ORDINANCE C-05-26

AN ORDINANCE TO APPROVE A SPECIAL USE PERMIT FOR OUTDOOR SEATING FOR MI TRADICION LOCATED AT 3131 BROADWAY

WHEREAS, Mi Tradicion, applicant, has submitted a request for a Special Use Permit for outdoor seating for Mi Tradicion Restaurant located at 3131 Broadway; and

WHEREAS, on February 3, 2026 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)A1s is hereby issued to Mi Tradicion, located at 3131 Broadway, as submitted.

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

Ted A. Berry, President of Council

Passed: 03-02-2026

Effective: 04-02-2026

Richard L. Stage, Mayor

Attest:

Tami K. Kelly, MMC, Clerk of Council

I Certify that this ordinance is correct as to form.

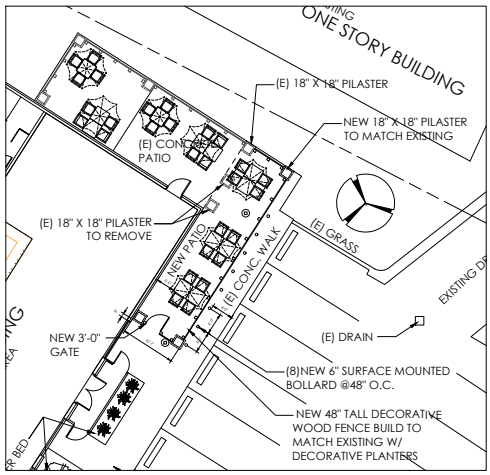
Stephen J. Smith, Director of Law

MI TRADICION

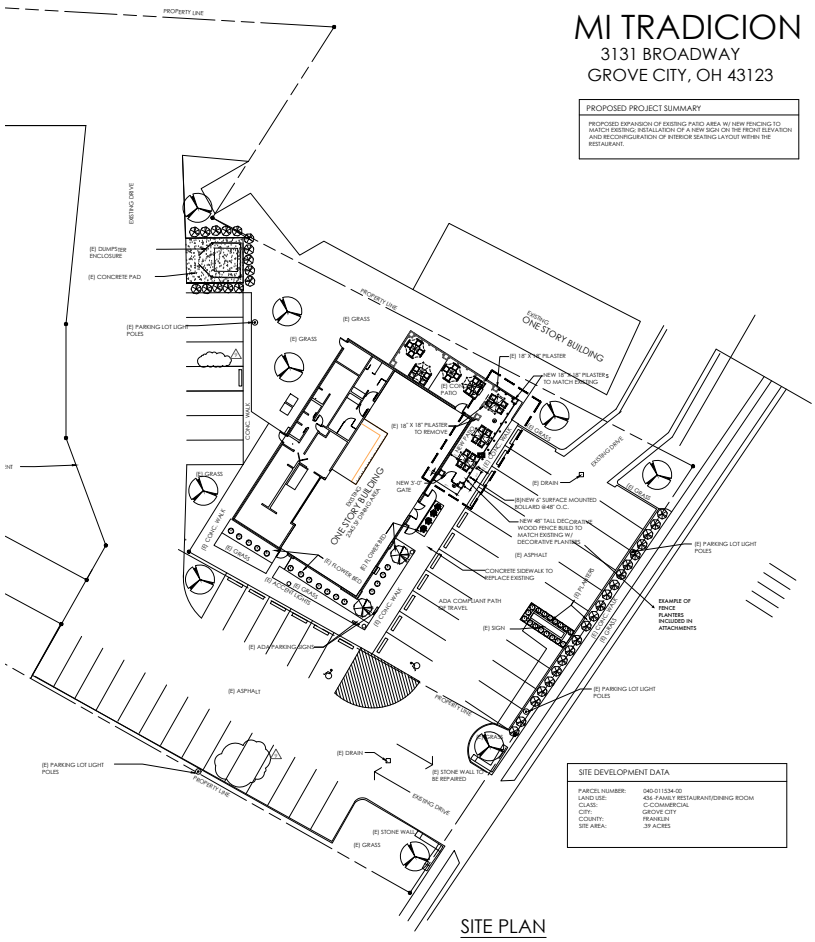
3131 BROADWAY
GROVE CITY, OH 43123

PROPOSED PROJECT SUMMARY

PROPOSED EXPANSION OF EXISTING PATIO AREA W/ NEW FENCING TO MATCH EXISTING; INSTALLATION OF A NEW SIGN ON THE FRONT ELEVATION AND RECONFIGURATION OF INTERIOR SEATING LAYOUT WITHIN THE RESTAURANT.



