

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

July 01, 2019

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 dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Ms. Houk.

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. President recognized Mayor Stage who presented a Proclamation to Ms. Conrad, Director, and Staff for Parks and Recreation Month. Ms. Conrad said there are lots of activities going on all month long. She shared a t-shirt that will be available and introduced her staff. There is also a Gnome Hunt happening all month. For those who can find the gnomes in our parks, they will win a prize.
4. Mr. Paul Alexeeff, Audit Committee Chair, was present to provide an overview of the Committees responsibilities. He said the Committee did meet last week to review the State Auditor's Comprehensive Report and that report will be available to the public on July 9, 2019. It will also be posted on the City's website. He said they look at the financial health of the City and noted that there has been improvement between 2018 and 2019. Ms. Houk noted that you can also find the City's CAFR on the website.

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

1. Ordinance C-22-19 (Amend the Zoning Text for 77.036 acres located South of Holton Road – Meadow Grove Estates North, as adopted by Ord. C-119-05) was given its second reading and public hearing.

Mr. Schottke noted that this change relates to fencing.

Mr. Cory Theuerkauf, representing Rockford Homes, said this is to address some non-compliant fences that are in direct violation of the Zoning Text and Deed Restrictions in the subdivision. He said this is a clean-up situation to attempt to bring them back into conformance. Mr. Schottke questioned the material of a stockade fence that is stipulated in this change. Mr. Theuerkauf said he would like to see the wording changed to state 100% opacity or remove any type of material

reference. Mr. Smith, Dir. of Law, said our Code does not have a definition for stockade. Discussion took place over what that definition should be and how best to amend the language in this ordinance. Mr. Schottke asked Mr. Smith to draft an ordinance for a Code change to address this in the future.

Mr. Schottke moved to amend "E" to remove the word "wood and replace it with the word "style"; seconded by Mr. Berry.

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

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

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

2. Ordinance C-32-19 (Accept the Plat of a portion of Scotch Woods Drive and Piper Court in Meadow Grove Estates North) was given its first reading. Second reading and public hearing will be 7/15/19.
3. Ordinance C-33-19 (Approve a Special Use Permit for a Self-Storage Expansion for Grove City Self Storage located at 5965 Haughn Road) was given its first reading. Second reading and public hearing will be 7/15/19.
4. Ordinance C-34-19 (Approve the Rezoning of 3725 Broadway from C-1 (Service Commercial) to PSO (Professional Services) was given its first reading. Second reading and public hearing will be held 8/5/19.
5. Ordinance C-35-19 (Amend the PUD-C Zoning, as approved by Ordinance C-46-99, to approve the Use for an Addiction Recovery Facility for Ohio Addiction Recovery Center located at 3880 Jackpot Road) was given its first reading. Second reading and public hearing will be held 8/5/19.
6. Resolution CR-28-19 (Approve a Certificate of Appropriateness for Exterior Building Modifications to Tree of Life Chiropractic located at 3725 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that the side elevations were approved by the Building Division administratively. This request is for the front modifications.

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

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

7. Resolution CR-29-19 (Approve the Development Plan for Grove City Villas located at the Northwest corner of the Beulah Park development at the intersection of Southwest Blvd. and Street E) was given its reading and public hearing.

Mr. Rauch noted that this is the second phase and an extension of the Danbury Assisted Living complex. The materials for these age-restricted doubles will be the same as the main building.

Mr. Tony Perez, Lemon Development, was present to answer any questions. Mr. Schottke said there is one style that has a rear roofline with no architectural feature. Mr. Perez said Villa A will be on the perimeter and they have put in a lot of time designing a unit that looks like a single family unit. He said there is also heavy landscaping. They also want to alternate the designs so it doesn't look so "cookie-cutter".

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	Yes
Mr. Robinette	Yes
Mr. Davis	Yes

8. Resolution CR-30-19 (Approve the Development Plan for Novocaine Lounge located at 3425 Grant Avenue, Suite B) was given its reading and public hearing.

Mr. Rauch reported that this addition will encroach on the setback, but a variance was approved by the Board of Zoning Appeals. The materials match the existing building.

Mr. Michael Kirkland & Dr. John Dubos, petitioners, were present to answer any questions.

There being no additional questions or comments, Mr. Schottke moved it be approved; 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 Safety, for discussion and voting under said Committee.

1. Ordinance C-30-19 (Amend Section 1301.04 of the Codified Ordinances of the City of Grove City titled Model Codes Adopted and declare an emergency) was given its second reading and public hearing.

Mr. Davis explained that this is an update to the Building Code. They are requesting an emergency because the new Codes go into effect today.

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

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

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

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

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

1. Resolution CR-31-19 (Approve the Budget Estimates for the Fiscal Year of 2020) was given its reading and public hearing.

Mr. Turner, Dir. of Finance, explained that this is a Tax budget required by the ORC. If we don't pass it, local government funding can be withheld by the State. He said it doesn't have any effect on our budget, with the exception that these estimates will be added to our ending balances and that sets the level that we can appropriate up to. He said these estimates can be changed at any time, when we have more information.

Mayor Stage commented that this is also a springboard for starting to do the annual appropriation ordinance. He said they also provided Council with a Performa of the projected year-end activities. He noted that we do not have as increase in millage as a result of this budget. The 3.5 mills have not been raised in 13 years.

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

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

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

1. Mr. Jeff Vrabel Sr., Past Commander of Sons of the American Legion and he and his son are members of the Mahoning Valley Squadron 15. He shared that over the weekend, he was in his hometown for an event and fundraiser where they had Veteran's Parking Only sign campaign. He and his son Kenneth presented one of these signs to his new community to be placed where they see fit.

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

1. Mayor Stage submitted the Mayor's Court Report. Mr. Schottke moved to accept same; seconded by Mr. Davis.

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

The Mayor reported on the weekend's events and upcoming events for the 4th of July.

2. Ms. Houk announced the organizational meeting for the Financial Review Task Force on July 10 at 6:00 p.m., and a special meeting of Council for July 22 at 6:00 p.m. to review the Capital Improvements for 2020 budgeting.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:06 p.m.


Tami K. Kelly, MMC
Clerk of Council


Steve Robinette
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

July 01, 2019

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

Council Members reviewed the Agenda items.

Mr. Turner provided monthly financials and the 2018 Comprehensive Annual Financial Report.

Mayor Stage discussed the "Water Event" that occurred a couple of weeks ago. He shared a map that the Service Dept. is working on to track the flood areas and determine if any improvements need made.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
Chair