CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

September 17, 2018 Regular Meeting

The regular meeting of Council was called to order by President Robinette at 7:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

Roll was called and the following members were present:

Roby Schottke Christine Houk Steve Robinette Jeff Davis

1. President Robinette stated that by order of the Adjutant General of the State of Ohio, Mr. Berry must report for annual training and Mr. Davis moved he be excused; seconded by Ms. Houk.

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes

2. Mr. Davis moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Schottke.

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Schottke	Yes

3. The Chair read the agenda items and they were approved by unanimous consent.

Mr. Schottke moved to change the order of business and place the Safety Committee in front of the Lands Committee; seconded by Mr. Davis.

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

4. President Robinette recognized Dr. Les Bostic, who thanked the City for all the recognition that has been bestowed on him. He said he started and ran the Buckeye Ranch for 40 years and loves this community. He said he has developed a small issue with memory and will now be leaving Grove City to live with his daughter in Washington D.C. He said it is a great pleasure to feel that one has made a contribution. He has worked to help kids and families with troubles. He said he has had the great pleasure of serving and working with the great group of City personnel. He said he couldn't leave without saying how great this community is and without letting everyone know why he must leave his beloved home.

The Chair recognized Ms. Houk, in the absence of Mr. Berry, Chairman of Service, for discussion and voting under said Committee.

1. Resolution CR-51-18 (Support Issue #7, the South-Western City School District Bond Levy of 1.86 Mills on November 6, 2018) was given its reading and public hearing.

Mr. Larry Titus, Co-Chair of Support Our Schools and Bond Issue 7, explained that this is the second phase of replacing the aging schools in the District. He said the first phase was completed on time and under budget. The promises were kept to the SWCS voters. He said this will not raise the existing tax rate to property owners. He asked Council and the Mayor for support of Issue 7.

Dr. Bill Wise, Superintendent of the SWCS Distinct, said the District has Bonds retiring and this Issue would replace those Bonds. The ballot language looks like this would be new money however it replaces the Bond money that is retiring. He said school needs are very different from the 1970's and replacing these other schools will bring them up-to-date, improve the learning space, safety, security, and improve the buildings energy efficiency. They anticipate a third phase in the future. Mr. Robinette said when Phase 1 was done, there was talk about how the schools would be more efficient and asked for examples. Dr. Wise said they had a $72 million maintenance list that went away when the new schools were built. He said the new schools are geothermal and the square footage cost for energy is significantly less. He said they didn't have to pay for heat until after January last year. Mr. Schottke asked if they would be building larger middle schools because of bubbles in student enrollment. Dr. Wise said there is a methodology that must be used to receive the monies. He said this segment will increase the seats by 900. He added that Brookpark would not be rebuilt on the existing site. They feel it would be better to leave that building in place and use it as swing space or another use later.

There being no additional questions or comments, Ms. Houk moved it be approved; seconded by Mr. Schottke.

Mr. Davis	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes

The Chair recognized Mr. Schottke, Chairman of Lands, for discussion and voting under said Committee.

1. Ordinance C-50-18 (Accept the annexation of 1.387 ± acres located at 1230 Stringtown Road to the City of Grove City) was given its first reading. Second reading and public hearing will be held on 10/1/18.

2. Ordinance C-51-18 (Accept the annexation of 68.55± acres located at 5273 Haughn Road to the City of Grove City) was given its first reading. Second reading and public hearing will be held on 10/1/18.

3. Ordinance C-52-18 (Approve a Special Use Permit for an Automotive Dealer for Byers Pre-Owned Center located at 5887 North Meadows Drive) was given its first reading. Second reading and public hearing will be held on 10/1/18.

4. Resolution CR-47-18 (Approve the Development Plan for Byers Pre-Owned Center located at 5887 North Meadows Drive) was given its reading and public hearing.

Mr. Kyle Rauch, Dir. of Dev., reviewed the project and the eight (8) stipulations that are attempting to keep the setbacks, look and design of the existing Byers Dealership in this new building. Mr.

Rauch said there have been some maintenance issues with the existing dealership. Byers feels this addition will solve those issues.

