

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

July 16, 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. 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. Davis.

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

2. The Chair read the agenda items and they were approved by unanimous consent.
3. The Chair recognized Mr. Walters who introduced Kathy Gill from City Scene Magazine who presented Best of the Bus awards to Mid-Ohio Food Bank; Capital City Cakes and Grove City Brewery, who received two awards.

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

1. Ordinance C-36-18 (Approve the Rezoning of 5.511 acres located East of the Hoover and Orders Roads intersection from SD-2 to PUD-R) was given its second reading and public hearing.

Ms. Rebecca Mott, attorney representing Petitioner, was present to answer any questions. Mr. Schottke reviewed the one stipulation from Planning Commission and Ms. Mott agreed to it.

Mayor Stage commented on the need for an embellished entry feature. Ms. Mott said they did agree to this and are working on it but she doesn't have anything to share tonight.

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

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	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 first reading. Second reading and public hearing will be held 8/6/18.

3. Resolution CR-29-18 (Approve the Preliminary Development Plan for Farmstead Subdivision with Development Text located at 62 Jackson Pike) was given its reading and public hearing.

Mr. Rauch, Dev. Dir., said this project has been reviewed several times by staff and the developer has responded each time. Not all issues are resolved, but it is a good collaborative effort for a Preliminary plan. Mr. Schottke shared concerns over ingress/egress on S.R. 665 and S.R. 104. Mr. Keller, Consulting Engineer, said they have been asking Ohio Dept. of Transportation for access management of these State Routes and ODOT has been receptive. It is a matter of timing- with development coming on-line.

Mr. Jason Wisniewski, VP of Planning for developer, was present. He provided an overview of their preliminary plan. He said they worked hard to provide a space for a school. Mr. Berry questioned the discrepancy in open space. Mr. Rauch said that would be worked out. Ms Houk shared concern for the density of housing; the demands on the roads, schools, fire dept. etc. She thinks 11 acres for the school is tight and hopes they can provide some elbow room as the plans continue.

Mr. Schottke suggested that their Development Text include: 1. Basements or a partial basement be required for the homes and 2. Provide brick or stone on the foundation walls. Mr. Wisniewski said they don't typically do brick on the foundation. He asked that they be allowed to discuss it further.

Mayor Stage pointed out that the school site is not being donated. The City is discussing cost-sharing of this ground.

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

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	No
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 first reading. Second reading and public hearing will be held on 8/6/18.

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

1. Ordinance C-42 -18 (Enact Chapter 909 of the Codified Ordinances titled Small Cell Facilities and Wireless Support Structures within the Right-Of-Way and to declare an emergency) was given its second reading and public hearing.

Mr. Thad Boggs, sitting in for Mr. Smith, explained the reason for this legislation. He said it allows cell phone carriers to put small cell facilities in the City's rights-of-way. The State Law goes into effect August 1 and this is why it was requested as an emergency so these regulations will be effective by the Aug. 1 deadline.

Mr. Berry said there were some requested amendments by the legal department to Exhibit "A". Mr. Berry moved to amend Section 909.03(10) to remove the words "publically owned"; amend Section 909.03(12) to remove "by the FCC"; and amend Section 909.09(B) to change 4939.031 to "4939.0322"; seconded by Mr. Davis.

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

Mr. Berry noted that an additional change was discussed to amend 909.04(e)(2) to reduce the 400' to 200', but no motion was made to do so.

Mr. Robinette asked about the fees and where they would be placed. Mr. Boso, City Admin., said all fees would go into the General Fund. The amount of those fees will be addressed in the Design Standards and they hope to have them for Council's next meeting. They are working with other communities so the Guidelines all have similar standards. Mr. Robinette asked what the appeal process would be for a denial by the City. Mr. Boggs said there are two types of appeals that an applicant could take by court action.

There being no additional questions or comments, Mr. Berry moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Davis.

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

Mr. Berry moved it be approved as an emergency measure; seconded by Mr. Davis.

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	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. Aaron McGhee, resident on Michelle, voiced concern over a proposed low-income apartment complex off Shirlene Dr. The neighborhood is against this project for various reasons. He said this would make the third low income housing project in their subdivision. He asked Council to consider the housing and approve the right kind of housing. He also commented that this area is wooded now and asked it be added to the park area to the south of their development as proposed in 201- 2016 Park Plan. He said a similar proposal was submitted in 2003 and was denied. He asked they make Grove City beautiful, not growth in the wrong direction.

2. Mr. Ted Basinger, Michelle Dr. resident, voiced opposition over any apartments at the end of Shirlene Dr. He said this would decrease property values by 5% immediately. Statistics show that violent crime increases by 1.5% and 3.6% for drug related crimes. Just that alone should bring questions to mind. He said this is just not the area for it. He said Republic Run is part of this property and it overflows when it rains. The bus stop is at the corner of Shirlene & Michelle and their children are on the corner all the time. There are six busses in and out each day. Increasing traffic would be a problem. He said there is access off of Stringtown Road and access should be through there, rather than through their subdivision. He asked this be denied. It is not the kind of growth wanted. There are 88 homeowners in Keller Form that are opposed.
3. Mr. Charles Grundy, Shirlene Dr. resident, said this proposed development has one way in and one was out. This is a problem. He said when there is government subsidized housing in your neighborhood, resale of homes is a problem. This would change the whole dynamic of their neighborhood. It is a safety problem. He said there is no benefit to the existing homeowners if this type of development would be approved.

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

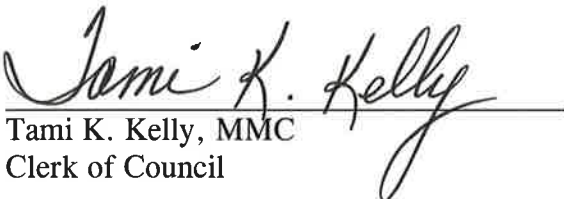
1. Mayor Stage submitted two months worth of Mayor's Reports for approval. Mr. Schottke moved to accept same; seconded by Mr. Davis.

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

Mayor Stage commuted on the concert last week; the Beulah Park development; a check for \$500.00 from Byers Chevrolet for the G.C. Little League; and expressed congratulations to Chief Pearson on his retirement coming up at the end of the month. Council expressed congratulations to Chief Pearson.

2. Mr. Turner announced that he provided Council with the Annual Financial Report and it is on-line for all to access.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:25 p.m.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
President

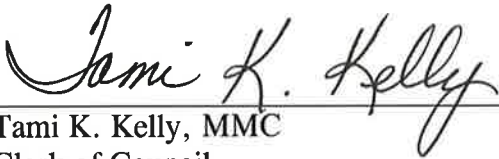
CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

July 16, 2018

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

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.



Tami K. Kelly, MMC
Clerk of Council



Steven R. Robinette
Chair