CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 15, 2022 Regular Meeting

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

Roll was called and the following members were present:

Roby Schottke *Mark Sigrist* *Ted Berry* *Randy Holt* *Christine Houk*

1. Mr. Berry moved to approve the Minutes from the previous meeting and approve as written; seconded by Ms. Houk.

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

2. 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-51-22 (Amend Ordinance C-18-83 describing the Boundaries of Community Reinvestment Area No. 1 to Include Additional Parcels) was given its second reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that this is the last step in expanding Community Reinvestment Area #1. He said they spoke to strategic property owners in and out of the City to see if they wanted to participate in the final expansion of this Area. The Development Staff prepared a housing study to see the impact on the area. He said there has to be some way to compensate the impacts that are felt from the landfill.

Mr. Bob Ruth, resident, expressed concern over this ordinance and cautioned Council that the video prepared by a consultant for the overpass and proposed development is a pipedream. There is no guarantee that construction of the overpass will lead to anything so dramatic. He said the elephant in the room is the Dump and feels that low-end warehouses is more likely. He said you don't need a $35 million bridge to attract warehouses. He said Mr. Berry eluded to this months ago as an explanation for his support of a CRA. He said the Administration must believe in The Field of Dreams - that if you built it, it will come. He asked, what happens if no one comes. He said far less expensive routes exist to access this area without the bridge.

Mr. Brian Weaver expressed his concern that this will allow the City Administrator to circumvent the process of policies and paperwork. He said before we add more parcels to the CRA, we should enforce our existing laws.

Mayor Stage commented that he and Mr. Ruth have had many conversations about Tax Abatements. He said this CRA started in 1983 and suspects that all tax abatements have all burned off. He said a "bridge to nowhere" is a narrow vision. This overpass was first identified by the residents of the 2050 Plan. It is a long-range plan and opens up 1,000 acres for development.

Ms. Houk stated that she feels there key pieces of property that are warranted and others that she doesn't understand why they are included. However, there are many puzzle pieces assembled in terms of the possibility of job creation in that area. She said Mr. Ruth raises some good points and she will be cautious as Council moves forward with exploring the decisions and the quality of life for the community.

Mr. Berry commented that some people have the idea that CRA's are a tax give-away. He said CRA's are meant to attract development in areas that would not necessarily have high-quality development. He believes they work and feels that a CRA next to the landfill is necessary in order to attract higher-end businesses. He said abatements are not automatically given. He said this is a vision to create jobs; create economic development; attract medical type businesses.

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

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

2. Ordinance C-53-22 (Accept the Plat of Autumn Grove, Section 5 located at Rishel St. & Belle Apple Dr.) was given its first reading. Second reading and public hearing will be held on 9/06/22.

3. Ordinance C-54-22 (Approve the Rezoning of 32.25+ acres located North of Orders Rd. and West of Southern Grove Dr. from SF-1 to PUD-R w/Zoning Text) was given its first reading. Second reading and public hearing will be held on 9/19/22.

4. Ordinance C-55-22 (Approve the Use for a Tattoo Parlor located at 4238 Broadway) was given its first reading. Second reading and public hearing will be held on 9/19/22.

5. Resolution CR-46-22 (Approve the Development Plan for the Sharp Home located at 3530 Sunshine Park Place) was given its reading and public hearing.

   Mr. Sharp, petitioner, was present via Webex.

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

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

6. Resolution CR-47-22 (Approve the Development Plan for the Mid-Ohio Food Collective Freezer Addition located at 3960 Brookham Dr.) was given its reading and public hearing.

   Mr. Rauch, Dir. of Dev., provided an overview of the project. He explained that Planning Commission questioned the placement of mechanical units and the Developer was not prepared to speak on it, at that time. Since the Planning Commission meeting, the developer has worked on drawings to show the placement of the mechanicals on the roof. Staff reviewed these new drawings and feels that the unit would only be visible along Brookham Dr. and the developer plans to plant landscaping to help screen the unit from view. Therefore, Staff was supportive of waiving the provisions for screening around the mechanical unit. Mr. Schottke asked what the box on the roof was, next to this new unit. Mr. Rauch said that was existing mechanical units. Mr. Schottke asked if they were screened. Mr. Rauch said yes.

