

**GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA**

December 07, 2015

6:30 Caucus

7:00 – Reg. Meet.

Presentations:

FINANCE: Mr. Bennett

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| <u>Ordinance C-92-15</u> | Amend Section 121.01 of the Codified Ordinances titled Council Salary. First reading. |
| <u>Ordinance C-93-15</u> | Unappropriate \$4,400,000.00 from the General Fund for the Current Expense of entering into a Development Agreement with Pizzuti and Declaring an Emergency. |
| <u>Ordinance C-94-15</u> | Reduce the Appropriation Amount for Various Funds and to Declare an Emergency. |
| <u>Ordinance C-95-15</u> | Amend Section 161.09 of the Codified Ordinances titled Fringe Benefits. First reading. |
| <u>Ordinance C-96-15</u> | Authorize the City Administrator to Enter into an Economic Development Agreement with Mount Carmel Health System. First reading. |
| <u>Resolution CR-74-15</u> | Authorize a Then and Now Certificate for the Payment of \$5,142.03 for Professional Services. |
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SAFETY: Mr. Davis

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| <u>Ordinance C-97-15</u> | Temporarily Amend Section 161.10 of the Codified Ordinances titled Employee Statue, Number of Employees per Department, Pay Grades and Declaring an Emergency. |
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LANDS: Ms. Klemack-McGraw

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|----------------------------|---|
| <u>Ordinance C-84-15</u> | Approve the Rezoning of 35 acres located North of Orders Road and West of Haughn Road from SF-1 to PUD-R. Second reading and public hearing. |
| <u>Ordinance C-86-15</u> | Approve an M-1 Zoning Classification for 21.86 acres located at 1345, 1351, 1393 Stringtown Road Upon its Annexation to the City. Second reading and public hearing |
| <u>Ordinance C-87-15</u> | Vacate a 20' Sanitary Sewer Easement located South of I-270 and West of Gantz Road. Second reading and public hearing. |
| <u>Ordinance C-88-15</u> | Accept the annexation of 1.5 acres of Hoover Road right-of-way located north of Orders Road. Second reading and public hearing. |
| <u>Ordinance C-89-15</u> | Approve a Special Use Permit for a Dog Grooming and Boarding facility for Pinnacle Pets located on Farm Bank Way. Second reading and public hearing. |
| <u>Ordinance C-90-15</u> | Approve a Special Use Permit for a Pet Store for Petland located at 2740 – 2744 London-Groveport Rd. Second reading and public hearing. |
| <u>Ordinance C-91-15</u> | Approve a Special Use Permit for a Day Care Center for Tahna's Busy Bees located at 4461 Broadway. Second reading and public hearing. |
| <u>Resolution CR-66-15</u> | Approve the Development Plan for Holton Park located North of Orders Road and West of Haughn Road. |
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Date: 12/1/15
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Davis
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No. : C-92-15
1st Reading: 12/07/15
Public Notice: 12/10/15
2nd Reading: 12/21/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-92-15

AN ORDINANCE TO AMEND SECTION 121.01 OF THE CODIFIED ORDINANCES TITLED COUNCIL SALARY

WHEREAS, Section 2.04 of the Charter provides that the Council may, by ordinance, provide a different rate of salary for council members; and

WHEREAS, Ordinance C-112-03 stated the annual salary of each member of Council shall be six thousand dollars (\$6,000.00) and the President shall receive six thousand five hundred dollars (\$6,500.00) payable in twelve monthly installments; and

WHEREAS, Council Members have not had a salary increase since 2003; and

WHEREAS, for comparison, Social Security has increased 28.8% with cost of living adjustments from the period of 2004 to 2015; and

WHEREAS, due to the increase in the duties and activities of the council members, it is necessary and proper to compensate them for the time so expended and for the responsibility of carrying out the duties of their office, however, according to Section 2.04 of the Charter of the City, no increase in salary may be paid to any member during the term which is being served. Therefore, any increase will not take place until 2018; and

WHEREAS, in 2013 PERS made changes requiring that Council Members be compensated a minimum of \$600.00 per month to receive full-time service credit.

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

SECTION 1. Section 121.01(a) of the Codified Ordinances of the City is hereby amended to read:

- (a) The annual salary of each member of Council, whether elected or appointed, shall be ~~six~~ **eleven** thousand dollars (~~\$611~~,000.00) payable in twelve monthly installments.

SECTION 2. Section 121.01(b) of the Codified Ordinances of the City is hereby amended to read:

- (b) The annual salary for the President of Council shall be ~~six~~ **eleven** thousand five hundred dollars (~~\$611~~,500.00) payable in twelve monthly installments.

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

Ted A. Berry, President of Council

Date: 12/01/15
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Turner
Approved: Mr. Boso
Emergency: X 30 Days:
Current Expense:

No.: C-93-15
1st Reading: 12/07/15
Public Notice: 12/10/15
2nd Reading: 12/21/15
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-93-15

AN ORDINANCE TO UNAPPROPRIATE \$4,400,000.00 FROM THE GENERAL FUND FOR THE CURRENT EXPENSE OF ENTERING INTO A DEVELOPMENT AGREEMENT WITH PIZZUTI AND DECLARE AN EMERGENCY

WHEREAS, on August 3, 2015, City Council authorized the City Administrator to execute an agreement with Pizzuti GCA LLC; and

WHEREAS, Ordinance C-54-15 was adopted on September 8, 2015 in order to properly execute the agreement; and

WHEREAS, bond proceeds have become available and the funds appropriated by Ordinance C-XX-15 are no longer necessary; and

WHEREAS, an emergency exists for the health, safety and general welfare of the community in that these amounts must be reduced before the end of the fiscal year so the various funds will balance correctly.

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

SECTION 1. There is hereby a reduction in appropriations of \$4,400,000.00 from the unappropriated monies of the General Fund from account number 100120.551300.

SECTION 2. As stated in the preamble, this ordinance is hereby declared an emergency measure and shall go into immediate effect.

