CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 06, 2018 — 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. Schottke moved to excuse Mayor Stage; seconded by Ms. Houk.

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

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

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

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

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

1. Ordinance C-39-18 (Approve the Rezoning of 1519 Borror Road from PUD-R to SF-2) was given its second reading and public hearing and Mr. Schottke moved it be approved; seconded by Mr. Davis.

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

2. Ordinance C-43-18 (Accept the Annexation of 1.0 acres located at 4175 Casa Blvd. in Jackson Township to the City of Grove City, Ohio) was given its second reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions.

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

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

3. Ordinance C-45-18 (Approve the Use of Microblading for Salon Lofts located at 2179 Stringtown Road) was given its first reading. Second reading and public hearing will be held on 8/20/18.

4. Resolution CR-32-18 (Approve the Development Plan for Trail View Run located at 1399, 1401 and 1419 Borror Road) was given its reading and public hearing.

   Mr. Schottke read the stipulations from Planning Commission.

   Mr. Jeff Stankunas, attorney for petitioner, was present to answer any questions. Mr. Schottke asked if the Developer agreed to the stipulations Mr. Stankunas said yes.

   Mr. Berry said we are experiencing problems with algae in retention ponds and asked about the pond depth. Ms. Shields, Dev. Dept., stated that this pond meets the Pond Standards and other code requirements. Mr. Berry commented that he wants to make sure that chemical runoff is addressed and the water going into the pond should be clean. Ms. Shields said they are updating the Standard Drawings and will add that to the consideration.

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

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

5. Resolution CR-33-18 (Approve the Development Plan for The Courtyards at Beulah Park located at 3811 Southwest Blvd. (Subarea F)) was given its reading and public hearing.

   Mr. Joel Rhodes, representing Developer, was present to answer any questions. He said Epson agrees to all the stipulations from Planning Commission.

   Mr. Schottke said the Code requires all entrances to be irrigated. He very much believes this should be adhered to for both entrances. Mr. Schottke moved that Section One be amended to add, "except stipulation #5"; seconded by Mr. Robinette. Mr. Rhodes explained that they don't irrigate in most of their developments outside Grove City because it becomes an issue for the Homeowner's Association later. However, he did agree to irrigate both entrances. There being no further comments on the motion, the vote was called:

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

Ms. Houk stated that she finds it difficult to sign off on a Development Plan before they approve the road plan. She said Council still doesn't have a copy of the railroad crossing agreement; a traffic study; a development agreement; or any coordination with the many parties for the east side of the railroad tracks. She said, for her, we haven't taken the necessary steps, logically to get to this point. Mr. Berry asked if it would hold them up too much if Council waited until the next meeting. Mr. Rhodes said if it would be delayed he could only delay for one meeting. Mr. Davis said there are bigger picture items that need to be decided. He said the developer understands that and takes on that risk. Mr. Davis said he wants to be courteous to the developer and doesn't feel the need for a delay. Mr. Schottke said it would be different if they were not familiar with Epcon Group and their developments. He said Council does need to see some of these other integral pieces. Mr. Rhodes said he understands Council's position, however they are willing to take the risk and have Council vote on this plan tonight.

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

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

6. At the request of the petitioner's agent, Mr. Schottke moved Resolution CR-34-18 (Approve the Development Plan for Beulah Park Roadways – Phase 1) and Resolution CR-35-18 (Approve the Development Plan for Beulah Park Apartments located West of Broadway and South of Southwest Blvd. (Subarea H)) be postponed to 8/20/18; seconded by Mr. Robinette.

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

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

1. Ordinance C-44-18 (Authorize the Mayor and City Administrator to enter into an Agreement with the Fraternal Order of Police/Ohio Labor Council, Inc., Police Dispatchers) was given its second reading and public hearing.

Ms. Houk provided an overview of this three (3) year agreement. This has been agreed to by the Union. There is a wage increase; a shift differential increase; a supervisor increase; an increase in the insurance premiums.

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

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

2. Resolution CR-36-18 (Waive the Provisions of Section 529.07(b)3 of the Codified Ordinances for the Oktoberfest on October 6, 2018 in the Town Center) was given its reading and public hearing and Ms. Houk moved it be approved; seconded by Mr. Davis.

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

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

1. Resolution CR-37-18 (Appoint Joseph Hoffman to the Grove City Higher Investment Program Committee) was given its reading and moved it be withdrawn; seconded by Mr. Davis.

