

**GROVE CITY, OHIO COUNCIL
LEGISLATIVE AGENDA**

December 21, 2015

6:30 Caucus

7:00 – Reg. Meet.

Presentations:

FINANCE: Mr. Bennett

- Ordinance C-92-15 Amend Section 121.01 of the Codified Ordinances titled Council Salary. Second reading and public hearing.
- Ordinance C-95-15 Amend Section 161.09 of the Codified Ordinances titled Fringe Benefits. Second reading and public hearing.
- Ordinance C-96-15 Authorize the City Administrator to Enter into an Economic Development Agreement with Mount Carmel Health System. Second reading and public hearing.
- Ordinance C-98-15 Make Appropriations for Current Expenses and Other Expenditures for which the City of Grove City must provide during the twelve months ending December 31, 2016.

SAFETY: Mr. Davis

- Ordinance C-99-15 Amend Section 1135.09(b)(12)k titled Special Use Permits. First reading.

LANDS: Ms. Klemack-McGraw

- Ordinance C-91-15 Approve a Special Use Permit for a Day Care Center for Tahna's Busy Bees located at 4461 Broadway. Second reading and public hearing.
- Ordinance C-100-15 Approve a Special Use Permit for a Drive-Thru Window for Jimmy Johns Sandwiches located at 3041 Turnberry Court. First reading.
- Ordinance C-101-15 Approve a Special Use Permit for Outdoor Seating for Buckeye Parkway Retail Center located at 4145 Buckeye Parkway. First reading.
- Ordinance C-102-15 Approve the Rezoning of 7.4+ acres located North of Home Road and East Turnberry Court from R-1 to IND-1. First reading.
- Resolution CR-66-15 Approve the Development Plan for Holton Park located North of Orders Road and West of Haughn Road.
- Resolution CR-75-15 Approve a Certificate of Appropriateness for Derby Square and the installation of an attended Donation Pod located at 2161 – 2263 Stringtown Road.

ON FILE: Minutes of: 12/04 & 14/15 - Council Meeting; 12/05/15 – Planning Commission

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: 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: 12/15/15
 Introduced By: Mr. Bennett
 Committee: Finance
 Originated By: Mayor Stage
 Approved: _____
 Emergency: 30 Days: _____
 Current Expense: XX

No.: C-98-15
 1st Reading: 12/21/15
 Public Notice: 12/10/15
 2nd Reading:
 Passed: _____ Rejected:
 Codified: _____ Code No:
 Passage Publication:

ORDINANCE C-98-15

AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR WHICH THE CITY OF GROVE CITY MUST PROVIDE DURING THE TWELVE MONTHS ENDING DECEMBER 31, 2016

WHEREAS, appropriations are required effective January 1, 2016 to provide for the current expenses and other expenditures associated with the operations of the City for the fiscal year ending December 31, 2016.

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

SECTION 1. The following appropriations are hereby made in the General Fund (100):

Department	#	Personal Services	All Other	2016 Budget Request
CITY COUNCIL	100010	232,705	23,450	256,155
ADMINISTRATION	100030	463,143	50,852	513,995
FINANCE	100040	389,299	608,575	997,874
LAW	100050	0	534,500	534,500
POLICE	100070	8,376,478	1,293,000	9,669,478
COMMUNICATIONS	100071	1,363,959	55,400	1,419,359
CLERK OF COURTS	100072	248,808	137,450	386,258
BUILDING	100080	847,812	131,700	979,512
LANDS & BUILDINGS	100090	1,170,843	2,527,065	3,697,908
PARKS & REC	100100	855,457	566,650	1,422,107
GARAGE	100110	103,852	146,425	250,277
GENERAL GOV.	100120	579,350	7,403,142	7,982,492
HEALTH	100160	0	340,915	340,915
INFORMATION SYS	100250	665,846	1,115,680	1,781,526
COMMUNITY RELS	100260	133,743	141,000	274,743
HUMAN RESOURCE	100270	94,104	67,000	161,104
DEVELOPMENT	100310	434,323	292,824	727,147
GENERAL FUND		15,959,722	15,435,628	31,395,350

SECTION 2. The following appropriations are hereby made in the following funds:

Department	#	Personal Services	All Other	2016 Budget Request
STREET	101400	1,148,866	852,219	2,001,085
STATE HIGHWAY	102000	0	170,000	170,000
POLICE PENSION	103000	1,289,050	20,000	1,309,050
GEN RECREATION	104000	835,343	488,900	1,324,243
LOCAL \$5 LICENSE	105000	0	300,000	300,000
COUNTY LICENSE	106000	0	60,000	60,000
SENIOR NUTRITION	108000	0	15,000	15,000
DRUG LAW ENF	109000	0	44,000	44,000
COMMUNITY DEV	112600	113,264	340,500	453,764
COMMUNITY ENV.	113000	0	136,700	136,700
COURT COMPUTER	120000	0	52,400	52,400
BIG SPLASH	125700	223,112	112,263	335,375
BOND RETIREMENT	201000	0	1,732,456	1,732,456
BUCKEYE TIF	202000	0	2,788,924	2,788,924
PINNACLE TIF	203000	0	1,405,630	1,405,630
ROCKFORD TIF	136000	0	202,000	202,000
SR665 TIF	204000	0	290,187	290,187
CAPITAL IMPROVE.	305000	0	6,527,843	6,527,843
REC DEVELOPMENT	306000	0	585,350	585,350
WORKERS COMP	401000	0	270,000	270,000
WATER FUND	501000	0	789,517	789,517
SEWER FUND	502800	517,897	1,335,076	1,852,973
DEPOSIT TRUST	601000	0	800,000	800,000
SECTION 125	607000	5,000	0	5,000
SCIOTO TWSHP JEDD	620000	0	1,000,000	1,000,000
CONVENTION BUR	801000	0	300,000	300,000
TOTALS		4,132,532	20,618,965	24,751,497

SECTION 3. The Director of Finance is hereby authorized to issue his check against the appropriate city account for the amount appropriated and for the purpose stated in this ordinance upon receiving the proper certificate and vouchers therefore approved by an officer authorized by law to approve same or authorized by an ordinance of Council to make expenditures.

SECTION 4. The salary for the Administrative Assistant shall be \$135,000.00 annually for the period January 1, 2016 to December 31, 2016, and the salary for the Clerk of Council shall be \$81,475.00 for the period January 1, 2016 to December 31, 2016. They shall receive the same benefits outlined in Chapters 159 and 161 of the Codified Ordinances.

SECTION 5. This ordinance shall go into 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

Date: 12-15-15
Introduced By: Mr. Davis
Committee: Safety
Originated By: Mr. Berry
Approved: _____
Emergency: 30 Days: X
Current Expense: _____

No.: C-99-15
1st Reading: 12/21/15
Public Notice: 12/24/15
2nd Reading: 01/04/16
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-99-15

AN ORDINANCE TO AMEND SECTION 1135.09(b)(12)k TITLED SPECIAL USE PERMITS

WHEREAS, a Special Use Permit is required under Section 1135.09(b)(12)k for *Pet Shops for the selling, grooming or training of animals, except boarding of animals overnight or for longer periods of time*; and

WHEREAS, the selling of dogs is included in this definition; and

WHEREAS, it is desirous to exclude the selling of dogs in pet stores to provide for safer, more healthy dogs for the residents of Grove City to obtain.

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 1135.09(b)(12)k is hereby amended to read:

Pet Shops for the selling, grooming or training of animals, except boarding of animals overnight or for longer periods of time. The sale of dogs shall only be permitted as part of a non-profit adoption agency or rescue operation.

SECTION 2. 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

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

*Postponed
to 12/21*

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

No.: C-100-16
1st Reading: 12/21/15
Public Notice: 12/24/15
2nd Reading: 01/04/16
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-100-15

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR A DRIVE THRU FOR JIMMY JOHN SANDWICHES LOCATED AT 3041 TURNBERRY COURT

WHEREAS, Jimmy Johns Sandwiches, applicant, has submitted a request for a Special Use Permit for a Drive Thru located at 3041 Turnberry Ct.; and

WHEREAS, on December 8, 2011, 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. A 4' wide landscape island shall be installed on the north side of the drive-thru lane to separate the drive-thru lane from the primary drive aisle. The applicant shall work with the Urban Forester to select appropriate landscaping within this landscape island;
2. Pavement markings shall be added to identify the drive-thru lane on the east side of the structure. All markings shall be white;
3. The menu board shall be placed on a brick base matching the brick on the primary structure;
4. Landscaping shall be installed around the base of the menu board and speaker;
5. The existing red bollards shall be painted black.

