold.

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

SECTION 1. Council hereby approves the use of the Design-Build project delivery system and procedure as outlined in Section 139.05 for the construction of the Dreamfield Playground at Windsor Park.

SECTION 2. The resolution shall take effect at the earliest opportunity afforded 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 resolution is correct as to form.

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