Ted A. Berry, 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: C-94-15
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Turner
Approved: Mr. Boso
Emergency: X 30 Days:
Current Expense:

No.: C-94-15
1st Reading: 12-07-15
Public Notice: 12-10/15
2nd Reading: 12-21-15
Passed: Rejected:
Codified: Code No:
Passage Publication:

ORDINANCE C-94-15

AN ORDINANCE TO REDUCE THE APPROPRIATION AMOUNT FOR VARIOUS FUNDS AND TO DECLARE AN EMERGENCY

WHEREAS, various funds contain appropriations in excess of the 2015 certificate of resources; and

WHEREAS, the certificate of resources available for appropriation were calculated based on current information and best estimates immediately prior to the adoption of the 2015 tax budget in July, 2014, and

WHEREAS, the actual sources of revenue is expected to be less than anticipated in various funds; and

WHEREAS, it is necessary to reduce the appropriation amount in various funds in order to maintain a balance at or below the total estimated resources; and

WHEREAS, an emergency exists for the health, safety and general welfare of the community in that these amounts must be reduced before the end of the fiscal year so the various funds will balance correctly.

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

SECTION 1. There is hereby a reduction in appropriations for the following accounts.

Amount	Fund	Account
\$ 3,000	Law Enforcement Assistance	114000.543100
\$ 17,000	Big Splash	125700.532900
\$ 300,000	Capital Improvement	305000.603121

SECTION 2. As stated in the preamble, this ordinance is hereby declared to be an emergency measure and shall go into immediate effect.

Ted A. Berry, 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: 12/01/15
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Turner
Approved: Mr. Boso
Emergency: 30 Days: XX
Current Expense: _____

No. : C-95-15
1st Reading: 12/07/15
Public Notice: 12/10/15
2nd Reading: 12/21/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-95-15

AN ORDINANCE TO AMEND SECTION 161.09 OF THE CODIFIED ORDINANCES OF GROVE CITY, OHIO TITLED FRINGE BENEFITS

WHEREAS, City employees currently pay 10% of the monthly premiums for medical, vision, and dental coverage; and

WHEREAS, the last change to the City's insurance premiums was enacted in 2002, Ordinance C-108-02, and became effective on January 1, 2003; and

WHEREAS, according to the 2014 Ohio State Employment Relations Board (SERB) Annual Report ("Report"), on average in the Columbus region, a public employee pays 13.3% for single coverage and 14.7% for family coverage; and

WHEREAS, a State of Ohio employee pays 15% for single coverage and 15.8% for family coverage; and

WHEREAS, the Report indicates that monthly premiums increased "for all jurisdictions by 4% to 6.2%."

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

SECTION 1. Section 161.09(g)(1) is hereby amended to read:

(g) Payment for Coverage.

(1) The City shall pay ~~ninety~~ **eighty-five** percent of the monthly premiums for medical coverage, vision coverage and dental coverage. All participants shall pay ~~ten~~ **fifteen** percent of the monthly premiums for such coverage. The amounts paid by an eligible employee, as defined in Section 161.01(e), for medical coverage, vision coverage and dental coverage will be deducted from the employee's gross salary for tax purposes as permitted by law.

SECTION 2. This ordinance shall take effect on July 1, 2016.

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Date: 12/01/15
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No.: C-96-15
1st Reading: 12/01/15
Public Notice: 12/10/15
2nd Reading: 12/21/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-96-15

AN ORDINANCE TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN ECONOMIC DEVELOPMENT AGREEMENT WITH MOUNT CARMEL HEALTH SYSTEM

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 1. The City Administrator is hereby authorized to enter into and execute the Economic Development Agreement with Mount Carmel Health System attached hereto and made a part of hereof as Exhibit "A."

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

C-96-15
Exhibit A

JOBS DEVELOPMENT AND INCENTIVE AGREEMENT

THIS DEVELOPMENT AND INCENTIVE AGREEMENT (this "Agreement") is made and entered into this the _____ day of _____, 2015 by and between the City of Grove City, Ohio, (the "City"), a municipal corporation and political subdivision organized and existing under the Constitution and laws of the State of Ohio, and Mount Carmel Health System (the "Company").

RECITALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 3. City's Obligation to Make Payments Not Debt. Notwithstanding anything to the contrary herein, the obligations of the City pursuant to this Agreement shall not be a general obligation debt or bonded indebtedness, or a pledge of the general credit or taxes levied by the City, and the Company shall have no right to have excises or taxes levied by the City, the State or any other political subdivision of the State for the performance of any obligations of the City herein. Payment of all financial obligations of the City under this Agreement is subject to the issuance of debt by the City

for the purpose of payment such obligations or appropriations by the City Council and certification by the Finance Director of the City as to the availability of funds necessary for such payments. In particular, since Ohio law limits the City to appropriating monies for such expenditures only on an annual basis, the obligation of the City to make payments pursuant to Section 2 shall be subject to annual appropriations by the City Council and certification by the Finance Director of the City as to the availability of funds necessary for such payments.

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

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

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

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

Section 6. Miscellaneous.

- A. **Amendment or Waiver.** No amendment or waiver of any provision of this Agreement shall be effective against any party hereto unless in writing and signed by that party.
- B. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute one and the same agreement.
- C. **Severability.** If any provision of this Agreement is invalid, illegal or unenforceable for any reason, such invalidity, illegality or unenforceability shall not affect the remainder of this Agreement and the remainder of this Agreement shall be construed and enforced as if such invalid, illegal or unenforceable portion were not contained

herein, provided and to the extent that such construction would not materially and adversely frustrate the original intent of the parties hereto as expressed herein.

- D. **Jurisdiction.** The provisions of this Agreement and all matters that relate to its interpretation or enforcement shall be governed by Ohio law. The venue for any action to enforce any provision of this Agreement shall be exclusively in the state and federal courts in Franklin County, Ohio and each of the parties hereby consents to and subjects itself to the exclusive jurisdiction of such courts.
- E. **Further Assurances.** Each party hereto shall cooperate, shall take such further action and shall execute and deliver such further documents as may be reasonably requested by the other party in order to carry out the provisions and purposes of this Agreement.
- F. **Successors.** This Agreement shall inure to the benefit of, and be binding upon, each party and that party's respective successors and assigns. This Agreement is not transferable or assignable without the express written approval of the City of Grove City pursuant to ordinance.
- G. **Additional Development and Incentives.** This Agreement shall not preclude future development in the City by the Company at the Site or elsewhere, and shall not preclude the City from offering incentives for the future development initiated by the Company in the City.
- H. **Notices.** All notices or other communications shall be sufficiently given and shall be deemed given when mailed by registered or certified mail, postage prepaid, addressed to the appropriate party at its address indicated as follows:

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

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

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

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

CITY OF GROVE CITY

MOUNT CARMEL HEALTH SYSTEM

Charles W. Boso, Jr., City Administrator

By: _____

Its: _____

APPROVED AS TO FORM:

