

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

July 06, 2021

Regular Meeting

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

Roll was called and the following members were present:

Roby Schottke Aaron Schlabach Christine Houk Randy Holt Ted Berry

1. Mr. Schlabach moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Schottke

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

2. President Houk recognized Mayor Stage who administered the Oath of Office to Stephanie Bosco – Economic Development Manager and Josh Reinicke - Engineer.
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-29-21 (Accept the Plat for Farmstead Subarea H, Phase 2) was given its second reading and public hearing.

Mr. Troy Cameron, representing developer, was present to answer any questions.

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

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

2. Ordinance C-30-21 (Approve a Special Use Permit for Outdoor Seating for White Horse Saloon located at 4302-4318 Broadway) was given its second reading and public hearing.

Mr. Matt Gleim, property owner, was present to answer any questions. Mr. Schottke reviewed the stipulation set by Planning Commission. Mr. Gleim agreed to this stipulation. Mr. Schottke commented that five (5) parking spaces will be lost for this addition. Mr. Gleim said people already sit outside to smoke and this will give them a designated space. Mr. Schottke asked about the dumpster. Mr. Gleim said it used to be behind the building and the trash company moved it because of the lower power lines. He said he could ask if it could be put back. Mr. Boso, Chief. Bldg. Official, said they can take care of this as part of the permitting phase.

Mr. Berry asked if there would be any speakers or bands in this seating area. Mr. Gleim said no. It is just for seating.

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

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

3. Ordinance C-31-21 (Approve a Special Use Permit for a tire repair shop for Grove City Tire Repair Shop located at 3184 Southwest Blvd.) was given its second reading and public hearing.

Mr. Gary Gillette, attorney for petitioner, was present to answer any questions. Mr. Schottke asked if they accepted all the stipulations. Mr. Gillette said yes.

Mr. Rauch said over the years, there have been a number of tenants seeking to occupy the building. They have tried working with the property owner to get it brought into compliance with Code and enhance the area. He said it is eligible for a Community Reinvestment Area tax abatement. He said they have worked closely with the applicant to get the property enhances. They have agreed to complete all the repairs but the required irrigation. Mr. Berry asked what Planning Commission said. Mr. Rauch said one of the descending votes said it didn't meet the character of the area.

Ms. Houk said one of the difficulties for her is the stipulation that says "all property maintenance violations will be addressed". She said this is for a Special Use Permit, which is attached to the property, and believes that all property maintenance issues should be addressed before asking for this Permit. She feels another stipulation about time would need to be added because Council would have no way of knowing when or if those violations got taken care of after their approval.

Mr. Gillette said he isn't sure what violations exist for his client's side of the property. He said a number of issues will be done by the tenant. He said they haven't been done before because a tenant was not able to commit the funds to address them.

Mr. Schottke said we have a landscape code and this building has no landscaping, nor is there a stipulation about it. He said he doesn't understand why irrigation is being waived, as it will be needed to retain the required landscaping. Mr. Gillette said there was a landscape drawing included with the application materials. He said they request the waiver of irrigation because of the cost to tunnel under the existing pavement. He said they agreed to institute a watering regiment instead to make sure the shrubs survived.

Mr. Bassam Kret, owner, explained that he purchased this building as an investment. He said he has spent \$20,000.00 on the building to improve it. He said the Mayor called about the driveway, but nowhere on the list was irrigation. He said he did repave the driveway and put in some bushes, but someone took the bushes. He said if he cannot get someone in the building to rent it, he can't keep putting money into the property. Mayor Stage said he did call the owner, but the list was created by the Building Division. He said the owner was responsive and acknowledged the call. He said it is very rare that he would call, but this property was in great distress.

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

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

4. Ordinance C-32-21 (Approve a Special Use Permit for a Drive Thru for Grove City Express Drive Thru located at 3188 Southwest Blvd.) was given its second reading and public hearing.

Mr. Gary Gillette, attorney representing petitioner, was present and accepted the five stipulations set by Planning Commission.

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

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

5. Ordinance C-33-21 (Approve a Special Use Permit for a Drive Thru for Burger King located on Lot C at 2811 London-Groveport Rd.) was given its second reading and public hearing.

Ms. Danielle Bohannon, representing Burger King, was present to answer any questions. Mr. Berry voiced concern over the stacking going out onto the street. Ms. Bohannon said they have a double drive-thru and more stacking than KFC or Taco Bell next door. She said they also have a fire access lane and a wider drive aisle to assist with flow and safety around the building.

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

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

6. Resolution CR-31-21 (Approve the Development Plan for Burger King located on Lot C of 2811 London-Groveport Rd.) was given its reading and public hearing.

Ms. Danielle Bohannon, representing Burger King, accepted the stipulations set by Planning Commission.

Mayor Stage said this site is a disaster and the owner needs to clean it up. Ms. Bohannon said they don't close until the end of the month, but she will pass it on to the Meijer legal team tomorrow.

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

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

7. Resolution CR-34-21 (Approve the Preliminary Development Plan for Burris Garage located at 3847 Broadway) was given its reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present and accepted the stipulation. She said they are replacing the existing garage due to flooding issues.

Mr. Smith, Dir. of Law, explained that this is a unique situation. If they were to rebuild this garage, under present zoning, it would require a ton of variances. So, the only other way to handle it is to go through the PUD rezoning process.

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

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

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

1. Ordinance C-34-21 (Appropriate \$135,000.00 from the General Fund for the Current Expense of Hoover Rd. & Kingston Ave. Storm Sewer Improvements) was given its second reading and public hearing and Mr. Holt moved it be approved; seconded by Mr. Schlabach.

