

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

September 16, 2019

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* *Ted Berry*

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

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

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

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

1. Ordinance C-43-19 (Accept the Annexation of 0.905 acres located North of Big Run Road and East of Demorest Rd.) was given its first reading. Second reading and public hearing will be held on October 7, 2019.
2. Ordinance C-44-19 (Approve a Special Use Permit for a Drive-Thru for Taco Bell located at 3340 Broadway) was given its first reading. Second reading and public hearing will be held on October 7, 2019.
3. Ordinance C-45-19 (Approve the Rezoning of 21.083 acres located at the Southwest corner of Holton Road and State Route 104 from SF-1 to PUD-R with zoning text) was given its first reading. Second reading and public hearing will be held on October 21, 2019.
4. Resolution CR-42-19 (Approve the Development Plan for Taco Bell located at 3340 Broadway) was given its reading and public hearing.

Mr. Jack Reynolds, attorney representing petitioner, was present to answer any questions. Mr. Schottke reviewed the four stipulations set by Planning Commission and Mr. Reynolds agreed to all of them. Mr. Robinette asked how many people this will seat. Mr. Reynolds said it is a small unit with 28 seats. He said 70% of the business happens at the drive-thru. Mr. Schottke asked about fencing between the apartments and this site. Mr. Reynolds said there will be a fence and landscaping along that property line. Mr. Robinette asked about lighting. Mr. Reynolds said the photometric submittal meets Code.

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. Berry	Yes
Mr. Schottke	Yes

5. Resolution CR-43-19 (Approve the Preliminary Development Plan for a Doubles development located East of Broadway and North of Orders Road) was given its reading and public hearing.

Mr. Kyle Rauch, Dir. of Dev., provided an overview of the project and the compliance with the GC 2050 Plan.

Mr. Forrest Gibson, advisor, and John Wilcox, petitioner, were present to answer any questions. Mr. Gibson agreed to the stipulations. He said sewer would be coming from North and water from the South. Mr. Schottke said since they are fee simple, would there be a homeowners association. Mr. Gibson said yes, and the maintenance is intended to be in common ownership. Mr. Schottke asked if these would be rentable. Mr. Gibson said they have not stipulated that, at this time. The intent is for them to be for sale and no additional stipulation is in place after the initial ownership.

Mr. Berry asked if Council could stipulate that no unit could be rented. Mr. Smith, Dir. of Law, said a stipulation could be added but difficult to enforce and something we do not require for other homes. Mr. Berry said one way to take care of this is for the covenants to say "no rental signs permitted". Mr. Smith said that could be done and the City would not have any enforcement, if it were placed in the covenants. It would be up to the Homeowner's Association to enforce.

Mr. Robinette said Council is getting some pushback on apartments and multi-family housing. He said we have some twin-singles that now look undesirable. He asked about long term maintenance for these units. Mr. Gibson said they are targeting a certain age for these homes. He said this group care about their communities and police their area more often. Mr. Robinette said that may occur for the first owner, but how does that continue with each resale of a building. Mr. Gibson said that is what the Homeowner's Association is set up to handle.

Mr. Schottke asked about the width of the roads. Mr. Rauch said those details will be addressed with the Development Plan. Mr. Berry asked about fencing for each property. Mr. Gibson said there is a preliminary development text that will be scrutinized with the final development plan. He said they do not plan fencing at this time and want to have consistency in appearance.

Mayor Stage wanted to make sure the bike path and landscaping around the pond meets Code. He also voiced concern over the width of the internal streets.

Mr. Davis asked what the price range of these units would be. Mr. Gibson said they would be around \$300,000.00 for each side. Mr. Davis voiced concern over losing the ability to provide housing for all economic classes in the City.

Mr. Berry said he wants a bike path along Broadway that is separate from the road when the final plan comes in. He said he also wants "no rentals" and "no rent signs permitted" written into text for the project.

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

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

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

1. Ordinance C-46-19 (Enact Chapter 376 of the Codified Ordinances of Grove City Ohio titled "Operation Restricted for Low-Speed and Under-Speed Vehicles") was given its first reading. Second reading and public hearing will be held on October 7, 2019.
2. Ordinance C-47-19 (Amend Section 1131.03 of the Codified Ordinances of Grove City Ohio to Define "Stockade or Palisade Fence") was given its first reading. Second reading and public hearing will be held on October 7, 2019.

The Chair recognized Ms. Houk, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-48-19 (Appropriate \$20,000.00 from the Rockford Tax Increment Equivalent Fund for the Current Expense of Borror Road Improvements) was given its first reading. Second reading and public hearing will be held on October 7, 2019.
2. Ordinance C-49-19 (Enact Section 139.07 of the Codified Ordinances of the City of Grove City titled Schedule of Fees) was given its first reading. Second reading and public hearing will be held on October 7, 2019.
3. Ordinance C-50-19 (Authorize the City Administrator to Exercise the Option set forth in Section II(D) of the Development Agreement approved by Ordinance C-23-19 to Purchase Property within the Beulah Park Area for a New School site and Authorizing a Note of the City to finance the acquisition of such Real Property Interests and other documents related thereto) was given its first reading. Second reading and public hearing will be held on October 7, 2019.
4. Ordinance C-51-19 (Authorize the Purchase of Property within the Beulah Park Area for a New School Site; Appropriate \$100,000.00 from the General Fund for said purchase and related expenses; and Authorizing a Note of the City to Finance the Acquisition of such Real Property Interests and other documents related thereto) was given its first reading. Second reading and public hearing will be held on October 7, 2019.
5. Ordinance C-52-19 (Authorize the Purchase of Properties within the Beulah Park Area for a New School Site and Appropriate \$406,000.00 from the General Fund for said Purchase and related expenses) was given its first reading. Second reading and public hearing will be held on October 7, 2019.
6. Ordinance C-53-19 (Authorize the City Administrator to enter into an Agreement with the South-Western City School District for the Development of a New School Site in the City and for Use of the Brookpark Middle School Site) was given its first reading. Second reading and public hearing will be held on October 7, 2019.

Dr. Bill Wise, Superintendent of SWCS, voiced support for this partnership and excitement to come together with the City on another project. He said they hope to be finished with the building by the 2022 school year.

7. Resolution CR-44-19 (Accept the Amounts and Rates as determined by the Budget Commission and Authorize the Necessary Tax Levies and Certify them to the County Auditor) was given its reading and public hearing.

Ms. Houk explained that this is a formality to accept the rates certified by the Budget Commission. Mayor Stage noted that there are no new taxes with this resolution.

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

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	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 Patriot Day; he noted a special recognition for Laura Thrun, STEM star, this Saturday; a new piece of Legislation, HB288, attempting to restrict the use of eminent domain for bike paths. This is an invasion of Home Rule. He voiced condolences to Diane Hannon-Forrester's family
2. Mr. Davis noted that the Library Levy is coming up for renewal in March and voiced support for that renewal.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 7:46 p.m.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

September 16, 2019

Council met at 6:30 p.m. in the Council Caucus Room, City Hall, 4035 Broadway.

Council Members reviewed the Agenda items.

President Robinette asked about having a special meeting on 10/12/19 to review the goals and objectives as well as prepare for the 2020 Budget. Council and Staff will check their calendars to see if they are available.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
Chair