Stephen J. Smith
Law Director, City of Grove City

Date: 12/01/15
Introduced By: Mr. Bennett
Committee: Finance
Originated By: Mr. Turner
Approved: Mr. Boso
Emergency: 30 Days
Current Expense: _____

No.: C-74-15
1st Reading: 12/07/15
Public Notice: 0 / /15
2nd Reading: 0 / /15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION CR-74-15

A RESOLUTION TO AUTHORIZE A THEN AND NOW CERTIFICATE FOR THE PAYMENT OF \$5,142.03 FOR PROFESSIONAL SERVICES

WHEREAS, professional services for the Hoover Road Signal System Timing Project were incurred before amounts were encumbered to pay for such services; and

WHEREAS, funds were appropriated and available at the time services were incurred; and

WHEREAS, funds remain appropriated and available now; and

WHEREAS, under such circumstances, Section 5705.41 of the Ohio Revised Code requires expenditures exceeding \$3,000.00 to be approved by a resolution of Council; and

WHEREAS, the City deems it necessary to pay this invoice for services rendered.

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

SECTION 1. The Then and Now Certificate allowing for the payment of professional services in the amount of \$5,142.03 is hereby authorized and approved.

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

Ted A. Berry, President of Council

Passed:

Richard L. Stage, Mayor

Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law

Date: 12/01/15
Introduced By: Mr. Davis
Committee: Safety
Originated By: Mr. Smith
Approved: Mr. Boso
Emergency: 30 Days: _____
Current Expense: _____

No.: C-97-15
1st Reading: 12/01/15
Public Notice: 12/10/15
2nd Reading: 12/21/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-97-15

AN ORDINANCE TO TEMPORARILY AMEND SECTION 161.10 OF THE CODIFIED ORDINANCES OF GROVE CITY, OHIO TITLED EMPLOYEE STATUE, NUMBER OF EMPLOYEES PER DEPARTMENT, PAY GRADES AND DECLARING AN EMERGENCY

WHEREAS, Section 161.10 of the Codified Ordinances currently authorizes a maximum of 50 full time police officers; and

WHEREAS, currently an officer is scheduled to retire on April 1, 2016; and

WHEREAS, pursuant to the requirements set forth in Chapter 155, the City has a current civil service eligibility list for the position of police officer; and

WHEREAS, in order to serve as a police officer, an individual must first attend a Peace Officer Training Academy which lasts over six months; and

WHEREAS, the City wishes to hire from the current eligibility list so that the individual may attend the City of Columbus Academy beginning on December 21, 2015; and

WHEREAS, if the new officer is not able to attend the December Academy, the next Academy is tentatively scheduled for June 2016; and

WHEREAS, an emergency exists for the preservation of the public peace, health and safety of the Municipality and its inhabitants for the reason that if the City is not temporally permitted to exceed its authorized strength for the position of police officer, it would create an additional six to nine month period where the Division of Police is operating at less than full staffing.

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

SECTION 1. Council hereby authorizes an additional police officer, bringing the total full time officers to 51, until April 2, 2016.

SECTION 2. For reasons stated in the preamble this ordinance is hereby declared an emergency measure and shall go into immediate effect.

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

Passed:
Effective:

Date: 10/14/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-84-15
1st Reading: 10/19/15
Public Notice: 10/22/15
2nd Reading: 12/07/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-84-15

AN ORDINANCE FOR THE REZONING OF 35+ ACRES LOCATED NORTH OF ORDERS ROAD AND WEST OF HAUGHN ROAD FROM SF-1 TO PUD-R

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on October 6, 2015; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

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

SECTION 1. The following described premises are rezoned from SF-1 to PUD-R, with Zoning Text:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 and being 35.25 acres conveyed to Homewood Corporation, as recorded in Official Records, 200908040113908, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law



C-84-15

**DESCRIPTION OF
35.25 ACRES +/- FOR ZONING PURPOSES**

Situated in the State of Ohio, County of Franklin, City of Grove City, being within Virginia Military Survey No. 1383, and being all of that 36 acre tract of land (having a Franklin County Parcel Number 040-009246) described in deed to Homewood Corporation, of record in Instrument 200908040113908, all of which being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING FOR REFERENCE, at the southwest corner of said 36 acres and the southeast corner of a tract of land described in deed to Glenn A and Diane Hickman (Parcel 040-009248) , also being in the centerline of Orders Road;

Thence North 02°00'21" East, a distance of 1710.44 feet, with the west line of said 36 acres and the east lines of said Hickman tract, and that tract of land described in deed to Ronald Belford (Parcel 160-002956), to a common corner of said 36 acres and said Belford tract of land;

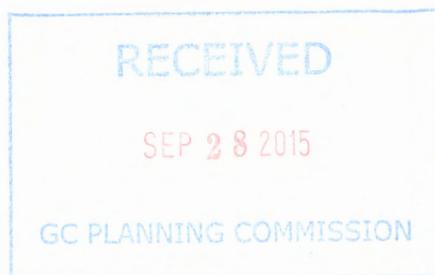
Thence South 87° 27'25" East, a distance of 894.78 feet, with the north line of said 36 acres and south line of a tract of land described in deed to Loretta Murib (Parcel 160-000174) and that tract of land described in deed to Homewood Corp. (Parcel 040-009244), to the northeast corner of said 36 acre tract;

Thence South 02°04'39" West, a distance of 1707.15 feet, with the east line of said 36 acre tract and the west line of Southern Grove Estates, to the southeast corner of said 36 acres, also being in the centerline of Orders Road;

Thence North 87°40'01" West, a distance of 892.61 feet, with the south line of said 36 acres and the centerline of Orders Road, to the **POINT OF TRUE BEGINNING**, and containing 35.25 acres, more or less.

The above description is intended to be used for zoning purposes and not to be used for the transfer of real property.

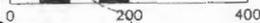
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.





