CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 16, 2021 Regular Meeting

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

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

3. President Houk and Mayor Stage recognized Mr. Alex Rogers with a Joint Resolution commending him on his Cannes Film Festival Award for best short film. A promo clip of the film was shown.

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

1. Ordinance C-43-21 (Accept the Plat of Beulah Park Section 2) was given its first reading. Second reading and public hearing will be held on 9/07/21.

2. Ordinance C-44-21 (Approve the Rezoning of 3847 Broadway from C-1 (service commercial) to PUD-R (planned unit development – residential) w/text) was given its first reading. Second reading and public hearing will be held 9/20/21.

3. Ordinance C-45-21 (Approve the Rezoning of 4.14 acres located at 1185 Lamplighter Dr. from CF & PUD-R to PUD-R w/text) was given its first reading. Second reading and public hearing will be held 9/20/21.

4. Resolution CR-42-21 (Approve a Certificate of Appropriateness for the installation of Awnings to Local Cantina located at 3937 Broadway in the Historical Preservation Area) was given its reading and public hearing.

   Mr. Schottke noted the deviation of the color for the awnings. Mr. Rauch, Dir. of Dev., explained that the requested orange does not match the approved Historical Preservation Area Color Chart. He said when staff reviewed this, they noted that Council approved this color for the sign and felt it was, therefore, approved for this business. Mr. Schottke asked if color has been deviated for others. Mr. Rauch said yes, but not in this magnitude, but once it was approved, they felt it would be acceptable for the awnings. Mr. Holt asked if the orange is supposed to be the same as that in the sign. Mr. Rauch said yes.

Ms. McFarland, Awning Co., stated that the computer generated display is not a good depiction. She said it will more closely match the umbrella and sign.

Mayor Stage said they have struggled with awnings in the Town Center. In the spirit of what we are trying to capture with buildings is the inclusion of awnings.

Ms. Houk stated that she has no issue with the awning, but has a set of standards for the HPA and want the Color pallet adhered to. She said it is a very difficult position to be in when one set of colors are allowed for some businesses and not for others. She said we need to apply the rule uniformly for every business.

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

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

5. Resolution CR-43-21 (Approve a Certificate of Appropriateness for the installation of a modular classroom for Our Lady of Perpetual Help located at 3752 Broadway) was given its reading and public hearing.

Mr. Kevin Radwonski, OLPH Facilities Director, was present and explained that they have received a grant for the module and that is why they are a bit late with their request. He said it will be used for classrooms. He accepted the stipulation and stated that the finishes match the HPA Color Chart. Their intent is for this to be a temporary space for 3 – 5 years.

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

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

6. Resolution CR-44-21 (Approve the Development Plan for Tosoh Addition located at 3600 Gantz Rd.) was given its reading and public hearing.

Mr. Jim Shaffer, Tosoh, said the company is proud of the longevity of their employees and feels the City plays a part in that. He explained that this would be an addition to the Bio-Science area and is the fifth addition to their building. He said they are currently working on plans to expand their semiconductor area.

Mr. Tim Linsell, architect, was present to answer any questions about the addition.

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

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

7. Resolution CR-45-21 (Approve the Development Plan for Beulah Park, Subarea D and a portion of Subarea E) was given its reading and public hearing.

Mr. Schottke commented that he does not believe that Zoning Text changes should be done with the approval of the development plan. He said this causes confusion and doesn't keep all the changes in one place. He said the information provided for these changes is not clear. He said Council approved a set of standards for this project and feels this is backtracking on those agreements and beginning to erode the intended development.

Mr. Rauch, Dir. of Dev., explained that it is always challenging to design large developments like this. He said before this development, there were two standards – Zoning Text & Development Text. He said his Dept. has made an effort to streamline the process and have all provisions in a Zoning Text. He then explained that during the original development approval, Council removed a subarea and it left this portion of Subarea E, which was unforeseen. He said because this touched about three homes, staff felt the deviations were acceptable.

Ms. Houk commented that the paragraph in the Zoning Text that may be objectionable could be addressed later for future amendments/deviations. As far as what we have tonight, she feels that some of these changes are more generous that what would be in the Text. She asked for clarification for each of the deviations, which Mr. Rauch provided.