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 the Jimmy Johns Sandwiches located at 3041 Turnberry Court, 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: 12/15/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: C-101-16
1st Reading: 12/21/15
Public Notice: 12/24/15
2nd Reading: 01/04/16
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-101-15

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SEATING FOR BUCKEYE PARKWAY RETAIL CENTER LOCATED AT 4145 BUCKEYE PARKWAY

WHEREAS, Mulan LLC, property owner, has submitted a request for a Special Use Permit for Outdoor Seating at the Buckeye Parkway Retail Center located at 4145 Buckeye Parkway; and

WHEREAS, on December 8, 2011, 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. Plans shall be updated to show the location of proposed planters;
2. The applicant shall work with the Urban Forester to select appropriate plantings for the landscape planters.

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)A1s is hereby issued to the Buckeye Parkway Retail Center located at 4145 Buckeye Parkway, 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: 12/15/15
Introduced By: Ms. K-McGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: xx
Current Expense: _____

No.: C-102-15
1st Reading: 12/21/15
Public Notice: 12/24/15
2nd Reading: 03/07/16
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

ORDINANCE C-102-15

AN ORDINANCE FOR THE REZONING OF 7.4+ ACRES LOCATED NORTH OF HOME ROAD AND EAST OF TURNBERRY COURT FROM R-1 TO IND-1

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 December 8, 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 R-1 to IND-1:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Surveys 5745 and 6839 and being 7.4 acres conveyed to Charles P. Gilbery and Irma Jean Westlake, as recorded in Official Records, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibits "A" & "B" 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

CONVEYANCE TAX
EXEMPT
T. [Signature]
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

90804848

TRANSFERRED

APR 28 2015

Exhibit 11
C-102-15

201505190065309
Pg: 5 \$72.00 T20150034412
05/19/2016 2:28PM MEPM H LAUREN
Terry J. Brown
Franklin County Recorder

Lot 1

DEED OF GIFT

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

THIS DEED OF GIFT made this 14 day of April 2014, by and between CHARLES P.

GILBERT, also known as CHARLES PHILIP GILBERT, party of the first part, Grantor; and
CHARLES PHILIP GILBERT, Trustee, in trust for the CHARLES PHILIP GILBERT TRUST,
dated April 14, 2014, party of the second part, Grantee;

WITNESSETH:

That for and in consideration of love and affection, the receipt of which is hereby
acknowledged, the said party of the first part does hereby give and convey, with General
Warranty of Title, unto the said Trustee, with powers hereinafter set out, party of the second
part, any and all right, title, and interest which the party of the first part may possess in that
certain lot or parcel of land, together with improvements thereon, located in the County of
Franklin, City of Grove City, State of Ohio, and more particularly described as follows:

Being in Virginia Military Survey #5745

Beginning at a spike in the center line of Home Road and being south 85 deg.,
37' east 342.73 feet from an iron pin found in the center line of the road at south
west corner of the Frank and Minnie Haag tract as shown of record in Decd
Book 1912, at Page 88, among the Recorder's Office, Franklin County, Ohio;

Thence north 15 deg., 00' East (passing a iron pin at 20.35 feet and being
parallel to the west line of the Frank and Minnie Haag Tract) 906.30 feet to an
iron pin;

Thence along a south line of the tract now or formerly owned by Ida Bosworth,
south 85 deg., 54' East, 335.03 feet to a stone;

Thence along a east line of Bosworth tract, south 14 deg., 59' West (passing a
spike in an old post base at 887.2 feet) 908.1 feet to an iron pin found in the
center line of Home Road;

3907 Carolyn Avenue
Fairfax, VA 22031

Prepared by & return to:
M.H. Lawrence, P.C., VB#30251
4000 Legato Road, Suite 400
Fairfax, Virginia 22033

Thence along a center line of the road, North 85 deg., 37' West 334.77 feet to the place of beginning, containing 6.854 acres;

EXCEPTING therefrom the following 1.956 acre tract as conveyed to the State of Ohio by Deed Book 2791, Page 338 and bounded and described as follows:

Being a parcel of land lying on the Lt. and Rt. sides of the centerline of a survey, made by the Department of Highways, and recorded in Book 35, Page 88,89 of the records of Franklin County and being located within the following described points in the boundary thereof:

Commencing at a point in a Southwest corner of VMS Tract 6839, the Southeast corner of VMS Tract 5745 and the North line of VMS Tract 1388; thence Northerly along the common line between VMS Tract 5745 and VMS Tract 6839, N 13 deg. 20' 12" E for a distance of 800.36 feet to a point at Station 282+33.90 in the centerline of a survey made in 1961 by Ohio Department of Highways for FRA-270-6.09S; thence westerly upon and along said centerline of survey N 75 deg. 46" 58" W for a distance of 189.67 feet to a point at Station 280+44.23, said point being in the grantor's easterly property line, said point also being the point of beginning of this parcel; thence S 14 deg. 01' 33" W along the grantors easterly property line for a distance of 190.00 feet to a point in the proposed southerly Limited Access Right of Way line for a distance of 351.30 feet to a point in the grantor's westerly property line, thence N. 12 deg. 10'35" E along grantors westerly property line for a distance of 221.95 feet, crossing the centerline of the survey at Station 276+87.01 at a distance of 220.14 feet to a point in the grantor's northwest property line for a distance if 363.31 feet to a point in the grantor's northwest property corner; thence 586 deg. 25'35" E along the grantors northerly property line fir a distance if 363.31 feet to a point the grantor's northeast property corner; thence S 14 deg. 01" 33" W along the grantor's easterly property line for a distance of 68.92 feet to the point of beginning.

Being a part of the same premises conveyed to the grantor herein by deed as recorded in the records of Franklin County, Ohio in Deed Book 2569, Page 151.

It is understood that the above described parcel contains 1.956 acres, more or less, inclusive of the present road which occupies 0.000 acres, more or less.

Description for this parcel based on a survey made by G.W. Gruebmeier.

Further less and excepting the following 0.230 acre tract as conveyed by Charles P. Gilbert to the City of Grove City by Instruments Number 200012280261048 and Bounded and Described as follows:

Situated in the State of Ohio, County of Franklin City of Grove City, Virginia Military Survey Number 5745 and being out of that tract as conveyed to Charles P. Gilbert of record in Official record 625C09, (all references refer to records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at a point in the centerline of Home Road, the southeasterly corner of that tract as conveyed to Kirk Williams Company, Inc. of record in Deed Book 3360, Page 579, said point being South 86 deg.24'51" East, a distance of 435.67 feet from the intersection of said centerline with the centerline of Charles Drive;

Thence North 14 deg.08'28" East, with the easterly line of said Kirk Williams Company Tract, a distance of 30.52 feet to an iron pin set;

Thence South 86 deg.24'51" East, across Gilbert tract, a distance of 334.30 feet to an iron pin set in the westerly line of that tract as conveyed to William L. Redifer, Sr. of record in Deed Book 3406, Page 711;

Thence South 14 deg.07'28" West, with said westerly line a distance of 30.52 feet to the southwesterly corner thereof, being the centerline of said Home Road;

Thence North 86 deg.24'51" West, With said centerline, a distance of 334.31 feet to the point of beginning and containing 0.230 acre of land more or less, inclusive of the present road which occupies 0.154 acre of land, more or less.

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

Bearings herein are based on North 34 deg.14'00" East of the centerline of US 62 (North Broadway) as shown on the State of Ohio Department of Transportation Plan FRA-62-7.06 Sheet 14.

Parcel ID: 040-008688-00

Map Routing #: 040-0029C-073-00



The above-described land is conveyed subject to all easements and restrictions of record that legally affect the title to said property.

TO FURTHER HAVE AND TO HOLD the property with full power, right and authority hereby granted unto Grantee, and his successors in trust, to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and

conditions and for such consideration, or no consideration, as Grantee may in the discretion of Grantee deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as Grantee shall deem desirable, together with the right to grant licenses and easements for utility or other purposes across, over and under said property, and Grantee is hereby empowered to execute, acknowledge and deliver such deed, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Every deed, deed of trust, lease or other instrument executed by Grantee, or his successors in trust, on behalf of the trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title, or interest thereunder that: (i) at the time of the delivery of such instrument the trust was in full force and effect; (ii) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing such trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust, and (iii) if such instrument is executed by successor(s) in trust to Grantee that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of Grantee provided such successor(s) in trust certify in said instrument that such successor(s) in trust have been properly appointed.

WITNESS the following signature and seal:

Charles P. Gilbert (SEAL.)
CHARLES PHILIP GILBERT

COMMONWEALTH OF VIRGINIA)
COUNTY OF FAIRFAX) to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that CHARLES PHILIP GILBERT, whose name is signed to the foregoing Deed bearing date on the 14th day of April, 2014, has personally appeared before me in the jurisdiction aforesaid and acknowledge the same.

