

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 07, 2023

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in Room A of the Grove City Library – 3959 Broadway.

Roll was called and the following members were present:

Mark Sigrist Ted Berry Randy Holt Christine Houk

1. Mr. Berry moved to excuse Mr. Schottke; seconded by Ms. Houk.

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

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

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

2. President Berry recognized Mayor Stage who administered the Oath of Office to Police Officer Milind Patel, who has been an auxiliary officer for 10 years.

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

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

1. Ordinance C-22-23 (Accept the Annexation of 98.7+ acres located North and South of Rensch Road in Jackson Township to the City of Grove City) was given its second reading and public hearing.

Mr. Glen Dugger, attorney for petitioner, requested that this item be postponed until 9/18/23.

There being no additional questions or comments, Mr. Holt moved it be postponed to 9/18/23; seconded by Ms. Houk.

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

Mayor Stage noted that he believes that a Pre-annexation Agreement should come with this annexation. He said the Administration will be working on one for Council consideration.

2. Ordinance C-23-23 (Approve the rezoning of 0.5+ acres located North of Grant Avenue and West of Front Street from R-2 and C-2 to PUD-C with Text) was given its second reading and public hearing.

Mr. Stephen Smith, Dir. of Law, stated that he has advised Ms. Houk that she should recuse herself from this item and Ms. Houk left the room for all discussion and voting.

Mr. Kyle Rauch, Dir. of Dev., explained that they worked with the applicant on language in the Zoning Text to capture the existing conditions of the area and provide safeguards for the existing residents. They are not looking to allow for intensification of the use. He explained that the Text would allow storage of commercial materials in the proposed new garage; would allow for the existing residential use to remain and the existing commercial to remain in their respective areas. He stated that this is a smaller, older area of the community that is in transition.

Mayor Stage noted that the lots have already been combined, which helps manage the area.

Mr. Chris Zelich, petitioner, stated that his sole purpose, at this moment, is to support his current business. He explained the enhancements he intends to make. He said he sees some items with his plan and would like to have Mr. Schotke present for the vote. Also, he doesn't understand why Ms. Houk has to be recused, as her husband is his accountant, not her. He asked that this be postponed. It was explained that the Law Director determines if a Member should recuse themselves from an item.

Ms. Nancy Pennell, Grant Ave. resident, voiced opposition to the rezoning. She said there have been two signs on the commercial building to rent space since February. She said if storage space is needed, why rent what he has. She said he has treated this space like a slum since he has had it. The house is run down. Once you give him commercial license, it doesn't matter what his plans are, he can throw those away and apply for something else. She said this is a residential neighborhood, not commercial. She said commercial land is too valuable and she doesn't believe that he will sit on it.

Ms. Missy Bishop, Grant Ave. resident, said they have seen a lot of change in the neighborhood and most is not good. The quaintness is not so, anymore. She said she feels like they are being squeezed out and she didn't move into the neighborhood to live around storage units and commercial property. She came for a place for her kids to grow and be around other families.

Mr. Wolfgang Braun, Grant Ave. resident, voiced opposition to the rezoning. He said a lot of the homes are over 100 years old and commercial will take away from what is desired in the neighborhood. He said businesses should stay on Broadway.

Ms. Jeanne Marinangeli, Grant Ave. resident, voiced opposition to the rezoning. She said she just built a nice ranch home nine months ago, as they were looking for a nice quaint neighborhood. All she hears now is that this is a transition into commercial area. She said she doesn't want this either.

Mr. Matt Fuchs, Cleveland Ave. resident, stated that there is a "For Lease" sign on the commercial building. He said once commercial is approved, the plans can change and he could do something different. He said this is an old neighborhood with historical value and it needs to stay residential.

Mr. Zelich stated that there is an office space that is rented for the next three years. He asked that it be postponed to the next meeting.

Mr. Holt moved it be postponed to 8/21; seconded by Mr. Sigrist.

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

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

Mr. Berry	No
Mr. Holt	No
Ms. Houk	Recused
Mr. Sigrist	No

3. Ordinance C-27-23 (Approve a Special Use Permit for a pet grooming salon for All Fluffed Up Pet Salon, LLC, located at 3379 McDowell Rd.) was given its second reading and public hearing.

Ms. Michelle Creager, applicant, stated that she has been a groomer in Grove City for 15 years. This will be her own shop and requested approval.

Mr. Ralph Wolfe, customer, voiced support for this business. He said he has followed Michelle to two different shops and is happy she is getting her own.

Mr. Berry confirmed with Ms. Creager that there will be no sales of cats or dogs at the facility.

Mr. Joe Bocook voiced support for Michelle and her business.

Mr. Charles Hoffner voiced support for Michelle and her business.