NORTH

SCALE IN FEET



BELFORD RONALD L
160-002956-00

MURIB LORETTA M TOD
160-000174-00

HOMEWOOD CORPORATION
040-009244-00

GOLDHARDT
MARGUERITE E TR
160-001022-00

HOMEWOOD CORPORATION
040-009246-00

WELLS ADAM M
WELLS TIFFANY M
160-003009-00

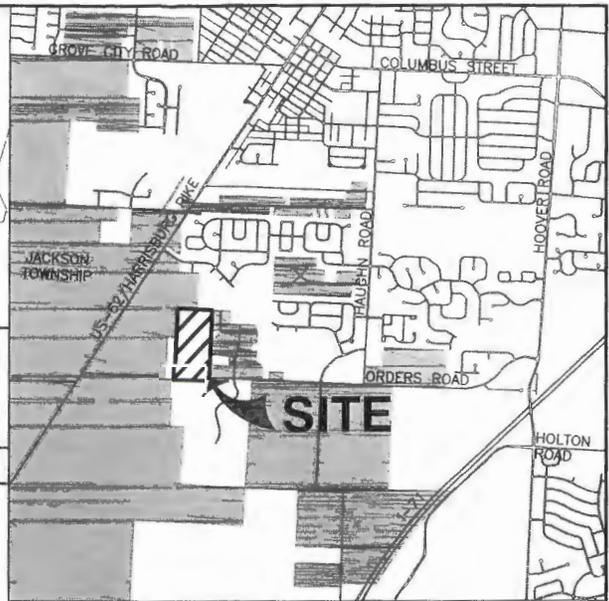
HICKMAN GLENN A
DIANE E
040-009248-00

JALLAO MAFEZ M
JALLAO HULIA M
160-001349-00

CITY OF GROVE CITY
040-009243-00

BROWN JOSEPH D
BROWN MARCIA L
160-000184-00

*HAND SIGNATURE ON FILE



LOCATION MAP
NOT TO SCALE



REFERENCE

- 1. ALL EXISTING BASE MAP INFORMATION OBTAINED FROM FRANKLIN COUNTY AUDITORS, AUGUST 2015.



Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

HOMEWOOD CORPORATION
HICKORY CREEK ESTATES
GROVE CITY, OHIO
CITY PROJECT NO. 201509080062

ZONING EXHIBIT

DRAWN BY: MCR CHECKED BY: DFB APPROVED BY: *CLL FIGURE NO.:
DATE: SEPTEMBER 2015 DWG SCALE: AS SHOWN PROJECT NO: 152-743

P:\2015\152-743-CADD\Draw\152743-C101-Zoning Exhibit.dwg\OUTPUT\LS(9/28/2015 - Inmate) - LP_9/28/2015 8:15 AM

C-84-15

Hickory Creek
(Holton Park)

35.25 ± ACRES, BETWEEN ORDERS AND HARRISBURG PIKE

GROVE CITY, OHIO

PUD-R with R-2 Standards

**Homewood Corporation
2700 E. Dublin Granville Road
Suite 300
Columbus, OH 43231**

ZONING TEXT

(FOR 35.25 ± ACRES OF SINGLE FAMILY LOTS AND OPEN SPACE)

October 6, 2015



I. INTRODUCTION

The Homewood Corporation is submitting this Development Plan application of 35.25± acres to include single-family lots and open space. The site is located along the east side of Harrisburg Pike, south of the Holton Run Subdivision. A portion of the site abuts properties within Jackson Township (the Southern Grove Subdivision).

II. DEVELOPMENT STANDARDS (RESIDENTIAL 35.25 ± ACRES):

100% of the single-family lots shall meet the Residential District Minimum Requirements for R-2 lots (80' foot minimums). The average lots size in the community is 11,500 square feet.

The applicant/owner of the property will commit to the development of the property in accordance with the Development Plan and Text. The development plan will become a part of the resolution and will be subject to variation in accordance with final engineering.

Single Family Architectural Standards:

1. Roofs: No flat roofs shall be permitted on any residential structure or accessory building.
2. Building Heights: Building height shall not exceed 35'.
3. Fences: Fences or walls shall be constructed of wood, stone, vinyl or brick, and in no event shall chain link or other metal or wire fencing be permitted; EXCEPTION: There is an express exception to the prohibition of metal fences. In the case of an approved in-ground pool, five foot aluminum or wrought iron/ornamental fences typical of those installed around such pools, shall be reviewed and may be approved by the Design Review Board.
4. Landscaping: A typical landscape plan for the homes is included in the Development Plan Drawings which shall be submitted to, reviewed, and approved, by the City's Urban Forester as part of the Development Plan approval.
5. Lighting: Interior street lighting will be on alternating sides of the street. All lighting shall be decorative cut-off, down or up-cast as required by Grove City ordinances. See Plan for details.
6. Mail Boxes: Each single-family home will have the same style pole mounted mailbox, installed by the builder as depicted on the Plan.
7. Square Footages: Homes will have minimum square footages of 1,800 square feet for ranches and 2,000 square feet for two story homes.

8. Materials: Minimum exterior materials:

- a. Shingles: Architectural dimensional shingles.
- b. Siding: Stucco, hardi-plank, cementitious siding and 6" beaded vinyl siding (0.044mm thickness). Substitutions to the materials list above may be approved by the Chief Building Official provided the replacement materials are deemed to be equivalent in quality or better.
- c. Brick or Stone: Numerous types
- d. Gutters: White Alcoa
- e. Trim: LP Smart Trim
- f. Entry Door: Therma Tru Builder Series
- g. Windows: White Silverline
- h. Garage Doors: Clopay 16' x 7' non-insulated, raised panel
- i. Soffit and Fascia: LP Smart Trim
- j. Flashing: 16 Gauge Apron Flashing
- k. Accent Roofs: May be constructed of standing seam metal.

Substitutions to the materials list above may be approved by the Chief Building Official provided the replacement materials are deemed to be equivalent in quality or better.

9. Diversity. In order to prevent excessive duplication of any particular home style, no home having the same house plan and same elevation may be built with less than two lots between them or directly across the street from the other. No home having the same house plan, even with a different elevation, may be built side-by-side or directly across the street. Home siding colors cannot be repeated side-by-side.

10. Four sided architecture, including windows and equal design and material selection, is required for all buildings.

Off-site Improvements:

A project entry sign shall be located along Orders Road. The proposed sign(s) shall be located on either side of the entry drive and shall not obstruct views to vehicular traffic or inhibit access to the property. All other signage shall comply with the City of Grove City ordinances. Construction of these off-site improvements shall be completed in Phase I as indicated on the Development Plan.

Landscaping:

- 1. All landscaping shall comply with the regulations of the City of Grove City Development Procedures.

2. Street Trees shall be provided in accordance with Chapter 1136 of the City of Grove City Development Procedures.
3. **Removed 09/28/2015.**
4. A 30' landscape buffer shall be provided along Orders Road as indicated on the Development Plan.

