

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

July 17, 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:

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 they were approved by unanimous consent.

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

1. Ordinance C-25-23 (Authorize the City Administrator to execute a Pre-Annexation Agreement with Smart Citizens, LLC and the Heirs of Marilyn W. Trapp, et. al, for approximately 89.3± acres located South of Rensch Road) was given its second reading and public hearing.

Mr. Glen Dugger, attorney for petitioner, explained that they have made a couple of changes and feel that they are an improvement. The height has been changed from a two-story building to a one-story building. The other is a technical change to add language to the height of the ground mounted solar panels.

Mr. Schottke asked why they added “892 feet above mean sea level” to the solar array. Mr. Dugger said this was to clarify the measurement and confirm the solar array would be eight feet (8’).

There being no additional questions or comments, Mr. Schottke moved to amend Section C, i & ii, to read as follows: *i. Height: The data center structure shall not exceed 26 feet in building height, excluding the parapet. Rooftop mechanicals shall be screened in accordance with the Codified Ordinances of Grove City. No part or component of the solar array system shall extend above a mean sea level of 892 feet, approximately eight feet above existing grade; and ii. Scale: The footprint of the data center structure shall not exceed 500,000 square feet in total building area; seconded by Mr. Sigrist.*

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

Mr. Schottke explained that there were a number of questions asked of the developer and Mr. Dugger shared what they could do for each:

Noise: The building will be placed 1,900 feet from Rensch Rd. and about 1,900 feet from Betty Rd.; there are existing tree lines that will remain; there will be an eight foot mound with fencing and three rows of landscaping. Any exterior generators will be located on the south side of the building. All this is to mitigate any noise.

Traffic: Data Centers are about the lowest in traffic generation. They estimate between 100 – 300 trips per day. In comparison to a residential neighborhood, there would be over 2,000 trips per day.

Solar: The useful life of the panels change and the current technology allows for 50 megawatts generated for the data center. They will be used to generate the needed power at peak hours. There is no intention to sell any unused power back to the electric grid.

Visibility: Pictures were shown looking from the south, west and north to show the views. The electric substation hides it from the south and existing tree lines hide it from the east, west and north.

Benefits: A spreadsheet was shown to reflect the land value now and what it would increase to with the improvements. It showed the increase in taxes that the school district and Township would receive, even with a 15-year abatement. The schools would receive about \$300,000.00 per year and the Township would receive \$42,000.00 per year more.

Mr. Rauch, Dir. of Dev., explained that there is a 15-year abatement request for 100% of the building and land value. There are claw back provisions to receive 15% for area improvements; the school district will remain whole; there would be 12 fiber lines provided free of charge, saving the city about \$144,000 per year. They will provide career development to the schools; the Developer will also donate right-of-way on the west property line and on Rensch Road to the City.

Mr. Rauch commented that the City and the Township adopted the 2050 Plan. That Plan shows this area as an opportunity to bring new industries and different jobs to the City. He said this is more than just financials, but also to safeguard what we are getting.

Mr. Holt asked what the 2050 Plans says this is to be used for. Mr. Rauch said it says it is to be used for flexible employment centers, which is similar to C-1 type uses – a light business center.

Ms. Houk asked for an overview of the specific items, such as zoning, and how there will still be processes that the Developer will still have to go through with the City. This provides a skeletal view and some assurances prior to annexation, even there is a process to play out. Mr. Rauch said the Agreement states that it does not absolve the developer from going through the city's processes for rezoning and development approval. He said this agreement was a way to secure some assurances for the protection of the community and share the non-negotiable items of the city moving forward.

Mr. Sigrist asked if this is the time to flush out what their showstoppers are and what they can't support. Mr. Rauch said if there is anything in the Agreement that Council is not comfortable with, then they should flush those out tonight. If it is to define the financial benefits, it may not be the night to define those terms.

Mr. Berry asked if there is any intention to expand this building. Mr. Rauch said no. That would require a change in this agreement.

Mayor Stage reiterated that what is being abated is just the building and the increased land value kicks in at 100%. For example, SWCS gets \$1,200.00 per year. Once the Data Center is built, they will receive \$340,000.00 per year. After the 15-year abatement, the schools receive \$1 million per year.

Ms. Christi McClellan, Rensch Rd., spoke in opposition to this ordinance. She said they have already spoken about noise, radiation, property values, etc. She said they don't live in the city and they don't count. She said she follows the money. She asked why an abatement would be given if this developer wants to locate on this property so badly. She asked that this be put where it belongs – by the dump. They don't want it.