DETAIL
SCALE: 1/8"=1'-0"



SITE PLAN
SCALE: 1/16"=1'-0"

SITE DEVELOPMENT DATA

PARCEL NUMBER:	040-011534-00
LAND USE:	436 FAMILY RESTAURANT/DINING ROOM
CLASS:	C-COMMERCIAL
CITY:	GROVE CITY
COUNTY:	FRANKLIN
SITE AREA:	.39 ACRES

ENGINEERINGGROUP, LTD.
625 EAST NORTH BROADWAY STREET
COLUMBUS, OHIO 43214
614-225-1380
EMENGINEERINGGROUP.COM

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PROJECT NUMBER:
DESIGN BY:

MI TRADICION
OUTDOOR PATIO ADDITION & INT. SEATING RELOACTION
3131 BROADWAY
GROVE CITY, OHIO 43123

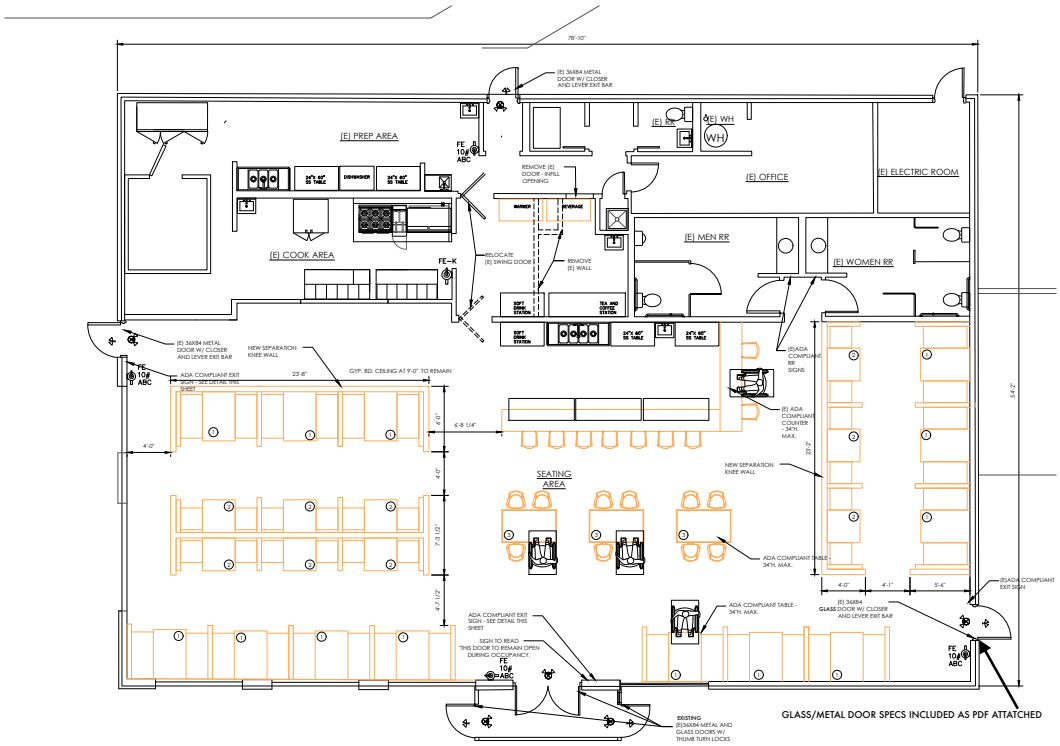
DATE
DECEMBER 02, 2025

REV.	DATE	DESCRIPTION

STATE OF OHIO — REGISTERED PROFESSIONAL ENGINEER — ANDREW M. KEMP — PERSONAL USE ONLY

SITE/LANDSCAPE PLAN

S1.0



GLASS/METAL DOOR SPECS INCLUDED AS PDF ATTATCHED

FIXTURE SCHEDULE

1. 54"X36 TABLE W/ (2) 48"X24"BOOTH
2. 36"X36" TABLE W/ (2) 24"X24" BOOTH
3. 60"X36" TABLE W/ (4) 18"X18" CHAIR

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3131 BROADWAY
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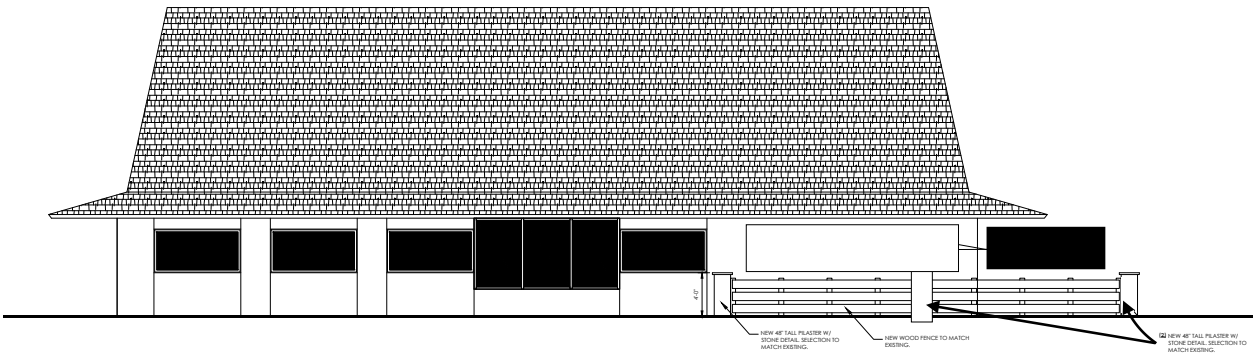
DECEMBER 02, 2025

AREA	DATE	DESCRIPTION

STATE OF OHIO
REGISTERED
PROFESSIONAL ENGINEER

CONSTRUCTION PLAN

A1.0



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PROJECT NUMBER:
DESIGN BY:

MI TRADICION
OUTDOOR PATIO ADDITION & INT. SEATING RELOACTION

313 BROADWAY
GROVE CITY, OHIO 43123

DATE

DECEMBER 02, 2025

MARK	DATE	DESCRIPTION

STATE OF OHIO
REGISTERED
PROFESSIONAL ENGINEER

CONSTRUCTION PLAN

A1.1

PROJECT NARRATIVE:

The proposed scope of work includes modest interior and exterior improvements to support outdoor dining at the existing restaurant, while maintaining the character of the building and surrounding site.