Mr. Robinette said some of these stipulations regulate where parking can occur and business operations. He asked where the teeth were to enforce these stipulations. Mr. Rauch said the teeth are in the Special Use Permit. He said if the property is not up to design and/or operational maintenance. Ms. Houk asked about the unloading of the vehicle transporters and wondered if that stipulation should be anywhere else. Mr. Rauch said it could be placed in the Special Use Permit ordinance if desired.

There being no additional questions or comments, Mr. Schottke moved it be approved; seconded by Mr. Robinette.

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes

5. Resolution CR-48-18 (Approve the Development Plan for Byers Chevrolet Truck Bays located at 5887 North Meadows Drive) was given its reading and public hearing.

Mr. Kyle Rauch explained the project and the Staff's concerns for the truck bay doors. The stipulations focus on the visibility of the dock doors and making sure the plantings get placed in the proper location as construction takes place.

Mr. Robinette asked how this will impact the parking requirements, since this addition removes parking spaces. Mr. Rauch said there are sufficient spaces.

Mr. Bill Davenport, resident, said he does business with Byers and they provide great service.

Mayor Stage commented that they will be talking to Byers about gaining access to the apron on I-71 so they can maintain it.

There being no additional questions or comments, Mr. Schottke moved it be approved; seconded by Mr. Davis.

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Schottke	Yes

6. Resolution CR-49-18 (Approve the Development Plan for Homestead Senior Living located East of Hoover Road and South of Orders Road was given its reading and public hearing.

Mr. Rauch explained the high density, age-restricted, housing project. He said it fits with the GC 2050 Plan. He said there are many stipulations for this project. His staff met with the attorney on 9/11/18 to address architecture, entry feature and open space. He said they are supportive of the architecture; believe the entry feature needs a little more work; and then there is the open space. He explained that this project does not meet the open space requirements and Council can permit a deviation to this requirement. He said they providing an easement over I-71 for a pedestrian crossing. He noted that the Nazarene Church does permit the city t use their property for Frisbee golf. Mr. Schottke said the Code looks at all density as the same and doesn't account for senior living to lower the open space requirement. Mr. Rauch said there are ways to reduce the green space requirement, but this parcel is too small to accommodate the project without a deviation from Council. Mr. Schottke said the Nazarene Church has some open space and if there was an agreement with the church that may mitigate the need for the open space. Mr. Rauch said that is another factor.

Ms. Rebecca Mott, attorney for petitioner, said they are providing 1.20 acres of open space. She said they would have 1.09 persons per unit rather than the average 2.29 persons per unit. She said they have 1.68 acres of floodplain space, where 97% of it can be used 98% of the time. She shared indoor and outdoor amenities for the tenants. She said they will be providing an easement to the City for a walking bridge over I-71. She asked Council to entertain an additional stipulation to deviate from the open space requirement and the payment in lieu of open space. She shared a handout with Council to review their entry feature. She said they did look at the entry feature across the street, but it didn't really work for them. She said they did incorporate a boulder in the median.

Mr. Todd Faris, architect, said they have a small window of frontage on Hoover Road. Their building sets pretty far back from Hoover Road. He said they did look at the entrance across the street and feels what they propose is appropriate for the neighborhood.

Mayor Stage said this project has a three story building and that makes a pretty distinct statement. Mr. Faris said he agrees and said there is a substantial landscape plan that will obscure the building. Mayor Stage said this is one of the busiest intersections in the City. It will only get busier with the opening of Mt. Carmel. He said this intersection demands more than brick and a wood sign as an entry feature.

Mr. Bill Andrews, architect, said they have made some slight changes to the building facade by taking the reverse gables and bumping them out. They have added more brick on the front elevation; added some columns on the side elevations and protruding gables on the side and front.

Mr. Schottke said there are a few issues that need addressed. One is the open space; one is a cross easement agreement with the Church; the last is the entry feature.

Ms. Kelly shared Ms. Mott's requested stipulation for a deviation to the open space. Mr. Homer McKnight, Board Member for Nazarene Church, said one of the things they like about this project is the ability to minister to the senior citizens living in the complex. They would like for them to have access to the church and its activities. After discussion of the requested deviations and the other outstanding issues, it was requested of the applicant that this item be postponed until the next meeting.