Ms. Lori Johnson, Lori's Way, asked that Council find out about Smart City LLC and what track record do they have; what is the known noise level projected to be; and who the new player is in this development. She said she and her husband were surprised to learn about placing this in the quiet farm area. She asked that Council research an article about New Jersey solar woes. She feels that the traffic comparison is not fair. She questions the tax comparison and feels there are too many unanswered questions and concerns. She asked Council to pause on this issue.

Ms. Penny Adams, Rensch Rd., stated that she has a power line that runs through her yard and now she will have a data center in her back yard. She sees wildlife all the time. She said she thought she was part of Grove City until the Mayor told her she wasn't. She said she will not have to deal with tanking property values and she is too old to start over. She said there is no benefit for anyone on Rensch Road. She asked if there was a Federal Tax Abatement that would be available for 30 years. She asked that Council reconsider this and think about a better project for Grove City.

Ms. Houk commented that the first time Council was aware of this was when the Services Resolution for Annexation came on their agenda. She said she has asked many questions and was told it was the beginning of a process, with not a lot of information. She said she had bits and pieces of information and the document conflicts with where she thought we were. This brings up another round of questions for her. She said she understands that the Church that signed the annexation is referenced in this agreement, but that property has now changed hands and this is the property that allows the rest of the acreage to annex into the city. She said it is hard to feel confident about a business coming in when there are no details about the entity. Finally, she is a big believer in incentives, but for her they should be used when there is a piece of property that is hard to develop. This is the exact opposite of that and she has conflicting information. She said she wants to get this right.

Mr. Schottke commented that he is in favor of having commercial/industrial property to the east of the railroad tracks and believes we should have housing west of the railroad tracks. He said he asked if this building could go east of the tracks. He said he would support all types of housing in this area.

Mr. Berry stated his biggest problem is the location. He said he feels we need farmland to the west. He is in favor of annexing property in this area but feels this is the wrong location for this development.

Mr. Holt stated that he has spent his entire career in data centers. He said generators are the only thing that has noise. He said 300+ homes on this acreage would have much more traffic. He said it makes no sense to him to have all those homes instead of one data center 1,800 feet away. He said he has confidence in the City to develop this in a better way than if it stays in the Township. He believes there will be much worse partners and businesses if it isn't annexed to Grove City and developed under

our regulations.

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

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

2. 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 first reading. Second reading and public hearing will be held on August 7, 2023.
3. Ordinance C-28-23 (Approve the rezoning of 96.3+ acres located at 2088 and 2134 London Groveport Road from SF-1 to PUD-R with Zoning Text) was given its first reading. Second reading and public hearing will be held on August 21, 2023.
4. Resolution CR-33-23 (Approve the Development Plan for a new 2-story building located at 3472 Grant Avenue) was given its reading and at the request of the petitioner, Mr. Schottke moved it be postponed to August 07, 2023.

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 first reading. Second reading and public hearing will be held on August 07, 2023.

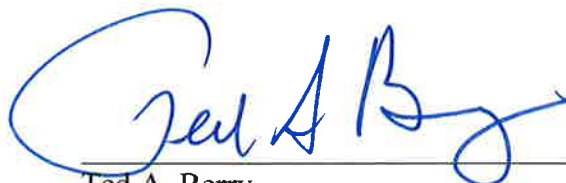
The Chair asked that any new business to be brought before the attention of Council be done so at this time.

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

1. Mayor Stage reported that Congressman Mike Carey informed him that \$4 million was secured in the Federal budget for the Mt. Carmel bridge; a new restaurant will be coming to The Shoppes at Beulah; the Fireworks were great; and expressed condolences to the family of Bob Ferguson. He also reported that they had a meeting with CAPA about the amphitheater at Beulah. It was very positive and they offered to help in any way.
2. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:13 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

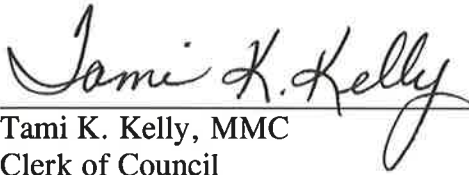
July 17, 2023

Council met at 6:30 p.m. in Room A, Grove City Library, 3959 Broadway.

Council Members reviewed the Agenda items.

Ms. Houk reported that the Diversity Task Force has completed their first 12 months and is working on a presentation to Council. They are striving to have it ready in September.

Council retired to the Chambers to begin the Regular meeting.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
President of Council