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

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

4. Ordinance C-30-23 (Accept the Annexation of 0.918 acres located at 3972 Orders Road to the City of Grove City) was given its first reading. Second reading and public hearing will be held on August 21, 2023.

Mayor Stage noted that the Administration is monitoring this property, as it is not in compliance with Grove City Code. He hopes it will be in a couple of weeks.

5. Resolution CR-33-23 (Approve the Development Plan for a new 2-story building located at 3472 Grant Avenue) was given its reading and public hearing.

*Ms. Houk was recused and left the room for this item.

Mr. Chris Zelich, petitioner, shared the development plan and the improvements to the garage and property. He said the house is under complete rehab and is currently working on the interior. The exterior will be done next. He is just trying to improve his properties.

Mr. Berry asked Mr. Smith, Dir. of Law, if a garage that met Code were submitted, it could be built without Council approval. Mr. Smith said yes, that is correct. Mr. Berry said once the garage is there, the owner could put anything in it. Mr. Zelich said it just made sense to him to add the upper level and have a carriage house like others in the area. Mr. Berry suggested he speak to the residents and see what they will support.

Mr. Braun, Grant Ave. resident, said he doesn't see a problem with a two-story garage as long as it is residential and doesn't cover both lots.

Ms. Pennell, Grant Ave. resident, said that Mr. Zelich has already mentioned two different times that he wants to use it for his industry. She said he stores heavy equipment on these lots and is not a particularly good neighbor. She said it will be bigger than her house and doesn't see him upholding the laws in the future.

Ms. Bishop, Grant Ave. resident, said she had no problem with a garage as long as it meets the requirements and looks like a residential garage. She doesn't want to see any storage for commercial.

Mr. Holt said normally, you would have to have a variance for a garage this size. Mr. Smith stated that Council has the right to approve the Development Plan as submitted, without requiring variances.

Mr. Sigrist said he has walked the neighborhood and has seen another garage like this proposal. He said this may be larger than Code, but must be used for residential like the other.

Mr. Berry pointed out to the applicant that if this is approved, it is for residential purposes only and there will be no commercial vehicles. Mr. Zelich agreed. Mr. Holt asked him to be a better neighbor.

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

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

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

1. Ordinance C-29-23 (Authorizing the appropriation of Property and Easements from multiple properties for the public purpose of making, repairing and improving the White Road Corridor Improvement Project) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that he has been unable to secure needed right-of-way for this improvement. He said we have the ability to file eminent domain action, but there is a weird issue with this project. Our opinion, based on the Franklin County Engineer, is that everything we are doing is within the current public right-of-way. The Property Owner's believe it is not. He said once this is passed, the City was going to file for a declaration through the courts. However, one of the property owners has filed suit against the City to determine the question of the public right-of-way. He said they will wait to do anything until this case is decided. He asked that Council move forward with this legislation at this time and he will keep them informed on the suit. Ms. Houk said this has already stalled the utility work. Mr. Smith said yes, but this is County property right now.

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

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

Mr. Berry moved to excuse Ms. Houk as she is a Polling Official and needs to set up station; seconded by Mr. Sigrist.

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

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

1. Mr. Anthony Caldwell, President of SWCS Board, announced that Mayor Stage has been selected as a Friend of the Schools by the Ohio School Board Association. He said the Mayor will be recognized at a ceremony on 9/20/23 and formal invitations will be sent to Council.

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

1. Mayor Stage submitted the Mayor Court Monthly Report and Mr. Berry moved to accept same; seconded by Mr. Sigrist.

Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes

The Mayor reported that the Alumni & Homecoming were great; the Mural was unveiled at Fryer Park; Purple Heart Day was last Friday and went very nicely; this Saturday is the first Pickleball Tournament at Beulah Park and the Bourbon Fest in the Town Center; on Wednesday, there is a meeting with SBA and Council is invited.

2. Mr. Don Walters, Information Supervisor, shared the events that will happen during Labor Day to celebrate the 100 year anniversary of the Library and of Beulah Park. Events include: a marker dedication; a Model T Jamboree and Parade; a Library Scavenger Hunt; Concerts at Beulah Park and Fireworks.
3. Mr. Hurley, Dir. of Information Systems, shared slides on the status of the Cell coverage around the City. He said he has had two meetings with carriers and meetings with Acadia to do an independent study of our area. He shared their analysis and said the red areas are under served. He said this identified the need for 7 to 9 towers in our area. He said we are trying to be collaborative with carriers and strategic in their placement. He said Acadia will come in and market the City-owned spots for towers. They have had conversations with the Fire Department and the Township and School properties will also be included in order to take a holistic approach for the community to improve cell service for our citizens.
4. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:45 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President