

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

September 08, 2020

Regular Meeting

Council reviewed the agenda in Caucus at 6:30 and the regular meeting of Council was called to order by President Houk at 7:00 p.m. by a virtual Webex connection due to the Coronavirus-19 pandemic as temporarily allowed by the State.

Roll was called and the following members were present:

Roby Schottke Aaron Schlabach Christine Houk Randy Holt Ted Berry

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

Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes

2. President Houk recognized Mayor Stage who presented a Proclamation and framed collage to Mr. Lou Ardit for his 100th birthday. He also announced that this is National Childhood Cancer Awareness Month.
3. The Chair read the agenda items and all items were approved by unanimous consent.

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

1. Ordinance C-42-20 (Approve a Special Use Permit for a Drive Thru for Park Square located at 2040-2140 Stringtown Road) was given its second reading and public hearing.

Mr. Schottke reviewed the item and read the stipulations.

Mr. Rauch, Dir. of Dev., explained that this is a pick-up window only. Customers will not be able to place orders from it.

Ms. Connie Klema, attorney representing petitioner, was present to answer any questions.

Mr. Schottke stated that he had driven the area and believes it is very narrow. He does not believe it is appropriate for a drive-thru window and thinks it would be better to designate two parking spaces out front where orders could be delivered to the cars.

Ms. Houk also shared concerns over this request. She, too, finds it too tight for vehicles to pass, with two lane traffic on the other side of a median. She said the rear of the lot is unsightly. The whole parking lot is laid out poorly for safe passage. She said the condition of the parking and the routing of cars makes it difficult for safe travel in both directions.

Ms. Klema said they work quite a bit with City Staff to design this pick-up window. She said the property owner is working to upgrade the property. She said this is a one-way aisle past the window and routes traffic around the building. She said they are working to revive the Center.

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

Mr. Schlabach	Yes
Ms. Houk	No
Mr. Holt	Yes
Mr. Berry	No
Mr. Schottke	No

2. Ordinance C-43-20 (Approve a Special Use Permit for Outdoor Seating for Park Square located at 2040-2140 Stringtown Road) was given its second reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that this is an outdoor patio that was installed by the last tenant. This will upgrade the same footprint with black fencing; supplemental landscaping; and bollards for protection.

Ms. Houk commented that the overall, big picture, use of this space should create a safe area with no parking in the rear between the playground and the outdoor seating. Traffic movement in this entire complex needs reviewed.

Ms. Klema, attorney for petitioner, commented that she is not sure if the tenant will come if they do not get the drive-thru window. She said if Council is favorable of the outdoor seating, she would request that they reconsider C-42-20 for the drive-thru window.

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

Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes

The Council Members voting in the majority did not move to reconsider the previous ordinance (C-42-20) for the drive-thru window. An aerial view of the full shopping center was shown and discussion took place about the latest additions and traffic flow.

3. Ordinance C-44-20 (Approve a Special Use Permit for a Car Wash for Carwash USA Express located at 2607 London Groveport Road) was given its second reading and public hearing.

Mr. Schottke stated that he has spoken with the applicant about the development and traffic from S.R. 665. A proposal to extend the access road off Hoover was submitted late last week. Since the Development Dept. has not had a chance to review this proposal, he would like to postpone this and the next item, CR-27-20, to give time for proper review.

Mr. Jody Freeman, applicant, said he is not opposed to postponing their two items. He said a schematic was drafted and submitted to show an additional access point for the property. He said he is not proposing to make that the only ingress/egress. He wants to keep the access from S.R. 665. The site only works with access from S.R. 665. He noted that there are three lots with the proposal and a previous plan showed a strip center. He believes this one user makes it a better proposal. He said he cannot believe anyone would develop these lots without using the existing red light. He believes there is plenty of room and staking on the site to accommodate this business.

There being no additional questions or comments, Mr. Schottke moved it be postponed to 9/21/2020; seconded by Ms. Houk.

Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes

4. Resolution CR-27-20 (Approve the Development Plan for Carwash USA Express located at 2607 London-Groveport Road) was given its reading and Mr. Schottke moved it be postponed to 9/21/2020; seconded by Ms. Houk.

Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes

5. Resolution CR-29-20 (Waive certain provisions of Section 1101.07(b) of the Codified Ordinances for Speedway located at 1895 Stringtown Rd) was given its reading and public hearing.

