CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 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. Davis moved to dispense with the reading of the minutes from the previous regular and special meetings and approve as written; seconded by Mr. Schottke.

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.

3. President Robinette recognized Mark Waller and the SWCS architect who shared the Conceptual site layout for the new Brookpark Middle School. Mr. Berry shared his concern about water retention for this area and asked the Architect to keep that in mind during planning.

   In addition, Mayor Stage recognized Mr. Mark Waller, SWCS, who is retiring and presented him with a proclamation.

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

1. Ordinance C-68-19 (Approve a Special Use Permit for an Automotive Dealer for Car Source located at 1200 Stringtown Road) was given its second reading and public hearing.

   Mr. Rick Sicker, applicant, was present and agreed to the stipulations.

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

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

2. Ordinance C-70-19 (Accept the Plat of Beulah Park – Subarea E) was given its second reading and public hearing and 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

3. Ordinance C-73-19 (Approve a Special Use Permit for Outdoor Seating for Dairy Queen located at 3094 Southwest Blvd.) was given its first reading. Second reading and public hearing will be held on 01/06/2020.

4. Resolution CR-54-19 (Approve the Development Plan for Car Source located at 1200 Stringtown Rd.) was given its reading and public hearing.

   Mr. Rick Sicker, architect & applicant, was present to answer questions. Mr. Schottke asked if he agreed to the stipulations. Mr. Sicker said they agreed to the stipulations shown but, asked for consideration to eliminate the need for landscaping along the North property line. He said there is an 8' mound and landscaping in place now and he would like to put the required landscaping in this area along the front of his properties. Mr. Schottke asked if they would move the landscaping to the property to the East – Mr. Sicker said yes. Mr. Rauch, Dir. of Dev., said the Code requires the landscaping and they believe it is best to follow the Code. He is concerned with setting a precedent for others along this corridor to the west. Mr. Schottke questioned the curbing along the North side of the property. Mr. Rauch said the property to the east was developed in the Township and we have no control over Township developments. He said it is required by Code and they want that stretch of Stringtown to have the full curb. Mr. Davis voiced support for moving the landscaping. So did Mr. Robinette.

   Ms. Houk asked about the landscaping and what would happen if the mounding & trees to the north went away. Mr. Rauch said the Urban Forester would have some enforcement to have landscaping replaced. She said there is a request for the curbing, so there is curbing the full length of Stringtown. Mr. Rauch said yes.

   Mr. Schottke moved that Section 1 of the Resolution be amended to include ", and with the following stipulations: 1. Curbing shall not be required along the northerly property line, where the landscaping is to be relocated; 2. Landscaping required along the northerly property line shall be moved to the southerly property line, abutting Stringtown Road."; seconded by Mr. Davis.

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	No
Mr. Robinette	Yes

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

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

5. Resolution CR-57-19 (Approve the Development Plan for Sugar Maple Commons located South of Holton Road and West of S.R. 104) was given its reading and public hearing.

Mr. Rauch provided an overview of this project. He said a traffic study was submitted. The relocation of the Metro Park drive, which will be at the city's expense, has been approved by Metro Parks.

Mr. Aaron Underhill, attorney for petitioner, presented the development to Council. He said it is the same plan as their Preliminary, which meets the zoning text.

Mr. Schottke reiterated his concern over the additional traffic being placed on SR 104. He feels the City should meet with the State to lower the speed and add appropriate traffic signals. Mayor Stage said the only expanded lanes are in front of the Metro Park. He believes the road will be safer with the wider intersection and a signal that the City will put in. Mr. Keller, EMH&T, said ODOT just did a study this year and they show the traffic flow is fine. The City is working with ODOT to continue monitoring S.R.104 to gain information to reduce speeds to 45 mph. and retain the functionality of that road.

Mr. Berry said this is a case where local government causing their own problem. He said we continue to pass developments on a road that cannot handle them. He said we are trying to pass the buck onto ODOT or others to solve the problem. He said the real issue is that these developments do not belong out on S.R. 104. He said they do not meet the conformance of what that area is slated for. He said we do not have the infrastructure or the services. It was meant to be a beautiful scenic road and have Metro Parks.

Ms. Houk commented that the location is a tough one. She said she doesn't want to make commitments to a road system that we can't follow-thru with appropriate changes and make things less safe. She said she thinks this development can live in a largely rural setting. It's about how this development fits in with the neighborhood and provides safe travel.

Mr. Underhill said the original zoning would allow 45 homes. This project would provide a lessor traffic pattern. He believes it will be a better use of the property with less imposition to the area.

Mr. Schottke said he has consistently voiced opposition for the architecture for this project. It does not fit into the character of the area. He said it is patterned after a shelter house that can't even be seen from the road and is not complimentary to the area. Mr. Underhill shared some photos and said they believe it does compliment the area.

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

Mr. Schottke	No
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	No

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

1. Ordinance C-74-19 (Make Appropriations for Current Expenses and Other Expenditures for which the City of Grove City must provide during the twelve months ending December 31, 2020) was given its reading and public hearing.

Ms. Houk shared a narrative of the year's meetings to get to this document. She said this is a 365 day a year process. She said there are always priorities being reviewed to complete this document.

Mayor Stage said this is a tactical document. It keeps us in sync with the 10 year analysis. He said we continue to have a lot going on in the City and we are very blessed.

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

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

2. Resolution CR-58-19 (Amend Resolution CR-09-19 to extend the Timeline for the Grove City Citizen Financial Review Task Force to report Findings) was given its reading and public hearing and Ms. Houk moved it be approved; seconded by Schottke.

Ms. Houk explained that the Task Force has come up against the Holiday's and is asking for an additional 90 days to complete their final report.

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

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

3. Resolution CR-59-19 (Designate the Heritage Tree as the Council Art Project for 2019) was given its reading and public hearing.

Mr. Robinette explained that Council added money last year to its budget to add a sculpture to area parks. He said the Heritage Tree was a contest winner through The Heart of Grove City. He said the Historical Commission has approved this sculpture and appropriated monies toward its creation.

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.

1. Ms. Rosemary Barkes, presented a concept for The Hope Garden in the Town Center. She said with the approval of Ord. C-59-19, they believe the old library lot would be a perfect location for this garden. She explained the plan and shared an illustration of their design. She said they have 1,000's of volunteer hours in this project. They have done a lot of work to design this garden and would appreciate discussing its location and development with the City. Council Members thank her and Mayor Stage said Ms. Barkes needs to get in touch with Ms. Kim Conrad.

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

1. Mayor Stage expressed condolences to the family of Ray Kidner on his passing. He commented on the article in the Sunday paper concerning plastic bags. He said the State has pre-empted any municipality from legislating against plastic bags and over-exerts itself on "Home Rule".

2. Ms. Kelly, Clerk of Council, the Council Members and Mayor Stage recognized and thanked Mr. Davis and Mr. Robinette for their service on City Council. A collage was presented to each of them with a Resolution and various pictures from their Council events.

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

Council adjourned at 8:40 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Steven R. Robinette
Chair