Mr. Darryl Rogers, architect, explained that the mechanicals were not shown on the originally submitted drawings. He explained that they would be located on the roof and they believe that screening this unit would make the box larger and more visible, as the unit needs air movement around it. He said it would not be very visible from I-71. Mr. Schottke confirmed with Mr. Rogers that the existing mechanical are screened. Mr. Rogers said yes, however this new unit is in the back corner of the building and isn't as visible.

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

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

7. Resolution CR-48-22 (Approve the Development Plan for Builtrite Properties LLC located at 5873 Haughn Rd.) was given its reading and public hearing.

Mr. Jim Norwood, representative, stated that they accept stipulations #1 and 3, however they do not believe the building would look any better with limestone going all the way to the top. He asked that stipulation #2 be removed.

Mr. Rauch explained that Planning Commission discussed this in their meeting also and they decided to keep the stipulation to add additional architectural features.

Council discussed the stipulation concerning a gravel parking lot. Mr. Schottke asked if this area would be developed later. Mr. Norwood said no – there would be work trucks parked in the area, which is not visible from the road.

After additional discussion, Mr. Schottke asked if this could be postponed until the next meeting. Mr. Norwood said he would agree to a postponement.

There being no additional questions or comments, Mr. Schottke moved it be postponed to 9/6; seconded by Mr. Holt.

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

8. Resolution CR-49-22 (Approve the Development Plan for Beulah Park, Section C, permitting Lennar Homes – Venture Collection) was given its reading and at the request of the petitioner, Mr. Schottke moved it be postponed to 10/3/22; seconded by Mr. Berry.

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

9. Resolution CR-50-22 (Approve the Development Plan for Courtyards at Beulah Park located at 3596 -3656 Rose Lane) was given its reading and public hearing.

Mr. Joel Rhodes, Epcon Communities, explained that their current project in Beulah have all been sold and they were excited when Mr. Kelley presented the opportunity to add 11 lots, next to the Cottages at Beulah. Realizing that these lots are different, they plan to build only two of their largest models on these lots. He said they would have the option of a bonus suite and a basement. He said the different in size would be in the depth of the building, not the width. The streetscape would look the same. He said there is a deviation to permit five lots to go below the 2,000 sq. ft. minimum (1750 sq. ft). He said although there was a plan for this area, the market has changed and all of these homes will be highly customized and provide a single-story lifestyle. He asked for approval.

Mr. Berry asked what price range these homes would be in. Mr. Rhodes said they anticipate a range of $460,000 - $700,000.00. Mr. Berry asked about the facades and not having each unit look the same. Mr. Rhodes said they are concerned about this also and will commit that will not build the same home, with the same elevation, side-by-side and there will be diversity with each home.

Mr. Ed Ritterbeck, resident, voiced opposition to this request. He explained that when the first section of lots were sold off to Pulte, as a buffer to the commercial, he told Council that they would look like tract homes. He said if you go look at what has been built, they would blend in with the Pulte neighborhood in their section. He said this is not what was marketed for the Paddock section. He said there used to be two signs saying that there would be 84 custom home lots in the Paddock section, which have now been removed. He said he and his wife made a large investment in a lot with their home and the City has invested quite a bit for this development, also. He said while he is happy to see Epcon sell out of their section, however, he feels that their next development should be put in an area that permits their product and not try to change the lots that are in the Paddock section. He said there are minimums for a reason. He said he went through many changes to get their home approved and had to add 500 sq. ft. that did not want or need. He said every time a segment of lots in the Paddock are sold off to tract builders, it minimizes the value and makes it less enticing for true custom builders to want to build here. He said it diminished the vision of this subdivision. In addition, the 11 lots Epcon desires to take would become part of the condo homeowners association and reduce the home lots in the Paddock homeowners association. He believes his HOA fees would increase due to having homes to divide the cost with. He said if this continues, there will only be about 20 custom homes and the rest will be sold to whomever Mr. Kelley can find.

Mr. Schottke commented that there are still lots available in Pinnacle and it is going to take a while to build this out with custom homes. He said the economy has changed and it may take a while for a custom home area sell out.

Mr. Jim Martin, President of the Courtyards at Beulah Homeowners Association, stated that are in full support of the addition of these lots to their HOA.

Mr. Holt confirmed that the lot size could accommodate the additional square footage, it is just a marketing decision to offer homes with less than 2,000 sq. ft. Mr. Rhodes said that was correct.