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

2. Ordinance C-35-21 (Appropriate \$80,000.00 from the General Fund for the Current Expense of Orders Rd. Resurfacing) was given its second reading and public hearing.

Ms. Houk asked how these interplay with the improvements outlined with the Brown's Farm project. Mr. Boso, City Admin., stated that there are two sections in the City. The rest of the improvements are in the County. He said once the Brown's Farm development begins to generate revenue from the TIF, it is estimated to be \$490,000+ per year. He said they could begin engineering those areas in about 24 months.

Mr. Mike Cruz, resident, asked if this would address the problems at S.R. 62 and Orders Rd. He said you cannot see to turn. Mr. Boso explained that the intersection in question is not within the corporation limits of the City. The project is just a repaving project and the County needs to address the other. Mayor Stage said the city is putting in a light at Demorest Drive as an alternative route.

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

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

3. Resolution CR-37-21 (Approve the Budget Estimates for the Fiscal Year of 2022) was given its reading and public hearing.

Mr. Turner, Dir. of Finance, explained that this is a requirement of the State. He said it sets the maximum amount of money we can appropriate for the next year. He said this is the 33rd year we have not raised property taxes. He said this is a very conservative estimate and sets us up for a good place to be for next year's budget process.

Mr. Boso, City Admin., noted that this 3.5 mills only generates \$306.00 on a \$250,000.00 home.

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

Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	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. Ishmael Cody-Harvell, Fr. Co. Auditor's Office, presented a new initiative their office is launching called the Franklin County Tax Incentives Hub. In January, the Franklin County Auditor's office published a TIRC report summarizing the various agreements and evaluations that were received during the 2020 TIRC season in order to promote transparency in the review process. This summer, a new tool was launched for residents to explore the different tax incentives that are provided to properties in their community. He showed the dashboard and explained its use. In addition, they shared some new information regarding the passage of Senate Bill 57, which allows their office to provide an opportunity for property owners to file COVID-19 related property value appeals with the Board of Revisions (BOR). Between August 3rd and September 2nd 2021, property owners can file a special complaint alleging that their property value was reduced by a circumstance related to the COVID-19 pandemic.

Mr. Schottke said the Dashboard is nice, showing how many tax dollars are not given to entities. However, in Grove City, there are non-school TIF's and the dashboard still shows that the school district is not getting tax dollars, even though they are. This is the same for the Fire Dept. Mr. Harvell said they seek to improve this new system and welcome working with the city on these issues. He said they do not want a distorted view on the dashboard.

2. Ms. Christie Laffin, business owner in Town Center, commented on the struggle of many to survive the pandemic and even after the restrictions have been lifted. She asked Council to consider the Town Center businesses when they are asked to change events, move events, close roads, etc. She said everything they do, from this day forward must be in a viability with the community. Moving the Farmer's Market where people cannot see it, affects the business owners.

When the business owners are not asked, an opportunity is lost to grow and providing an avenue to the other businesses. She said they are working endlessly to grow, but she cannot produce the revenue when people don't get what they expect – and that's events on Broadway. When you move Arts-in-the-Alley off Broadway that affects them. She said they want to be a positive voice and a problem solver, but they are fighting for their lives.

3. Ms. Joyce Jennings, Blankner Dr., voiced opposition to the replacement of the sidewalks on her property. She said she keeps her property neat and nice, and there is nothing wrong with her sidewalks. The concrete is just old, with no cracks or places where someone could get hurt. She said the cost for her as a senior is terrific. She said if the sidewalks are in good shape, they should not be torn up. That just costs the tax payer and the owner money.

Mr. Schottke said he walks every sidewalk in his ward. He has been to Mrs. Jennings property and said the sidewalk is solid. He said he does not see a pitch problem at all and he pushes a wheelchair with his step-daughter and strollers with his grandchildren. He said he does not see a problem with this at all. He said the curbing is crumbling, but not the sidewalk. He said Staff did go back out and re-evaluate.

Mayor Stage said he has been on the other side of this issue due to a company who sued the City over ¼" of an inch difference on the allowable pitch per ADA requirements. He said it is a delicate balance and he doesn't know how best to address it.

4. Mr. Jeff Buskirk, resident, stated that two years ago a boy scout talked about his monarch butterfly project. In an effort to save them, milkweed was planted because this is the only plant monarch's will only lay their eggs on. He said at Murfin Field, they clear cut six – 8 feet and it was full of milkweed. He asked that they be mindful and save that plant when cutting.

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

1. Mayor Stage announced that Grove City is featured in this issue of Columbus Business; Fourth of July went well; the State passed in the budget a law that cities cannot ban plastic bags, but he would like to incentivize businesses who do not use them.
2. Ms. Kelly, Clerk of Council, stated that Council has a Liquor Permit Request for Grove City Express Drive-Thru. Mr. Berry asked what would happen if they requested a hearing. Mr. Smith stated that the Liquor Division doesn't care. They will check to see if there is a building on the property and issue it anyway. Council chose not to request a hearing.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourn at 8:55 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

July 06, 2021

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

Council Members reviewed the Agenda items.

Ms. Kelly reviewed three (3) liquor permits: Grove City Express Drive-Thru; Bob Evans; and Cracker Barrel. There were no objections from the Safety Division. Council approved Bob Evans and Cracker Barrel.

Ms. Kelly reminded Council of upcoming special meetings: 7/12 at 6:00 to hear from the Sustainability Committee; 8/30 at 5:30 for a Finance Committee meeting to start budget review.

Council retired to the Chambers to begin the Regular meeting.



Tami K. Kelly, MMC
Clerk of Council



Christine Houk
Chair