Roads and Circulation:

1. One point of ingress/egress shall be provided from Orders Road.
2. Hickory Creek shall have one active connection to Holton Run to the north.
3. At the request of Grove City, the streets will not connect.
4. Additional points of ingress and egress are identified on the Development Plan.

III. OPEN SPACE:

1. The site's 6.69 ± acres of open space acreage shall be maintained by the Homeowners Association.
2. The open space is located along both sides of the Holton Run drainage swale. These open space areas will contain newly created detention ponds that will serve as storm water management for the site. Walking paths will connect the neighborhood and be located around the pond perimeters where feasible.
3. All attempts will be made to preserve existing trees and vegetation along the shared property edge where grading and drainage permit.

IV. GENERAL PROVISIONS:

1. The applicant/developer shall conform to the City of Grove City requirements regarding storm water management and sanitary sewers.
2. Homeowner Association responsibilities: A homeowners association will be formed for the entire 35.25 ± acre site prior to ± 90% of the lot closings. The Association's responsibilities will include the maintenance of all common areas not owned by the City including, but not limited to, entrance features, landscaping and the maintenance and care of reserves as set forth on the Development Plan.
3. The following accessory structures are prohibited:

- a. Above ground pools
- b. Antennas
- c. Satellite dishes over 24" in diameter
- d. Outdoor storage units/utility sheds

V. 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 Test.

James L. Lipnos
President
Homewood Corporation

Date

Approved:

By:
Its:

Date

Date: 10/27/15
Introduced By: Ms. KMcGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No. : C-86-15
1st Reading: 11/02/15
Public Notice: 11/05/15
2nd Reading: 12/07/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-86-15

AN ORDINANCE APPROVE AN M-1 ZONING CLASSIFICATION FOR
21.86+ ACRES LOCATED AT 1345, 1351, 1393 STRINGTOWN ROAD
UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the zoning classification of certain premises, upon its annexation to the City, hereinafter described; and

WHEREAS, the Planning Commission approved the M-1 Zoning Classification request on October 06, 2015; and

WHEREAS, a copy of the annexation, together with a map and zoning classification request and the recommendation of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

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

SECTION 1. The following described premises shall be given a zoning classification of M-1 - Medical, upon its annexation to the City of Grove City, Ohio:

Situated in the State of Ohio, County of Franklin, City of Grove City and being in Virginia Military Survey No. 469, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

Ted A. Berry, President of Council

Passed:
Effective:

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance
is correct as to form.

Stephen J. Smith, Director of Law

C-86-15
Exhibit A

**ZONING DESCRIPTION OF
21.87 ACRES**

Situate in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey No. 469, being all of that 5 acre tract conveyed to OhioHealth Corporation by deed of record in Instrument Number 201112070159696, that 4 acre tract conveyed as Parcel I and that 1 acre tract conveyed as Parcel II to OhioHealth Corporation by deed of record in Instrument Number 201112070159699, that 5 acre tract conveyed to OhioHealth Corporation by deed of record in Instrument Number 201112070159698, that 5 acre tract conveyed as Parcel I and that 2 acre tract conveyed as Parcel II to OhioHealth Corporation by deed of record in Instrument Number 201202210023738, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING in the centerline of Stringtown Road at the common corner of said 5 acre tract (I.N. 201112070159696) and that 5.11 acre tract conveyed to The Reorganized Church of Jesus Christ of Latter Day Saints by deed of record in Official Record 29445C03;

Thence with the perimeter of said OhioHealth Corporation tracts, the following courses and distances:

South 14° 14' 33" West, a distance of 1094.51 feet to a point;

North 74° 48' 03" West, a distance of 790.79 feet to a point;

North 14° 12' 33" East, a distance of 218.29 feet to a point;

North 73° 52' 31" West, a distance of 98.66 feet to a point;

North 14° 13' 45" East, a distance of 876.07 feet to a point in the centerline of said Stringtown Road;

South 74° 42' 29" East, with said centerline, a distance of 889.78 feet to the TRUE POINT OF BEGINNING, containing 21.87 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

C-86-15



Date: 11/11/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Ms. Kelly
Approved: Mr. Boso
Emergency: 30 Days: X
Current Expense: _____

No. : C-87-15
1st Reading: 11/16/15
Public Notice: 11/19/15
2nd Reading: 12/07/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-87-15

AN ORDINANCE TO VACATE A 20' SANITARY SEWER EASEMENT LOCATED SOUTH OF I-270 AND WEST OF GANTZ ROAD

WHEREAS, the City granted a sanitary sewer easement as part of the 2006 Development Plan for Gantz Meadows that was never constructed; and

WHEREAS, this property had received approval for development as The Village at Gantz Meadows; and

WHEREAS, this easement is no longer needed and needs to be vacated for the new development known as The Village at Gantz Meadows; and

WHEREAS, the City's Consulting Engineer has review this request and finds no objection to the vacation of this sanitary sewer easement.

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

SECTION 1. The existing 20' sanitary sewer easement depicted in Exhibit A and described in Exhibit B is hereby vacated.

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

Ted A. Berry, 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

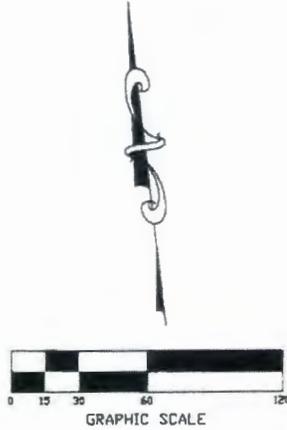
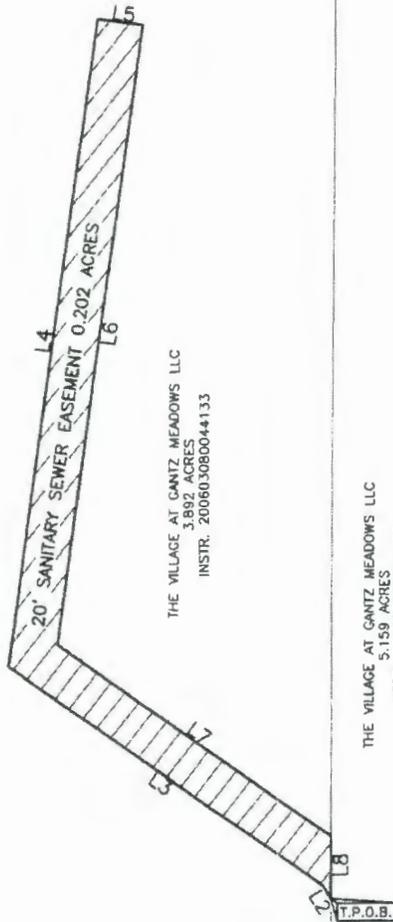
C-87-15
Exhibit A



Civil & Environmental Consultants, Inc.