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

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

1. Ordinance C-46-18 (Authorize the City Administrator to enter into a Lease Agreement with Pitney Bowes for postage equipment) was given its first reading. Second reading and public hearing will be held on 8/20/18.

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

1. Mr. Ted Basinger, resident, commented on the parcel at the end of Shirlene Dr. He said they have many questions. He commented that the GC 2050 Plan is supposed to be a Guide and not to be followed exactly as written. He said they are trying to understand why this is zoned multi-family and not single family. He said they want to figure this out. Mr. Robinette said in general the reason it is zoned multi-family is because it is up to the Property Owner to ask for a change to the zoning, not the municipality.

2. Mr. Aaron McGhee, resident, voiced concern over the potential apartments at the end of Shirlene Dr. He said Mayor Stage voiced opposition to the Arrowleaf Run apartments in 1993 and did not sign the resolution. He said the G.C.2050 plan shows this area as suburban living/low density. He said apartments are not low density. He said they have been trying to do their own research through the public records and calls to the City, but feels there is some contradiction to what they have been told and what they find in those public records- such as unit numbers already being assigned for a project that hasn't submitted a development plan yet.

3. Ms. R. Barksdale discussed the Public Notification process for the Federal Tax Credit Program. She said certified letters are to be sent to the Public Officials in the town where the housing is to occur. She said these letters were sent in February to the Mayor, City Clerk, four (4) other city

officials and Rep. Laura Lanese. She said it informs and invites a written objection to be filed. She said she could find no written response issued on this request. She questioned why the public wasn't notified of this letter; why there was no objection made, given all the past problems with a development on this site; why Republican Run has been renamed on the City's map to Arrowleaf Run; why unit numbers have been assigned when no Plan has been submitted yet. She said it all is very odd and, at best, without an explanation it appears negligent, unethical and maybe deceitful.

4. Mr. Steve Henderson, Shirlene Dr. resident, said in the last two weeks they have had construction trucks coning down the street, dripping oil and blocking driveways. They don't care. He said his 8 year-old wanted to come speak to Council. He said if children can figure this out, adults should be able to see it. He asked that someone make them stop parking in front of people's driveways.

5. Mr. Josh Burton, resident, asked Council to do a safety study on Park Street. He said he almost got hit again tonight trying to get into his drive.

6. Mr. Shane Williams, Giovanni Court, stated that he is one of four properties that cannot have a fence on his property. He said he felt he did his due diligence to request a fence from the City and his HOA before having one installed on his property. He asked that Council reconsider a development plan stipulation to allow fences for his lot and three others. Mr. Davis said Council is aware of this issue. He and Mr. Robinette are going to coordinate a meeting with the residents.

7. Jenny Adkins, Giovanni Ct., says she has a swimming pool and wants a fence also. She said she got approved for the pool and then was told she could not have a fence. She would have to put up a barrier or automatic cover. She said they were given a stop work order on it when they told the Building Division that they would not be putting in the cover. She said she never would have put in a pool if she couldn't have a fence. Mr. Davis said they are aware of these issues and will get it sorted out quickly.

8. Ms. Robin Townley, Giovanni Ct; said she planned on putting in a pool and a fence. They were all going to put in similar fences to beautify the neighborhood. She said she appreciates the meeting being coordinated and is sure everyone will be there.

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

1. Mr. Vedra, Safety Di, introduced Rick Butsko, our new Police Chief.

2. Mr. Robinette said there was a liquor request at 3999 Broadway, which Council agreed not to object to in Caucus.

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

Council adjourned at 8:21 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Steven R. Robinette
President

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

August 06, 2018

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

Council Members reviewed the Agenda items.

Ms. Kelly, Clerk of Council presented a Liquor Permit notice and Council determined it was not necessary to request a hearing and Ms. Kelly said she would take care of the rest.

Mr. Berry requested an update from the Administration on road improvements. Specifically, Southwest Blvd.; Orders Road; Demorest Road; Home Road; utility lines on Southwest Blvd.; land for the Plaza in the Town Center.

Mr. Smith, Director of Law, noted that the Plaza has a lot of moving parts and progress is being made. He said Mr. Boso (City Admin.) wanted to present all the parts to Council at once and is working to get that package together.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Steven R. Robinette

Steven R. Robinette
Chair