Ms. Sara Backiwicz, Director for Beulah, commented that she has never been more excited for what Rose Avenue could look like and praised Epcon for their products. She feels each home should be looked at individually and how they look.

Mr. Schottke stated that when the lines were drawn for each section originally, they were arbitrary. No one knew what would and would not sell, but they are trying to keep the vision.

Ms. Houk voiced disappointment in hearing that this is simply about the size of these homes. She said she recalls receiving a description for each subarea/section and how it would be built out. She shared concern about where Council finds themselves today. She said when the Pulte homes were agreed to as a buffer for the commercial area, she said then that she did not want to open a door with that decision. She said there is no getting around the fact that these are production homes, albeit a beautiful Epcon home, on lots that were marketed as part of 84 parcels to be custom home sites. She said when you see a Courtyard community, you know it is a Courtyard community. She believes that what people bought into in the Paddock area, was an area that would develop a character over time – that each home would have a special feeling and contribute to an overall finished product that was unique. She believes we are losing that and feels that Council should hold on to the 2,000 sq. ft. if that is all we have. She questioned if it is Council's role to help sell lots so they can expedite things for people. She said they should be holding on to the quality and vision because that is what the City bought into. She said she worries that they will be disappointed in what they have created in years to come.

Ms. Houk moved to amend Section 1 to remove the words "as submitted" and add the words "except for stipulation #1"; seconded by Mr. Holt.

Mr. Rhodes, developer, asked that Council look at the market. He said this request is based on what their customers want and believes it would contribute to the development. He said the streetscape would be the same, only the rear of the house would be different.

Mr. Sigrist clarified that this request is only to allow for flexibility on five lots, but will still be built to suit the customer. Mr. Rhodes said that was correct.

Mr. Ritterbeck read the first line of the Zoning Text about being beneficial for all lots and said he doesn't feel this is happening.

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

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

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

10. Resolution CR-51-22 (Approve the Development Plan for Annie V. Kitty to allow for a residential use in a PSO zoning, located at 4238 Broadway) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that for years, there has been a struggle with properties along Broadway that have both a commercial and/or residential use. He said this could go through two separate procedures, but he believes that the cleaner approach is to take care of it with the approval of the plan.

Mayor Stage pointed out that about 30% of the lot is covered with a parking lot, which is unusual, and is not typical of an apartment complex.

Ms. Annie Kitty, petitioner, stated that this is not an apartment complex. She intends to live in the home and have a business below.

Ms. Houk asked if there was any clarification on moving forward with this item without having a decision made on the Use approval. Mr. Smith said it is up to Council on how they wish to proceed. If the Use approval is denied, the development plan approval becomes moot.

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

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

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

1. Ordinance C-52-22 (Accept a Public Utilities Easement on the Pinnacle Quarry Site) was given its second reading and public hearing.

Ms. Houk explained that this is a new easement that was not shown on the original Plat, that the Developer has asked the City to accept.

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

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

2. Ordinance C-56-22 (Authorize the City Administrator to enter into an Agreement with Jackson Township for Fire Hydrant Maintenance) was given its first reading. Second reading and public hearing will be held on 9/06/22.

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

1. Ordinance C-57-22 (Levying Special Assessments for the Construction of Various Sidewalks in the City of Grove City) was given its first reading. Second reading and public hearing will be held on 9/06/22.

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

1. Mr. Brian Weaver stated that he appreciates the closed captioning for the meetings, but there is more to be done. He said he has not been given records on ADA ramps, as requested. He played a tape from the Gahanna Police Dept. Staff meeting where foul language was used to identify him. He said many other public records requests have not been received. *Mr. Smith* stated that Mr. Weaver has submitted over 50 records requests in the last few months and he is going through each one and answering them as quickly as he can.

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

1. Mayor Stage reported on past and upcoming events in the City, including the Ohio Open Door Events on Sept 9 - 17.

2. Mr. Boso, City Admin., stated that bids for the Park at Beulah were received on August 9. Only one bid was submitted and it came in $1.3 million over budget. Under Ohio Law, if the bid is 10% over the estimate, it cannot be awarded. He said they will be meeting later this week to see if it can be refined and perhaps delay some of the buildings.

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

Adjourned at 9:04 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry

Ted A. Berry
President of Council