8740 Orion Place, Suite 100 Columbus, Oh. 43240
 (614) 540-6633 (888)598-6808 FAX(614)540-6638
 CHICAGO, IL. · CINCINNATI, OH. · EXPORT, PA · INDIANAPOLIS, IN.
 NASHVILLE, TN. · PITTSBURGH, PA. · ST. LOUIS, MO.

20' Sanitary Sewer Easement



Situate

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 6839.

Basis of Bearings

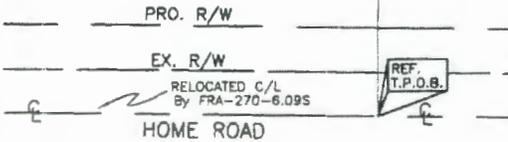
Bearings were based on the Franklin County Monuments FCGS 4432 and FCGS 4426 based on the State Plane Coordinate System, Ohio, South Zone, NAD 83 (1986 adjustment), which said monuments having a bearing of North 02°25'45" East between them.

Line Table

Line	Bearing	Distance
L1	N 07°07'01" E	160.27'
L2	N 24°22'29" W	6.33'
L3	N 47°38'10" W	169.35'
L4	N 14°33'52" E	285.52'
L5	S 75°28'08" E	20.00'
L6	S 14°33'52" W	273.46'
L7	S 47°36'10" E	147.19'
L8	S 07°07'01" W	27.56'



Jerry A. Malott
 Jerry A. Malott P.S. 5963



REVISION RECORD		DRAWN BY: NW	JOB NUMBER 050052
DATE	DESCRIPTION	FIELD WORK BY: N/A	
		DATE: 03-13-06	
		SCALE: 1" = 60'	

C-87-15
Exhibit B



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 • Columbus, Ohio 43240
Phone 614.540.6633 • Fax 614.540.6638
CHICAGO, IL. • CINCINNATI, OH • EXPORT, PA. • INDIANAPOLIS IN.
NASHVILLE, TN. • PITTSBURGH, PA. • ST. LOUIS, MO.

"EXHIBIT A"

**DESCRIPTION OF A 20' SANITARY SEWER EASEMENT
0.202 ACRE TRACT
LOCATED SOUTH OF INTERSTATE 270
WEST OF GANTZ ROAD
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO**

Situate in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 6839, and being part of a 3.892 acre tract conveyed to the Village at Gantz Meadows, LLC, by deed of record in Instrument Number 200603080044133, all records herein are from the Recorder's Office, Franklin County, Ohio, said 20' Sanitary Sewer Easement, 0.202 acre tract being more particularly described as follows:

BEGINNING FOR REFERENCE, at the southeast corner of said 3.892 acre tract and a southwest corner of a 5.159 acre tract conveyed to the Village at Gantz Meadows, LLC, by deed of record in Instrument Number 200603080044135, and being on the relocated centerline of Home Road as shown on the right-of-way plans for Interstate 270, named FRA 270-6.09S;

Thence North 07°07'01" East, a distance of 160.27 feet, along the common line of said 3.892 acre tract and said 5.159 acre tract, to the **TRUE POINT OF BEGINNING**;

Thence with the following six (6) courses and distances across said 3.892 acre tract:

1. North 24°22'29" West, a distance of 6.33 feet, to a point;
2. North 47°36'10" West, a distance of 169.35 feet, to a point;
3. North 14°33'52" East, a distance of 285.52 feet, to a point;
4. South 75°26'08" East, a distance of 20.00 feet, to a point;
5. South 14°33'52" West, a distance of 273.46 feet, to a point;
6. South 47°36'10" East, a distance of 147.19 feet, to a point;

Thence South 07°07'01" West, a distance of 27.56 feet, along the common line of said 5.159 acre tract and said 3.892 acre tract, to the **TRUE POINT OF BEGINNING**, containing 0.202 acres, more or less.

The bearings shown above are determined between Franklin County Monuments FCGS 4432 and FCGS 4428 based on the State Plane Coordinate System, Ohio, South Zone, NAD 83 (1986 adjustment), which said monuments having a bearing of North 02°25'45" East between them.



Civil & Environmental Consultants, Inc.

Jerry A. Malott 3-15-06
Date
Jerry A. Malott
Registered Surveyor No. S-5963

Date: 11/12/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Co. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No. : C-88-15
1st Reading: 11/16/15
Public Notice: 11/29/15
2nd Reading: 12/07/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE NO. C-88-15

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 1.5+ ACRES OF HOOVER ROAD LOCATED NORTH OF ORDERS RD IN JACKSON TOWNSHIP TO THE CITY OF GROVE CITY

WHEREAS, a petition for the annexation of 1.5+ acres, more or less, in Jackson Township was duly filed by the Grove City Church of the Nazarene, et. al; and

WHEREAS, said petition was considered by the Board of County Commissioners of Franklin County, Ohio on August 11, 2015; 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 September 14, 2015.

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 Grove City Church of the Nazarene, et. al 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 08, 2015 and which said petition was approved for annexation to the City of Grove City by the County Commissioners on August 11, 2015, 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 and 6840. 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.