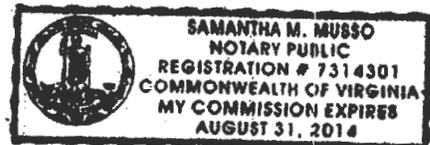
GIVEN under my hand and seal this 14th day of April, 2014.



Notary Public

My commission expires: 8.31.14

My registration number: 7314301



PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

**PREPARED BY: M. H. LAWRENCE, P.C., VB#30251
4000 LEGATO ROAD, SUITE 400
FAIRFAX, VIRGINIA 22033**

TRANSFERRED

NOV 25 2013

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

SHERIFF'S DEED

Rev. Code Sec. 2329.36

201311250195169
Pgs: 5 \$52.00 T20130102402
11/25/2013 11:10AM PL CLARK AND L
Terry J. Brown
Franklin County Recorder

Lol?

23448

Conveyance	
Mandatory-	95.00
Permissive-	95.00
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

I, **Zachary Scott**, Sheriff of Franklin County, Ohio pursuant to Order of Sale entered on April 10, 2012, in which PLAINTIFF, IRMA JEAN WESTLAKE recovered of DEFENDANT, WILLIAM LEROY REDIFER, JR., ET AL., the judgment granted on April 10, 2012 in amount of \$70,622.15 dollars, plus interest, together with the cost of said action, and in consideration of sum of \$95,000.00 dollars, the receipt whereof is hereby acknowledged from the Sale conducted on October 5, 2013 and upon Confirmation of Sale, do hereby **GRANT, SELL AND CONVEY** unto 2550 Home Road, LLC all rights, title and interest of the parties in the Court of Common Pleas, Franklin County, Ohio, Case No. ~~10-CV-16347~~ ^{10CVH 15374}, and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements situated in the County of Franklin and State of Ohio, known and described as follows, to-wit:

(SEE ATTACHED EXHIBIT A)

This deed does not reflect any restrictions, conditions or easements of record.

Prior Owner: William Leroy Redifer, Jr. and Irma Jean Westlake
 Property Address: 2550 Home Road, Grove City Ohio
 Parcel Number: 040-008689-00
 Prior Instrument Number: 201108230104798
 Tax Mailing Address: 500 South Front Street, Suite 1200, Columbus OH 43215

Executed this 6th day of November, 2013.



Zachary Scott
Sheriff of Franklin County, Ohio

STATE OF OHIO }
 } SS:
COUNTY OF FRANKLIN }

The foregoing was acknowledged before me this 6th day of November, 2013 by
Zachary Scott, Sheriff of Franklin County, Ohio.



Michelle Toombs
Notary Public, State of Ohio
My Commission Expires 06-11-2018



Notary Public

Sheriff of Ohio
My Commission Expires June 11, 2018

This instrument was prepared by:

CLARK & LOWE, LLC
1500 W. THIRD AVE. SUITE 310
COLUMBUS OH 43212
November 5, 2013

Exhibit A

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN AND IN THE CITY OF GROVE CITY :
Being Parts of surveys No. 5754 and 6839, Virginia Military District and Bounded and described as follows:

Beginning at a stake in the West line of Jane Bailey's land, at the Southeast corner of Catherine A. Henry's Land, thence South $14 \frac{1}{2}$ deg. West line of said Bailey's Land 20.47 chains to a stake in the center of a county road;

Thence North $85 \frac{1}{4}$ deg. West with the center of said road, 3.08 chains to a stake in the Southeast corner of George Gantz's land;

Thence North 15 deg. East with the East line of said Gantz's land, 13.78 chains to a stone in the Northeast corner of said Gantz's land;

Thence North $85 \frac{3}{4}$ deg. West with the North line of said Gantz's land 5.523 chains to a point;

Thence North on a line parallel with the West line of Jane Bailey's land to the South line of Catherine Henry's land;

Thence East along the South line of Elizabeth Henry's land 8.603 chains to the place of beginning, containing 10 acres.

