CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

Sept. 05, 2017 Regular Meeting

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

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Steve Bennett *Steven Robinette* *Roby Schottke* *Jeff Davis* *Ted Berry*

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

Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes

2. President Schottke recognized Mayor Stage who recognized Mr. Mike Esposito and Mr. Dave Burna who are retiring from the Tree Commission after 24 years and 18 years respectively.

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

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

1. Ordinance C-41-17 (Appropriate $202,805.00 from the Rockford Tax Increment Equivalent Fund for the Current Expense of making payments in accordance with the Infrastructure Agreement with Rockford Homes) was given its second reading and public hearing.

Mr. Turner, Dir. of Finance, said it is necessary to appropriate these monies to pay Rockford Homes and Jackson Township. He said $69,000.00 will go to Jackson Township and the rest to Rockford.

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

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes

2. Ordinance C-42-17 (Authorize the City Administrator to enter into a Community Reinvestment Area Agreement with 7 Star Entertainment, Inc.) was given its second reading and public hearing.

Mr. Davis moved to replace the current Exhibit "A" with the "Revised Exhibit A"; seconded by Mr. Bennett.

Mr. Schottke	Yes
Mr. Davis	Yes

Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes

Mr. Smith, Dir. of Law, explained that we have a number of CRA's, which was established prior to 1994, when they were easier and didn't require approval by the School District. He said this CRA has been amended several times and at one point, it said an agreement was required. He said he does not believe approval of an agreement is required by Council, however the attorney for the applicant feels it would be better to have this completed.

Mr. Mark Catalano and Matt McKacey, of Fairway Realty - representing developers, were present and shared a concept of the apartments they would like to place in the Star Cinema space.

Mr. Bennett asked the Mayor if we have placed moratoriums on apartments in the past. Mayor Stage said yes. There were times when the City needed some breathing room to evaluate their position on apartments and those moratoriums were short term. He said the Code was amended to address issues with apartments. Mr. Bennett voiced concern for this proposal and said he doesn't like swapping commercial ground for apartments. Mr. Catalano said there is a move to a mixed-use development. He said this property has been on the market for a while as a commercial property. They think blending in some residential into the development will strengthen the viability of the commercial district around it. Mr. Bennett said he understands today's climate, yet still has apprehensions over this conceptual use.

Mr. Berry said he realizes this isn't a discussion for a development plan and shared what he expects, such as green space, when they do return.

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

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

3. Resolution CR-37-17(Appoint Joseph Merth to the Audit Committee) was given its reading and public hearing and Mr. Davis moved it be approved; seconded by Mr. Bennett.

Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes

4. Resolution CR-38-17 (Waive provisions of Section 139.05 of the Codified Ordinances for Modifications to the Windsor Park Water Tank) was given its reading and public hearing.

Mr. Boso, City Admin., explained that this is a small project and it is difficult to find specialty contractors to bid on these small jobs. He said they have identified a local contractor to do this job and they are requesting permission to negotiate with this contractor to do the work. Mr. Schottke pointed out that this project is required by the OEPA.

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

Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes

The Chair recognized Mr. Robinette, Chairman of Safety, took the floor for discussion and voting under said Committee.

1. Ordinance C-45-17 (Amend Section 521.08 of the Codified Ordinances titled Littering or Dumping of Garbage or Rubbish) was given its first reading. Second reading and public hearing will be held on 9/18/17.

2. Ordinance C-46-17 (Amend Various Sections of the Codified Ordinances to Prohibit Cultivation, Processing or Retail Distribution of Medical Marijuana) was given its first reading. Second reading and public hearing will be held on 9/18/17.

The Chair recognized Mr. Bennett, Chairman of Lands, took the floor for discussion and voting under said Committee.

1. Ordinance C-43-17 (Approve a Special Use Permit for Valvoline Instant Oil Change located on Meadow Pond Court for Automotive Services) was given its second reading and public hearing.

   Mr. Rob Murphy, representing Valvoline, was present to answer any questions.

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

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes

2. Ordinance C-44-17 (Amend Ordinance C-83-15, approving a Special Use Permit for Daystarz Child Care located at 3323 Cleveland Avenue, to permit the Playground Relocation) was given its second reading and public hearing.

   Ms. Donyette Dunlap, owner/ petitioner was present. Mr. Bennett reviewed the stipulations set by Planning Commission and the 18'x18' perimeters of the requested play area. Ms. Dunlap agreed to the stipulations and the play area size.

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

Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes

3. Ordinance C-47-17 (Change the name of Gateway West Drive to Bill Lotz Way and declare an emergency) was given its first reading.

Mr. Smith, Dir. of Law, explained that SWACO is changing the drive name on the south side of S.R. 665. To keep the road name consistent, and to keep with the dedication timeline, an emergency is requested.

There being no additional questions or comments, Mr. Bennett moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Mr. Davis.

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

Mr. Bennett moved it be approved as an emergency measure; seconded by Mr. Robinette.

Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes

4. Ordinance C-48-17 (Vacate a Water Line Easement on Gantz Road) was given its first reading. Second reading and public hearing will be held on 9/18/17.

5 Resolution CR-35-17 (Approve the Development Plan for Gantz Road Medical Office Building located at 2005 Stringtown Road) was given its reading and public hearing.

Mr. Robert LeVeque, was present to answer any questions. Mr. Berry asked about the front building that is being vacated. He asked what will be done with the current space. Mr. LeVeque said the property owner would like to renovate it and use it for office space. Mr. Berry said that may need a variance.

Mr. Schottke asked for clarification on the access way for the site. Mr. LeVeque said they will be behind The Golden Coral restaurant and next to the Orthodontist building which has the easement for access that will be used.

Mayor Stage pointed out that there are 12 exclusive parking spaces that should not be counted for this site. Mr. LeVeque said he read the agreement to permit the use of those parking spaces for both properties. Mr. Rauch, Dir. of Dev., clarified that this project does have enough parking spaces without including the 12 spaces in the easement agreement.

Mr. Bennett reviewed the stipulations set by Planning Commission, which Mr. LeVeque agreed to.

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

6. Resolution CR-39-17 (Municipal Services that can be provided to 5070 Haughn Road upon its Annexation to the City of Grove City) was given its reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions. She explained that this property is without water and needs to annex into the City.

Mayor Stage questioned continuity. Ms. Waugh and Mr. Smith said that the County has accepted the map showing a connection to the West, by including both sides of Haughn Road. Mayor Stage shared a concern over annexing just this small portion of Haughn Road, when the rest is in the Township.

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

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	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 submitted a Mayor's Report, which Mr. Bennett moved be accepted; seconded by Mr. Robinette.

Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes

Mayor Stage voiced condolences on the passing of Jimmy Harris, who was part of the Buddy Ball initiative. He announced a ceremony for Patriot Day next Monday, hosted by the American Legion. He said we lost the appeal on the One Stop Tobacco Shop liquor permit. He said the tax revenue schedule has been passed out and there is a 2% gain. He announced that he will be absent from the meeting on 9/18 and requested to be excused.

2. Mr. Smith, Dir. of Law, reported on his meeting with Mr. Hurley and American Electric Power. He said AEP indicated they wanted to work on their relationship with the City but didn't share how. He said they really didn't accomplish anything. He also noted that he is still collecting information from other communities to compare pricing on similar projects.

3. After comments from Council and Administrative staff members, including Mr. Berry stating that he will also be out 9/18 and requested to be excused, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:01 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Roby Schottke

Roby Schottke
President

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

Sept. 05, 2017

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

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Roby Schottke

Roby Schottke
Chair