Ted A. Berry, President of Council

EXHIBIT A

C-88-15

PROPOSED ANNEXATION 1.5± ACRES

FROM: JACKSON TOWNSHIP

TO: CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Virginia Military Survey Nos. 1383 and 6840, being all of that 0.115 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200310230339960, that 0.092 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200310280344238, that 0.193 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200310280344239, that 0.055 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200306240190486, being part of that 0.229 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200309160294442, that 0.579 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200309020276102, that tract conveyed to Keith R. and Marlene M. Bradshaw by deed of record in Instrument Number 199812300336230, that 51.760 acre tract conveyed to Margie's Cove, LLC by deed of record in Instrument Number 200406140136959, and that 26.904 acre tract conveyed to Grove City Church of the Nazarene by deed of record in Official Record 20662104, (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 that 0.284 acre tract conveyed to the Grove City Church of The Nazarene by deed of record in Official Record 34023B17 and said 0.055 acre tract, with the southerly common corner of that 0.138 acre tract conveyed to The City of Grove City by deed of record in Instrument Number 200309160294447 and that 0.43 acre tract conveyed to Jack Ward and Sharon June Ward by deed of record in Instrument Number 199902230045999, in the existing Grove City Corporation Line as established by Ordinance Number 16-89 of record in Official Record 136541107, in the easterly right-of-way line of Hoover Road;

Thence southerly, with said easterly right-of-way line, with the line common to said 0.055, 0.284, and 0.193 acre tracts and that 1.025 acre tract conveyed to FGCCN Holdings, LLC by deed of record in Instrument Number 201409020114103, a distance of approximately 270 feet to a point in the northerly line of said Bradshaw tract;

Thence westerly, continuing with said easterly right-of-way line, with the line common to said Bradshaw and 0.193 acre tracts, a distance of approximately 10 feet to a point;

Thence southerly, continuing with said easterly right-of-way line, across said Bradshaw tract, a distance of approximately 126 feet to a point in the northerly line of said 0.092 acre tract;

Thence easterly, continuing with said easterly right-of-way line, with a line common to said Bradshaw tract and said 0.092 acre tract, a distance of approximately 20 feet to a point;

Thence southerly, continuing with said easterly right-of-way line, and said common line, a distance of approximately 80 feet to a point in a northerly line of said 26.904 acre tract;

Thence westerly, continuing with said easterly right-of-way line, with the line common to said 26.904 and 0.092 acre tracts, a distance of approximately 20 feet to a point;

Thence southerly, continuing with said easterly right-of-way line, across said 26.904 acre tract, a distance of approximately 228 feet to a point in the northerly line of said 0.115 acre tract;

Thence easterly, continuing with said easterly right-of-way line, with a line common to said 26.904 and 0.155 acre tracts, a distance of approximately 20 feet to a point;

Thence southerly, continuing with said easterly right-of-way line, and said common line, a distance of approximately 100 feet to a point;

Thence westerly, continuing with said easterly right-of-way line, and said common line, a distance of approximately 20 feet to a point;

Thence southerly, continuing with said easterly right-of-way line, across said 26.904 acre tract, a distance of approximately 151 feet to a point in the northerly line of that 3.801 acre tract conveyed to the Grove City Church of the Nazarene by deed of record in Instrument Number 200209030164295, in the

EXHIBIT A

PROPOSED ANNEXATION 1.5± ACRES

-2-

existing Grove City Corporation Line as established by Ordinance Number C-74-95 of record in Official Record 30954E18;

Thence westerly, across said Hoover Road, across said 51.760 acre tract, with said existing Corporation Line (C-74-95), a distance of approximately 78 feet to a point in the existing Grove City Corporation Line as established by Ordinance Number C-16-75 of record in Miscellaneous Record 164, Page 545;

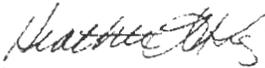
Thence northerly, with said existing Corporation Line (C-16-75), across said 51.760 acre tract, a distance of approximately 130 feet to a point;

Thence northerly, continuing with said existing Corporation Line (C-16-75), across said 51.760, 0.579 and 0.229 acre tracts, a distance of approximately 828 feet to a point in said existing Corporation Line (16-89);

Thence easterly, with said existing Corporation Line (16-89), across a portion of said 0.229 acre tract, with the line common to said 0.138 and 0.055 acre tracts, a distance of approximately 70 feet to the POINT OF BEGINNING, containing approximately 1.5 acres, more or less.

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

EVANS, MECHWART, HAMBLETON & TILTON, INC.


Heather L. King
Professional Surveyor No. 8307

3/31/15

Date

HLK.mrn
1_5 ac 20141544 VS-ANNX.doc

ANNEXATION
PLAN & DESCRIPTION
ACCEPTABLE
DEAN C. RINGE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

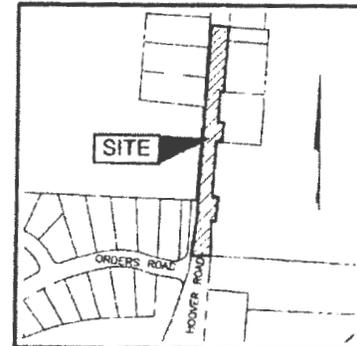
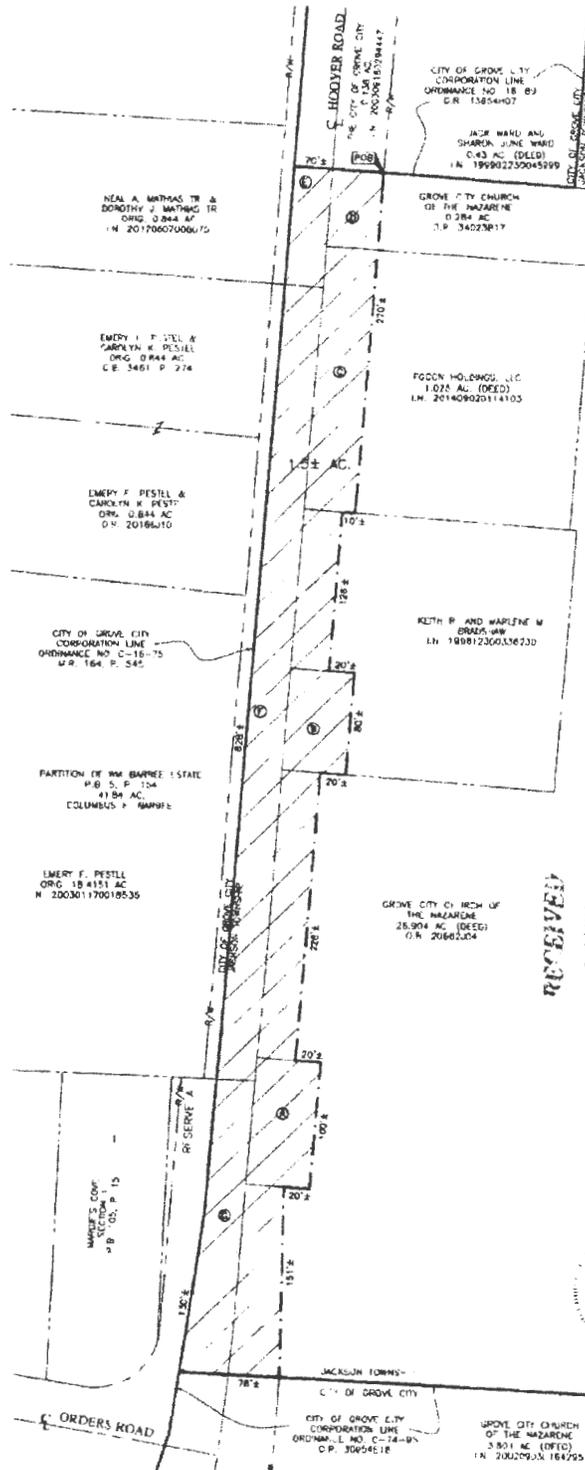
By BB/FAE Date 4/1/15

APR 01 2015

FRANKLIN COUNTY ENGINEER
DEAN C. RINGE, P.E., P.S.