Interior seating will be slightly reconfigured to accommodate improved circulation and access to a new outdoor dining area. Exterior seating will be added within an existing concrete area adjacent to the restaurant. No changes will be made to the current concrete layout, footprint, or grading; the existing surface will be retained and power washed only.

New pilasters will be installed at a limited number of designated locations. These pilasters will be designed to match the scale, material, and detailing of the existing historic pilasters, ensuring visual continuity with the original architecture.
For safety purposes, a bollard will be installed to provide separation between the outdoor dining area and adjacent vehicular circulation. This installation will be minimally invasive and reversible.

An existing metal door will be replaced with a glass door to improve visibility and provide direct access between the restaurant interior and the outdoor seating area. The new door will be compatible with the building's character and proportions.

No new signage is proposed as part of this application. Any future signage changes will be handled separately by a licensed signage company and submitted for approval through the appropriate signage permitting process.

All work is designed to be minimal, reversible where possible, and compatible with the historic character of the property, while enhancing its functionality and pedestrian experience.

GLASS/METAL DOOR SPECS:

1) 3070 right hand hollow metal door (primed and ready to be painted by OTHERS) with 24x60 lite kit w/ 1/4" clear tempered glass
1) welded, masonry frame
3) NRP 4.5x4.5 hinges
1) rim panic with pull (no cylinder)
1) heavy duty door closer
1) threshold 1/4" rise
1) set of weather seal
1) vinyl door sweep

PHOTOS OF AREA and EXAMPLE OF FENCE PLANTERS ATTACHED BELOW:



HOFT

Rectangle 15-in W x 14.75-in L

Black Metal Outdoor Wall planter

5.0 ★★★★★ 3


HOT


HOT


HOT



