



# Grove City Planning Commission PLAT APPLICATION

Received By:  
Grove City Development  
Date: 05/28/2021

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT  
4035 BROADWAY  
GROVE CITY, OHIO 43123  
614-277-3004

[grovecityohio.gov/development](http://grovecityohio.gov/development)

## PROJECT / PROPERTY INFORMATION

**PROJECT NAME:** Farmstead Phase 3

**PROJECT LOCATION:** Jackson Pike (State Route 104) at intersection with Hibbs Road  
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

**PARCEL ID NUMBER:** 040-016097      **ACREAGE AFFECTED BY THIS APPLICATION:** 27.268

**EXISTING ZONING:** Planned Unit District      **EXISTING LAND USE:** Agriculture

**PROPOSED ZONING:** \_\_\_\_\_      **PROPOSED LAND USE:** \_\_\_\_\_

## PROPERTY OWNER INFORMATION

**Note:** Property ownership information should reflect how the property is held in accordance with the Franklin County Auditor's Office.

Grand Communities, LLC      3940 Olympic Boulevard S      Erlanger, Kentucky 41019

Name      Address      City, State, Zip

(614) 348-6257      tcameron@fischerhomes.com

Phone      Fax      Email

## APPLICANT INFORMATION

**Note:** The applicant is the person(s) or entity seeking approval of this application.

Troy Cameron      Land Development Construction Manager      Grand Communities, LLC

Name      Title      Company / Organization

3940 Olympic Boulevard Suite 100      Erlanger, Kentucky, 41019

Address      City, State, Zip

(614) 348-6257      tcameron@fischerhomes.com

Phone      Fax      Email

## AUTHORIZED REPRESENTATIVE Check box if same as Applicant

**Note:** The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you must have the legal authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Michael J. Ward      Project Manager / Surveyor      Civil & Environmental Consultants

Name      Title      Company / Organization

250 Old Wilson Bridge Road Suite 250      Worthington, Ohio 43085

Address      City, State, Zip

(614) 545-1269      (614) 540-6638      mward@cecinc.com

Phone      Fax      Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

FOR OFFICE USE ONLY		
DATE RECEIVED: 05/28/21	RECEIVED BY: H. White	PAYMENT AMOUNT: 2125.00
TENTATIVE PC MEETING DATE: 07/06/21	PC RECOMMENDATION:	CHECK NUMBER: 627569
PROJECT ID NUMBER: 202105280037	CITY'S REVIEW ENGINEER:	CITY'S PLAN REVIEW ENGINEER:
PLANNER IN CHARGE: K. Spergel		

**ADDITIONAL PROJECT INFORMATION**

PROJECT NAME: \_\_\_\_\_

DEVELOPMENT TYPE: Commercial Retail  Commercial Office  Residential  Industrial  Mixed  Other

ACREAGE DISTURBED: \_\_\_\_\_ TOTAL FLOOR AREA: \_\_\_\_\_

NUMBER OF BUILDINGS: \_\_\_\_\_ BUILDING HEIGHT: \_\_\_\_\_

ESTIMATED NUMBER OF PERMANENT JOBS CREATED (IF APPLICABLE): \_\_\_\_\_

ESTIMATED VALUATION OF BUILDING IMPROVEMENTS: \_\_\_\_\_ ESTIMATED VALUATION OF SITE IMPROVEMENTS: \_\_\_\_\_

**PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)**

I Troy Cameron, Grand Communities LLC, the current property owner hereby authorize the applicant Civil & Environmental Consultants to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to enter, photograph and post notices on the property described in this application.

Signature of Current Property Owner: [Signature] Date: 5/27/21

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 27 day of May

[Signature]  
Official Seal and Signature of Notary Public



**ALLISON BRONCHIK**  
Notary Public, State of Ohio  
My Commission Expires 09-27-2025

**APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT**

I MICHAEL WARD, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: [Signature] Date: 5/27/21

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 27 day of May, 2021.

[Signature]  
Official Seal and Signature of Notary Public



**ALLISON BRONCHIK**  
Notary Public, State of Ohio  
My Commission Expires 09-27-2025

## SUBMITTAL REQUIREMENTS

**Instructions:** All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The engineering review fee is calculated in accordance with the City's [Fee Recovery Policy](#). The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Application Processing Fee:	\$	50.00
Engineering Review Fee:	\$	2000.00
Planning Review Fee:	\$	75.00
Total Submittal Fee:	\$	2125.00

## GROVECITY2050 GUIDING PRINCIPLES

In January 2018, the City of Grove City adopted the [GroveCity2050 Community Plan](#) to update the City's plans and policies to proactively shape where and how the community will grow. The Plan contains specific goals, objectives and actions to guide development in Grove City as well as five (5) guiding principles. All applications submitted for Planning Commission will be reviewed based on the following principles:

1. The City's small-town character shall be preserved while continuing to bring additional employment opportunities, residents and amenities to the community.
2. Quality design shall be emphasized for all uses to create an attractive and distinctive public and private realm.
3. Places shall be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.
4. Future development shall preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.
5. Development shall provide the City with a net fiscal benefit.