2-88-15
EXHIBIT B

ANNEXATION OF 1.5± ACRES
FROM: JACKSON TOWNSHIP TO: CITY OF GROVE CITY
VIRGINIA MILITARY SURVEY NO. 1383 & 6840
JACKSON TOWNSHIP, COUNTY OF FRANKLIN, STATE OF OHIO



- ① THE CITY OF GROVE CITY
 0.115 AC.
 I.N. 200310230338880
- ② THE CITY OF GROVE CITY
 0.882 AC.
 I.N. 200310280344238
- ③ THE CITY OF GROVE CITY
 0.183 AC.
 I.N. 200310280344239
- ④ THE CITY OF GROVE CITY
 0.086 AC.
 I.N. 2003030240180488
- ⑤ THE CITY OF GROVE CITY
 0.228 AC.
 I.N. 200309180294442
- ⑥ THE CITY OF GROVE CITY
 0.579 AC.
 I.N. 200308020278102
- ⑦ HARBOE'S COVE, LLC
 31.780 AC.
 I.N. 200408140138858

AREAS TO BE ANNEXED

PROPOSED CITY OF GROVE CITY CORPORATION LINE
 EXISTING CITY OF GROVE CITY CORPORATION LINE

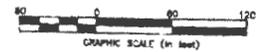
Contiguity Note:
 Total perimeter of annexation area is 2151.19 feet, of which 1105.8 feet is contiguous with City of Grove City by Ordinance Numbers 16-89, C-74-85 and C-16-75, giving 51% perimeter contiguity.

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

RECEIVED

NOV 10 2015

ANNEXATION
 PLAT & DESCRIPTION
 ACCEPTED BY
 FRANKLIN COUNTY ENGINEER
 By: [Signature] Date: 4/1/15



Heather L. King
 Professional Surveyor No. 8107
 Date: 3/2/15

EMHT		Date: January 23, 2015
Home, Mechanical, Electrical & Trench, Inc. Engineers • Surveyors • Planners • Schedulers 3800 North Albany Road, Columbus, OH 43260 Phone: 614-279-4300 Fax: 614-279-7134 emht.com		Scale: 1" = 80'
Job No: 2014-1544		Sheet: 1 of 1
REVISIONS NO. DATE DESCRIPTION 01/31/15 Revisions per meeting		

Date: 11/12/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-89-15
1st Reading: 11/16/15
Public Notice: 11/19/15
2nd Reading: 12/07/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-89-15

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DOG GROOMING AND BOARDING FACILITY FOR PINNACLE PETS LOCATED ON FARBANK WAY

WHEREAS, Pinnacle Pets, applicant, has submitted a request for a Special Use Permit for a dog grooming and boarding facility located on parcel 040-009908 on Farmbank Way; and

WHEREAS, on November 3, 2015, 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)A1k and l is hereby issued to Pinnacle Pets for parcel #040-009908 located on Farmbank Way, as submitted.

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

Ted A. Berry, 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: 11/12/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No. : C-90-15
1st Reading: 11/16/15
Public Notice: 11/19/15
2nd Reading: 12/07/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-90-15

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A PET STORE FOR PETLAND LOCATED AT 2740-2744 LONDON-GROVEPORT ROAD

WHEREAS, Petland, applicant, has submitted a request for a Special Use Permit for a Pet Store located at 2740 - 2744 London Groveport Road; and

WHEREAS, on November 3, 2015, 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)A1k is hereby issued to Petland located at 2740 - 2744 London-Groveport Road, as submitted.

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

Ted A. Berry, 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: 11/12/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No. : C-91-15
1st Reading: 11/16/15
Public Notice: 11/19/15
2nd Reading: 12/07/15
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-91-15

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DAY CARE CENTER FOR TAHNA'S BUSY BEES LOCATED AT 4461 BROADWAY

WHEREAS, Tahna's Busy Bees, applicant, has submitted a request for a Special Use Permit for a Day Care Center located at 4461 Broadway; and

WHEREAS, on November 3, 2015, the Planning Commission of the City of Grove City recommended the approval of a Special Use Permit at this location, with the following stipulations:

1. The proposed fencing around the play area shall be 6' vinyl white privacy fencing;
2. The proposed fencing around the play area shall be set back at least 8' from the pick-up/drop-off drive;
3. The applicant shall work with the Urban Forester to determine appropriate landscaping along the proposed fence to visually separate the play area from the drive aisle; and
4. Safety bollards shall be installed on three (3) sides of the play area for safety reasons.

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

SECTION 1. A Special Use Permit, under Section 1135.09b(12)A1p is hereby issued to Tahna's Busy Bees located at 4461 Broadway contingent upon the stipulations set by Planning Commission.

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

Ted A. Berry, 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: 10/15/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

Postpone
to 12/7

No. : CR-66-15
1st Reading: 10/19/15
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-66-15

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR HOLTON PARK LOCATED NORTH OF ORDERS AND WEST OF HAUGHN ROADS

WHEREAS, on October 06, 2015, the Planning Commission recommended approval of the Development Plan for Holton Park, with the following stipulations:

1. Williamsburg Court shall be renamed;
2. Additional traffic control measures shall be implemented along Hickory Creek Drive. The applicant shall work with Staff to ensure appropriate design.
3. The two (2) leisure paths around the stormwater retention ponds shall be connected
4. Collapsible bollard details shall be removed from Sheet C800; and
5. No Parking signs shall be added to one side of all 28' wide streets.

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 Holton Park, 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.

Ted A. Berry, 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.