Excepting therefrom the following described premises conveyed to the State of Ohio, DB 2789, Page 611, situated in the Township of Jackson, County of Franklin and State of Ohio and being part of Virginia Military Survey 5745, and bounded and described as follows:

Being a parcel of land laying on the LT and RT sides of the centerline of a survey made by the department of highways and recorded in DB 35, Pages 88 and 89 of the records of Franklin County and being located within the following described points in the boundary thereof;

Commencing at a point in the Southwest corner of VMS tract 6839, the Southeast corner of VMS tract 5745 and the North line of VMS tract 1388;

Thence Northerly along the common line along the common line between VMS tract 5745 and VMS tract 6839 North $13 \text{ deg.}, 20' 12'' \text{ E.}$, for a distance of 615.34 feet to a point 185.00 feet right of station 282 plus 36.74 in the centerline of a survey made in 1961 by the Ohio Department of Highways for FRA-270-6.09S, said point of being in the Grantor's Easterly property line and the proposed Southerly limited access right of way line for FRA 270-6.09S, said point along being the point of beginning of this parcel;

Thence North $77 \text{ deg.}, 16' 34'' \text{ West}$ along said proposed Southerly limited access right of way line for a distance of 191.94 feet to a point in the Grantor's Westerly property line;

Thence North $14 \text{ deg.}, 01' 33'' \text{ East}$ along the Grantor's Westerly line for a distance of 258.92 feet, passing said centerline of survey at station 280 plus 44.23 at a distance of 190.00 feet, to a point at a corner;

Thence North $86 \text{ deg.}, 25' 33'' \text{ West}$ along the grantor's property line for a distance of 363.31 feet to a point at a corner; thence N. $12^{\circ} 10' 35'' \text{ E.}$ along the grantor's westerly property line for a distance of 408.45 feet to a point in the proposed northerly Limited Access Right-of-Way line for FRA-270-6.09 S;

Thence Easterly along said proposed Northerly limited access Right-of-Way as follows: South $40 \text{ deg.}, 40' 35'' \text{ East}$ for a distance of 278.21 feet to a point; thence South $64 \text{ deg.}, 40' 28'' \text{ E.}$ for a distance of 337.38 feet to a point in the Grantor's Easterly property line; thence South $13 \text{ deg.}, 20' 12'' \text{ West}$ along the grantor's easterly property line for a distance of 370.04 feet, passing said centerline of survey at Station 282 plus 33.90 at a distance of 185.02, to a point of

Also excepting therefore the following described premises conveyed to Carters Mobile Home Court document No. 200007170140760. Situated in the State of Ohio, County of Franklin, Township of Jackson and being a part of Virginia Military Survey No. 5745, containing 3.0131 acres of land, more or less, out of that original 10 acre tract of land as described in deed to William Leroy Redifer, Sr., of record in DB 1764, Page 161 and DB 3406, Page 711 (all references to DB, official records of instrument in the description refer to the records of the Recorder's Office, Franklin County, Ohio) said 3.0101 acre tract of land being more particularly described as follows:

Beginning for reference at the centerline of intersection of McComb Road with the centerline of Interstate Route 270 (station 298+26.78) said intersection being designated and delineated on the centerline of survey plans made by the Ohio Department of Highways for FRA 270-6.09S in 1961;

Thence North 75 deg., 46' 58" West with the centerline of said Interstate Route 270, a distance of 1592.88 feet to a point (station 282+33.90) in and Easterly line of said original 10 acre tract and Easterly line of that 3.846 acre tract of land (parcel 64-WL) as described in a deed to the State of Ohio, of record in DB 2739, page 611, thence North 13 deg., 15' 35" East with the Easterly line of said original 10 acre tract, the Easterly line of said 3.846 acre tract, a distance of 185.02 feet to an iron pin set (station 282+31.05, 185.00 feet left) in a Northerly limited access right of way line of said Interstate Route 270, being a Northerly corner of said 3.846 acre tract, said iron pin being the true point of beginning;

Thence from said true point of beginning, North 64 deg., 35' 44" West with a Northerly limited access right of way line of said Interstate Route 270, a Northerly line of said 3.846 acre tract a distance of 336.87 feet to an iron pin set;

Thence North 40 deg., 44' 23" West with a Northerly limited access right of way of said Interstate Route 270, a Northerly line of said 3.846 acre tract, a distance of 277.69 feet to an iron pin set in a Westerly line of said original 10 acre tract a Northerly corner of said 3.846 acre tract;

Thence North 12 Deg., 08' 00" East with a Westerly line of said original 10 acre tract a distance of 41.54 feet to an iron pin set at a Northwesterly corner of said original 10 acre tract and being in a Southerly line of that 2.216 acre Tract of land as described in the Deed Eloise Harrison, of record in OR 11498, I-20;

Thence South 85 deg., 46' 24" East with the Northerly line of said original 10 acre tract, the Southerly line of said 2.126 acre tract, a distance of 561.77 feet to an iron pin set at the Northeasterly corner of said original 10 acre tract, being the Westerly line of Lot No. 123 as the same is numbered and delineated on the plat of Emersonia of record in PB 20, Page 42;

Thence South 13 deg. 15' 35" West, with the Easterly line of said original 10 acre tract, with the Westerly line of said Lot No. 123, with the Westerly terminus of Chinquo Street (50 feet width), with the Westerly line of Lot No. 124 of said Emersonia, a distance of 363.83 feet to the true point of beginning, passing through an iron pin found at a distance of 224.27 feet and containing 3.0131 acres of land, more or less.