**THE CITY OF GROVE CITY  
SUBMITTAL REQUIREMENTS: PLAT APPROVAL**



**PLEASE CONTACT STAFF FOR A LINK TO SUBMIT THE FOLLOWING ELECTRONIC FILES FOR INITIAL STAFF REVIEW:**

- One signed and notarized application
- Appropriate fee (\$50 plus applicable engineering fees – see [Fee Recovery Policy](#)) – **Please note that either cash, checks or credit card payments will be accepted. For credit card payments call 614-277-3004.**
- A project narrative describing the nature of the project
- A plat of the property
- Signature Block as follows:

Mayor	_____
Planning Commission Chair	_____
City Engineer	_____
Director of Public Service	_____

- Signature Block, with space for ordinance number, signature and certification of the Clerk of Council as to the approval and acceptance by City Council:

Approved and accepted by Ordinance Number _____, passed this day of _____, _____, wherein all areas shown dedicated hereon are accepted by the Council of the City of Grove City.  Clerk of Council _____
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- The purpose of all easements (drainage, utility, cross-access, etc.) and parties being granted rights to said easements (City of Grove City, AEP, etc.) shall be noted

**NOTE:** One (1) paper copy (8 1/2 x 11) of all final materials being presented to Planning Commission will be required, as well as one 24 x 36 copy of all plan sheets, if applicable.

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at [www.grovecityohio.gov/development](http://www.grovecityohio.gov/development).



## Grove City Planning Commission Meeting and Deadline Schedule 2021

Planning Commission		City Council	
Application Filing Deadline	Planning Commission	Tentative City Council Meeting Date	
December 2, 2020	January 5, 2021	1st Reading	January 19, 2021
		2nd Reading	February 1, 2021
December 30, 2020	February 2, 2021	1st Reading	February 16, 2021
		2nd Reading	March 1, 2021
January 27, 2021	March 2, 2021	1st Reading	March 15, 2021
		2nd Reading	April 5, 2021
March 3, 2021	April 6, 2021	1st Reading	April 19, 2021
		2nd Reading	May 3, 2021
March 31, 2021	May 4, 2021	1st Reading	May 17, 2021
		2nd Reading	June 7, 2021
May 5, 2021	June 8, 2021	1st Reading	June 21, 2021
		2nd Reading	July 6, 2021
June 2, 2021	July 6, 2021	1st Reading	July 19, 2021
		2nd Reading	August 2, 2021
June 30, 2021	August 3, 2021	1st Reading	August 16, 2021
		2nd Reading	September 7, 2021
August 4, 2021	September 7, 2021	1st Reading	September 20, 2021
		2nd Reading	October 4, 2021
September 1, 2021	October 5, 2021	1st Reading	October 18, 2021
		2nd Reading	November 1, 2021
September 29, 2021	November 2, 2021	1st Reading	November 15, 2021
		2nd Reading	December 6, 2021
November 3, 2021	December 7, 2021	1st Reading	December 20, 2021
		2nd Reading	January 3, 2022

- \* Time frames for approval vary based on application type. See approval timelines below for more detail.
- Lot Split applications are approved by Planning Commission and do not require City Council approval.
  - Certificate of Appropriateness, Development Plan, and Preliminary Development Plan applications are approved by Resolution and require one reading by City Council.
  - Plat and Special Use Permit applications are approved by Ordinance and require two readings by City Council. A 30 day effective period is required after approval.
  - Rezoning applications are approved by Ordinance and require two readings by City Council. A 30 day notification period is required between readings and a 30 day effective period is required after approval.

**Additional Notes:**

1. Planning Commission meetings are held in Council Chambers of City Hall at 1:30 p.m. on the first Tuesday following the first Monday of each month unless otherwise noted.
2. The complete application packet, including all sets of drawings (properly folded and collated), should be submitted no later than 12:00 p.m. on the filing date. **INCOMPLETE ITEMS WILL NOT BE ACCEPTED FOR REVIEW.**
3. Applications shall be submitted to the Grove City Development Department located on the first floor of City Hall, 4035 Broadway, Grove City, Ohio.

Please contact the Development Department for further information at 614-277-3004 or visit our website at [www.grovecityohio.gov/development](http://www.grovecityohio.gov/development).