Mr. Rauch explained that Speedway made their first submittal last October. They have had five submittals so far and have some approvals. He said he feels it is an active project, but corporate has pushed this project back. Mr. Boso, Chief Building Official, said there have been submittals. They just have not started construction yet.

Mr. Chris Duffy, Project Manager for Speedway, explained that they have been working with City Staff and going through the permit process. He said they were slated to start the project in the Spring, but due to the pandemic it has been pushed to Spring, 2021.

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

Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes

6. Resolution CR-30-20 (Appealing the decision of the Board of Zoning Appeals granting a Variance for the rear yard setback located at 5558 Deergrass Ct.) was given its reading and public hearing.

Mr. Schottke stated that this appeal is to reverse the decision of the Board of Zoning Appeals. He explained that a "yes" vote would overturn the BZA and repeal the variance; a "no" vote would allow the variance to remain.

Ms. Houk stated that she was the one who appealed the decision of the BZA. She noted that Staff recommended denial of this request and feels the key issues are: 1. granting a special condition to a property owner, which she believes this does; 2. The variance would adversely affect surrounding properties; and 3. Could they add on without a variance, which the staff report stated it could be. Also, if there is a property owner that disputes a variance, she doesn't believe it is not a good idea to make that resident swallow a bitter pill so we can accommodate a project that would not otherwise be permitted.

Ms. Shannon Rosenberg, owner, was present to answer any questions. She said her contractor – Parks Davis – might also be on the line to answer technical questions. She said they were looking to add property value and square footage to their home. They have nothing but the original steps out back and were looking to add better exit.

Mr. Michael Cope, resident, said what might increase the property value for his neighbor would decrease the property value to his home. He said a variance means - something not normal. He said typically, if there nothing wrong with an adjoining property owner or health/safety issue, a variance could be approved. However, in this instance there is an issue and feels it will be detrimental to his property.

Mr. Holt asked Ms. Rosenberger what type of addition she is proposing. Ms. Rosenberger said it is a four-season addition. Single-story. Mr. Holt said it looks like there is a fireplace and patio off the side. Ms. Rosenberger said that was correct.

Mr. Berry asked if there was any other spot that this could be added without needing a variance. Ms. Rosenberger said that could be their Plan “B”, but isn’t sure if they could do it without encroaching into the setback at all. There would be an interesting flow through the home.

Mr. Schlabach asked if the 25’ setback was the standard for the area. Mr. Rauch said yes. Mr. Schlabach said he was looking at an aerial view and seeing a lot of pools, decks, patios that are close to the fence line. Mr. Rauch said the Code changed and went to a straight 25’ setback. Mr. Boso stated that decks, open patios, swimming pools are not part of the setback requirement. It is structures that are part of the primary building. Ms. Houk reminded Council that Staff recommended non-approval for a list of reasons. She said 75% of this addition encroaches the setback by nine feet. She said the standards need to be applied uniformly, so everyone is playing by the same set of rules. She said if we open the door for one, when someone has gone out of their way to stay within the standards, there would have to be some very extenuating circumstances. She said everyone that touches your property should be on the same page. When someone has purchased their property and thinks that everyone will be abiding by the same rules, then we make an exception she feels this is not the right protocol to put in place. Mr. Schlabach said he feels this is splitting hairs when other structures are already encroaching.

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

Mr. Schlabach	No
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

The Chair recognized Mr. Berry, Chairman of Service for discussion and voting under said Committee.

1. Ordinance C-45-20 (Vacate the Public Right-Of-Way located on the west side of Elm Street at the Intersection of Elm Street and Midland Street) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that when we were purchasing property for the school, we found this right-of-way that is currently a driveway and is a clean-up measure.

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

Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes

2. Resolution CR-31-20 (Amend Exhibit "A" of Resolution CR-37-19 to amend the Skilled Labor Award criteria) was given its reading and public hearing.

Ms. Amy Schakat, member of Higher Ed. Committee, explained that the language was reviewed by the Committee and focused on expanding on the definition that could apply - adults that would be in an apprenticeship, pre-apprenticeship program, but also those seeking a license or certification in a skilled trade. She said trying to find folks in plumbing, HVAC, electrical, etc. is difficult right now. She said this would expand the program to provide more opportunities for our dollars.

Mayor Stage commended the Higher Education Committee and feels that, with the pandemic, this is even more important.

Mr. Berry moved to amend all references to \$700.00 per year to \$700.00 per cycle/semester/term; seconded by Ms. Houk.

Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes

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

Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes

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

1. Ordinance C-46-20 (Authorize the purchase of Property for the Columbus Street Extension 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 9/21/20.
2. Ordinance C-47-20 (Initiate a Grove City "Buy Local Certificate Program" administered by the Grove City Area Chamber of Commerce and Appropriate \$75,000.00 from the General Fund for the Current Expense for Said Program) was given its first reading. Second reading and public hearing will be held on 9/21/20.
3. Resolution CR-32-20 (Authorizing the Use of Local Coronavirus Relief Funds to be distributed to Lifecare Alliance) was given its reading and public hearing.

Ms. Kim Conrad, Dir. of Parks & Rec., explained the relationship between the City and Lifecare Alliance. She said they provide a number of services for our elderly – the most known is the Meals-

On-Wheels program. Because of the pandemic, there have been many more receiving meals. She shared the creative way Lifecare distributed meals by starting a drive-thru cookout, where Senior's drive-thru and pick up a hot and cold meal. Ms. Conrad said our Seniors loved it and started bringing chairs to sit outside, distance and socialize with each other. This was a great morale booster. She said usually, the City has events like the Mayor's Cup Golf Outing to donate to Lifecare Alliance, but they could not take place this year.

Mayor Stage reviewed the CARES Act distribution of funds to the City so far. He said using \$25,000.00 for Lifecare Alliance is money well spent for our Seniors.

Mr. Berry asked what the CARES money could be used for. Mr. Smith explained the parameters and Mayor Stage said they are using the list from the Office of Budget & Management which states all those parameters are subject to the opinion of the State Auditor.

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

Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes

4. Resolution CR-33-20 (Enact the Small Business Working Capital Grant Program) was given its reading and public hearing.

Mayor Stage said they started working on this in April, knowing the pandemic was going to have a negative impact. What they didn't expect was the elongation. He said they have spoken with other communities and this is designed for small businesses. He said they are anxious to see what kind of requests they get. He asked Council to approve it to help out our small businesses.

Mr. Rauch explained that this is targeted to brick & mortar businesses, who rely on customers coming to their store, and who employ 25 employees or less. Business owners must be in good standing with all taxes. He said they have excluded chains & franchises. They have provided a list of general parameters to guide the program, in order to be good stewards of the monies.

Mr. Schottke suggested doubling the amount to \$5,000.00 per business. Mr. Berry suggested approving it as submitted for now to see how it is perceived. He said there are many other ideas being considered. It can be adjusted later if needed.

Mr. Schlabach asked if this will impact business owners if the Property Owner is not in good standing with their taxes, as stated on page two. Mr. Rauch said yes, it could. The intent was to make sure all parties were in good standing. Ms. Houk stated that she believes "property owner" should be changed to "business owner shall be current in all federal/state/local taxes". Council Members discussed this and felt it was not appropriate to include property owners in this Program.

Mr. Holt moved to removed "B" under Participation Requirements: seconded by Mr. Berry.

Mr. Schlabach	Yes
Ms. Houk	No
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

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

Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	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.

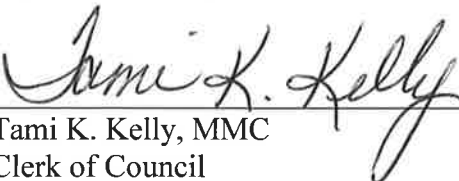
1. Mayor Stage submitted the Mayor's Court Reports for July and August. Mr. Schottke moved to accept these reports; seconded by Mr. Schlabach.

Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes

Mayor Stage reported that he presented a Proclamation to McKnight/Holsterman on their 50th anniversary of being in business. He said the Chamber of Commerce has put forth a plan for a Virtual Arts-In-The-Alley. He said it is good to have sports back at the High Schools. Finally, he expressed condolences to the Lotz Family on the loss of Janet Lotz.

2. Mr. Boso, City Admin., provided an update to Council on the Ballot Issue on Aggregation. He said they have found out that when someone says they will educate and promote the Issue for free, they want a contract to be the provider in the future, which rolls those costs into their pricing. He said council may need to approve a contract for this if it is over one (1) year.
3. President Houk shared a list of items that was part of the goals and objectives for the year. Mr. Schottke suggested using the second Monday of the month as a work session to tackle each topic and get an update.
4. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourn at 9:10 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
Chair