Subject to all rights-of-way, easements or restrictions, if any, of previous record.

The basis of bearing is the centerline of survey of Interstate Route 270, the portion described in the foregoing description, being N 75 deg. 46'58" W and being designated and delineated on Highway Plan FRA-270-6.09S, of file with the Ohio Department of Transportation Office in Delaware, Ohio.

All iron pins denoted as "set" are 5/8" (I.D.) x 30" iron pipe plugged with a red plastic cap stamped "ELSCO S5519" and have been set by Erlenbach Land Surveying Company, all monumentation denoted as "found" has been set by others.

EXHIBIT A

0.142 ACRE

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Numbers 5745 and 6839 and being out of that tract as conveyed to William L. Redler, Sr/ of record in Dead Book 3406, Page 711, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning at a point in the centerline of Home Road, the southeasterly corner of that tract as conveyed to Charles P. Gilbert of record in Official Record 825C09, said point being South 86° 24' 51" East, with said centerline, a distance of 769.98 feet from the intersection of said centerline with the centerline of Charles Drive;

thence North 14° 07' 28" East, with the easterly line of said Gilbert tract, a distance of 30.52 feet to an iron pin set;

thence South 86° 24' 51" East, across said Redler tract, a distance of 205.22 feet to an iron pin set in the westerly line of that tract as conveyed to Ronald E. and Camelia H. Gallagher of record in Official Record 3210E03;

thence South 13° 07' 31" West, with said westerly line, a distance of 30.42 feet to the southwesterly corner thereof, being in the centerline of said Home Road;

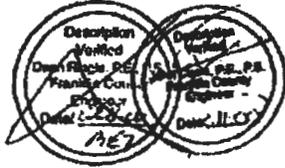
thence North 86° 24' 51" West, with said centerline, a distance of 205.78 feet to the point of beginning and containing 0.142 acre of land, more or less, inclusive of the present road which occupies 0.094 acre of land, more or less.

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

Bearings herein are based on North 34° 14' 80" East for the centerline of U.S. 62 (North Broadway) as shown on the State of Ohio Department of Transportation Plan FRA-82-7.06 Sheet 14.

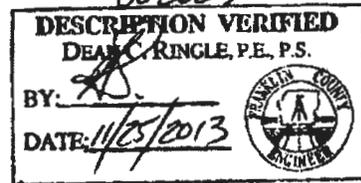
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Jeffrey A. Miller
Registered Surveyor No. 7211