Ms. Rebecca Mott, attorney for petitioner, stated that this only applies to Subarea D and a portion of Subarea E. She said these deviations are consistent with what was approved for the other portion of Subarea E. She said there are 86 lots in "D" and 16 lots in "E", and most will meet all the standards in the Zoning Text. She said the reason they cannot do side loaded garages for all is because of the size of the lots being too small to accommodate them. She said they do back up to open space and are in the same price range as other lots in "E". She explained each deviation more clearly and said they are consistent with the other portion of Subarea E already approved.

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

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

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

1. Ordinance C-46-21 (Expand the Designated Outdoor Refreshment Area under the same regulations as set forth in Ordinance C-17-19 & C-16-20) was given its first reading. Second reading and public hearing will be held on 09/07/21.

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

1. Resolution CR-46-21 (Intent to Appropriate Property and Easements for the Demorest Road Corridor Reconstruction and related improvements for the public purpose of making or repairing a public road) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that we have 32 property owners affected by the Demorest Road improvement. He said they are working with each to negotiate the fair market value for the property needed for that improvement. He said most of what we are buying is Present Road Occupied property, along with accommodating for trees, light poles, etc. He explained that this legislation allow him to move forward with the next steps in the process and keep the project moving forward, in the case that they would have to file to take someone's property.

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

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

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

1. Ordinance C-42-21 (Appropriate $10,000.00 from the Senior Nutrition Fund for Current Expenses) was given its second reading and public hearing.

Mayor Stage explained that this money was raised through events/activities for meals on wheels.

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

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

2. Ordinance C-47-21 (Appropriate $5,193,000.00 from the SR665 Tax Increment Equivalent Fund for the Current Expense of Refunding Real Estate Receipts) was given its first reading. Second reading and public hearing will be held on 09/07/21.

3. Ordinance C-48-21 (Authorize the City Administrator to enter into Agreements with Utility Inc. for Body Worn Cameras for the Division of Police) was given its first reading. Second reading and public hearing will be held on 09/07/21.

4. Resolution CR-47-21 (Approve the Settlement with the Pharmaceutical Supply Chain participants for their role in the Opioid Crisis) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that there were many lawsuits filed across the Country on this issue. Ohio joined one of the Class Action Suits and participants have agreed to settle. He said most of the money will go into different pots to fight the Opioid Crisis. We will get a direct payment in the amount of $105,000 – 150,000.00. Municipalities will be able to apply for funds out of those pots to pay for opioid related issues. He said he believes this is the best resolution we are going to see and approving this settlement is in our best interest.

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

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

5. Resolution CR-48-21 (Accept a Donation of Windscreens for the Babbert Way Pickleball Courts & thank the Grove City Pickleball Club and Morin Services Heating & Cooling) was given its reading and public hearing.

Ms. Conrad said that the Club is still looking for the right screens and this will make it possible to accept them when that decision is made.

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

Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	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.

1. Ms. Kathy Minorsoni, Keller Farm East, explained that she and her neighbors are concern about a 10 acre tract on White Road that abuts their subdivision. She said Jody Dr. dead ends into this tract. She said she was told that part of that acreage is slated for apartments. She said this confused her and did some homework. She found that this acreage is currently in the Township and is zoned suburban residential. If annexed into the City, it would be zoned for single-family residential. The GC2050 Plan codes it for parks & open space. She said the work "apartments" makes them very anxious, as they have had issues with apartments in the past. Mayor Stage stated that apartments are not planned for the area. He said the Administration will go on record as saying that apartments are not suitable for that area.

2. Mr. Ben Linekey, Boy Scout Troop 16, explained that his troop is here for their Citizens in the Community merit badge. Council recognized the Troop and thanked them for attending.

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

1. Mayor Stage reported on the weekend's events; the success of the COTA Plus program; and reported that some CENSUS data has been released.

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

Adjourn at 8:23 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

August 16, 2021

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

Council Members reviewed the Agenda items.

Ms. Kelly shared the liquor permits for Meijer Store; Local Cantina; and Edgewater Today, which Council had no objection to. Ms. Kelly said she would mark it accordingly and submit to Liquor Control.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
Chair