There being no additional questions or comments, Mr. Schottke moved it be postponed to 10/1/18; seconded by Mr. Robinette.

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

7. Resolution CR-50-18 (Approve the Preliminary Development Plan for Schoedinger Funeral Home located at 4242 Hoover Road) was given its reading and public hearing.

Mr. Rauch explained that this would be a new location for the funeral home. Staff feels this is a good transition between office and the residential uses.

Mr. Randy Schoedinger, petitioner, stated they don't feel their current facility fits the needs or provides the experience people are looking for these days. Their current location is in the Town Center and it has been looked at as a cornerstone for redevelopment in the area. He said they cannot shut down for two years to redevelop the existing site. He said if they can find the right site, create a better experience and have an opportunity to participate in the redevelopment of the Town Center, it is a good fit for everyone. Mr. Jack Reynolds, attorney for petitioner, noted that they did reach out to surrounding residents, and will incorporate many of the suggestions from them and city staff.

Mr. Schottke asked how they plan to hide the parking lot from the neighbors. Mr. Reynolds said they did speak to the residents on that and will be looking at how to beef up the landscaping. They don't want to reduce the property values. Mr. Schottke asked that they save some of the large trees up front as well.

Mr. Brandon Brown, Maryjane Place, expressed some concerns over this development. He said he speaks on behalf of many of the residents on Maryjane Place. Mr. Schoedinger has been very professional in discussing their plans; however, they currently abut a wooded area. It is tough for them to go from a forest to a parking lot. He said Realtors have stated that there would be a 4-6% property loss with this change.

There being no additional questions or comments, Mr. Schottke moved it be approved; seconded by Ms. Houk.

Mr. Davis	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes

The Chair recognized Mr. Davis, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-48-18 (Grant an Exceptional Circumstance for 4326 Broadway to Increase the Maximum Award under the Town Center Commercial Revitalization Grant Program) was given its second reading and public hearing.

Mr. Rauch said this is essentially for a new roof.

Mr. Bill Davenport, owner, provided an updated picture of the building. He said they have cleaned it up quite a bit, with a new sign; electrical system; and heating system. He said when the tornado came by, they found many layers of roofing material and it is now leaking a bit.

There being no additional questions or comments, Mr. Davis moved it be approved; seconded by Ms. Houk.

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes

2. Ordinance C-49-18 (Grant an Exceptional Circumstance for 3940 Broadway to Increase the Maximum Award under the Town Center Commercial Revitalization Grant Program) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, stated that after speaking with Ms Houk it is his opinion that she must recuse herself from this proceeding due to a conflict of interest.

Ms. Houk was excused and left the room.

Mayor Stage asked if there were any property violations. Mr. Rauch said there are some issues behind the building but they are not on this property. Mayor Stage asked how much money would be left in the program if this is approved. Mr. Rauch said there was carry-over from last year and would be about $100,000.00 left.

Mr. Zach Adams, business owner, and his wife Cassy, explained their business plan and the renovations to the old bowling alley building. They are keeping the sign and incorporating the wood from the bowling alley in their design.

There being no additional questions or comments, Mr. Davis moved it be approved; seconded by Mr. Robinette.

Ms. Houk	---
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Schottke	Yes

3. Resolution CR-52-18 (Accepting the Amounts and Rates as determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying them to the County Auditor) was given its reading and public hearing.

Mayor Stage said he feels we have been good stewards of tax dollars. He said when the Auditor re-evaluates property values the amount of tax the city receives is adjusted with those new values, unlike the school district.

There being no additional questions or comments, Mr. Davis moved it be approved; seconded by Ms. Houk.

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

The Chair recognized members of Administration and Council for closing comments.

1. Mayor Stage reported on arts-in the-alley. He showed the Mayor's Easel Award winner of the Fine Arts Show. He said they are sorry to hear about the closing of Harrison College and they are trying it contact them.

2. Mr. Rauch said the Dev. Dept. is presenting the GC2050 Plan to Jackson Township tomorrow at 1:30 p.m.

3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:39 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Steven R. Robinette

Steven R. Robinette
President