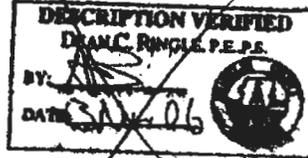


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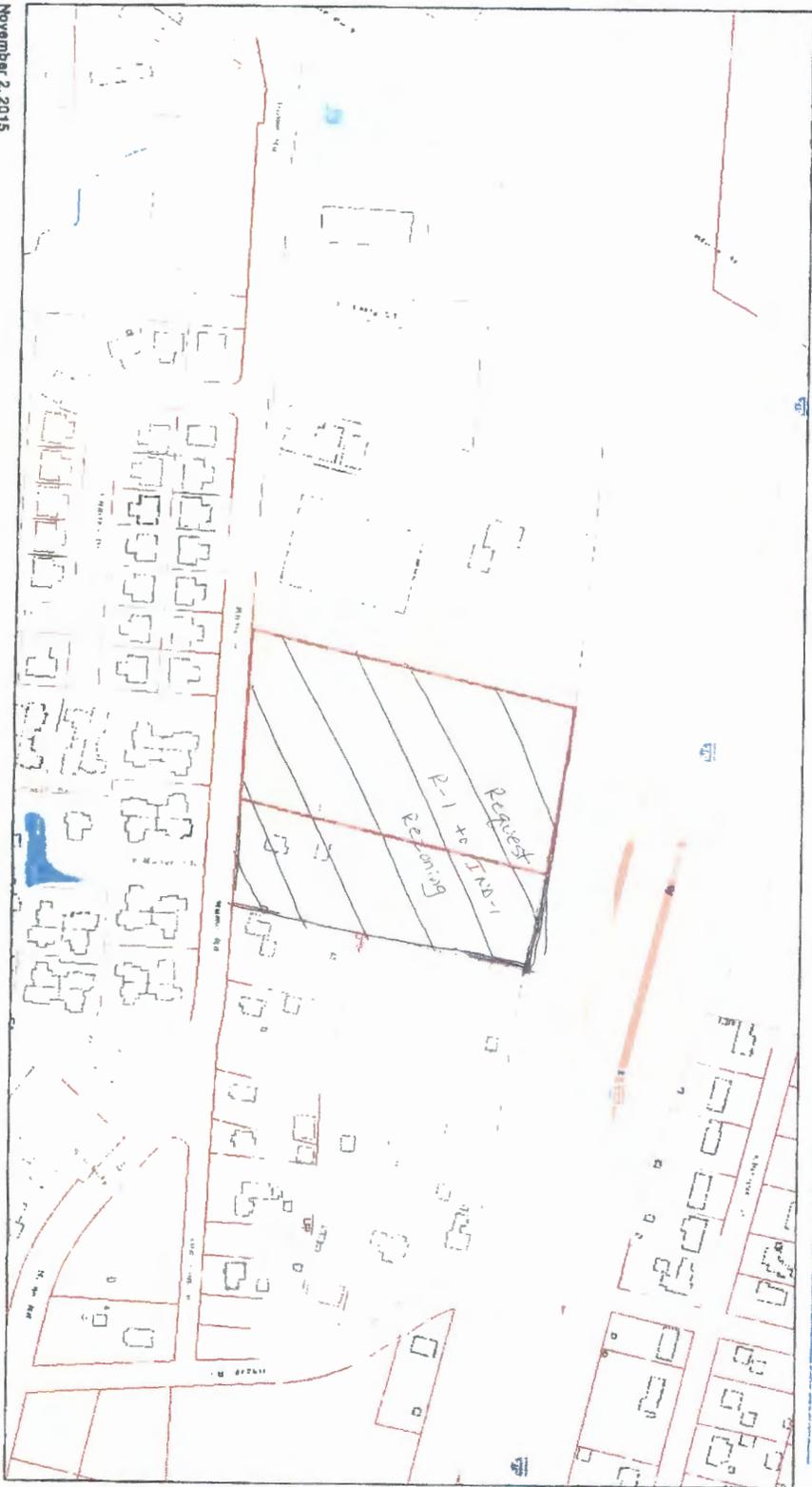
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C-102-15

0400029C 07300

RECEIVED
NOV 05 2015
GC PLANNING COMMISSION



November 2, 2015

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

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

Postpone
to 12/7
*Amended
& Postponed
to 12/21*

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, *and the following stip.*
1. No path shall be permitted on the sides of the ponds next to resident.

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.

Date: 12-15-15
Introduced By: Ms. KMcGraw
Committee: Lands
Originated By: Plan. Comm.
Approved: _____
Emergency: 30 Days: _____
Current Expense: _____

No.: CR-75-15
1st Reading: 12/21/15
Public Notice: _____
2nd Reading: _____
Passed: _____ Rejected: _____
Codified: _____ Code No: _____
Passage Publication: _____

RESOLUTION NO. CR-75-15

A RESOLUTION TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR THE INSTALLATION OF AN ATTENDED DONATION POD LOCATED AT 2161 - 2263 STRINGTOWN ROAD IN THE DERBY SQUARE SHOPPING CENTER

WHEREAS, a Certificate of Appropriateness for the installation of an attended Donation Pod was *denied* by the Chief Building and Zoning Official for Derby Square; and

WHEREAS, Savers Inc., appealed this decision to Planning Commission; and

WHEREAS, on December 08, 2015 the Planning Commission recommended *Denial* of the Certificate of Appropriateness for Derby Square and the installation of an attended Donation Pod located at 2161 - 2263 Stringtown Road.

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

SECTION 1. This Council hereby approves the Certificate of Appropriateness for Derby Square and the installation of an attended Donation Pod located at 2161 - 2263 Stringtown Road, as submitted, and a Certificate of Appropriateness shall be issued.

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

Ted A. Berry, President of Council

Richard L. Stage, Mayor

Passed:
Effective:

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution
is correct as to form.

Stephen J. Smith, Director of Law