

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 21, 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 regular and special meetings and approve as written; seconded by Mr. Holt.

Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	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-24-21 (Approve the Use for a Tattoo Parlor for Tattoo 62 located at 3540 Broadway) was given its second reading and public hearing.

Mr. John James, petitioner, explained his business. He said he understand the stigmas that follow tattoo shops around. He said he is a normal guy who just happens to be a tattoo artist. He said he can't sell them on the need for a tattoo shop in Grove City, but he asked them to take a chance on him. He said he loves the downtown area and wants to be a contributing member of the community. He said he has done this for fifteen (15) years and if there are any hesitancies, he can answer their questions. He said he believes there is a market for tattoos in Grove City and hope they will let him bring a quality shop to town.

Mr. Holt asked why Planning Commission recommended denial of this petition. Mr. James said he didn't like the virtual meeting. He said he didn't know when it was his turn to talk, so he didn't say anything. Mr. Rauch, Dir. of Dev., stated that there was one tattoo shop approved about eight years ago off Stringtown Rd. He said there was a 2-2 vote from Planning Commission, citing the small town character was not matched with this petition. The staff review didn't find any adverse effects for this petition.

Mr. Nick Knue, Stephen St., voiced support for Mr. James and his character. He said he has been getting tattoos from Mr. James since he was 15 years old and believes he will bring art and quality to Grove City.

Mayor Stage asked if the approval for Bleeding Ink had a restriction of one year. Mr. Rauch said he did not believe so. Normally, that is done with a Special Use Permit.

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

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

2. Ordinance C-25-21 (Approve the Use for a Telecommunications Tower for Verizon Wireless located at 4500 Big Run Road) was given its second reading and public hearing.

Mr. Robert Ferguson, representing Verizon and Mr. Joe Perotti were present. Mr. Ferguson provided an overview of the project. He handed out information about Verizon. He said this pole would be 488' from any residential. It will have lighting for the stadium; cell usage above and a lightning rod on top.

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

3. Ordinance C-26-21 (Approve the Rezoning of 2102 Edward Road from C-1 (Service Commercial) to SF-2 (Single Family Residential) was given its second reading and public hearing.

Ms. Julie Ruzicka, owner, explained that the prior owner had it rezoned, but it has always been used for residential. She said they own two other properties that they just sold for residential and they would like to sell this for residential as well. She said they have tried to sell it for commercial and it has been on the market for 180 days with no bites. She said they want to keep the street residential, as they have a nice neighborhood.

Mr. David Wilson, Sonora Dr., stated that the property owner to the north of this proposal tried twice to get that property changed over to residential and was denied twice. He doesn't feel Council can approve this proposal since they did not do it for the adjoining property. He said there is a problem with the fence. He said there has not been a proper survey done for this property and doesn't believe they should rezone it.

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

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

4. Ordinance C-28-21 (Approve the Rezoning of 2064 Presley Drive from SD-3 (recreational) to R-1 (single-family residential) and declare an emergency.

Mr. Schottke asked Ms. Kelly, Clerk of Council, to provide the historical facts surrounding this property. Ms. Kelly explained that the City owned this property as part of a larger parcel. In 1989

this lot was created and sold for residential purposes. Not until the current owner put it up for sale and the Title Company asked for the zoning classification was it discovered that the parcel was never rezoned for residential purposes as has been the case since 1990.

Ms. Shannon Guinther, owner, was present, and said they have a buyer but cannot proceed until this oversight is cleared up. Mr. Schottke stated that he feels this is a clean-up measure.

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

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

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

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

5. Ordinance C-29-21 (Accept the Plat for Farmstead Subarea H, Phase 2) was given its first reading. Second reading and public hearing will be held on July 06, 2021.
6. Ordinance C-30-21 (Approve a Special Use Permit for Outdoor Seating for White Horse Saloon located at 4302-4318 Broadway) was given its first reading. Second reading and public hearing will be held on July, 06, 2021.
7. 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 first reading. Second reading and public hearing will be held on July 06, 2021.
8. Ordinance C-32-21 (Approve a Special Use Permit for a Drive Thru for Grove City Express Drive Thru located at 3184 Southwest Blvd.) was given its first reading. Second reading and public hearing will be held on July 06, 2021.
9. 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 first reading. Second reading and public hearing will be held on July 06, 2021.
10. 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 at the written request of the petitioner's agent, Mr. Schottke moved it be postponed to July 06, 2021; seconded by Ms. Houk.

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

11. Resolution CR-32-21 (Approve the Development Plan for Western Grove City Medical Office Building located in Subarea A of Beulah Park Subdivision) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., provided an overview of the project. He explained that there was a discussion over access points for the lots in Subarea A. The Text only allows for one ingress/egress for this area and there was debate about how best to address this situation. Thus the reason for stipulation #1. He said it is a conversation that needs to take place with the owner, Mr. Kelley. Mr. Schottke asked if stipulations that say "work with staff" are well documented and placed on file with the Clerk of Council. Mr. Rauch said they could do a better job with that. He said they work with the Service Dept. and engineers to make sure the stipulations are addressed. He said if there are significant changes, they would have the plan come back to Council for amendments. Mr. Schottke asked that this become more seamless.

Mr. Berry voiced concern about not having the access worked out and allow the administration to decide that. He also shared concern about the landscape plan and make sure there is proper buffering of parking on both sides.

Ms. Houk stated that stipulation #1 is so open ended, that it is difficult for Council because they are ultimately they are the accountable party. They would not know how this would get resolved.

Mr. Rauch asked that stipulation #1 be removed, as it should be worked out with the property owners.

Mr. Todd Sloan, representing Ohio Health, explained that this is an expansion of their hospital. He said they have an extensive landscape plan that meets all Code requirements. He said stipulation #1 was a surprise to them at Planning Commission. He said they are concerned about what will be next door and could not commit to an easement at that time. He said they are willing to work with staff and Council, once they know what is happening next door.

Mr. Berry moved to amend Section 1 to add ", except for stipulation #1"; seconded by Mr. Schlabach.

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

Mr. Holt moved to postpone this item to 7/6; seconded by Mr. Berry. After further discussion this motion and second was withdrawn.

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

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

12. Resolution CR-33-21 (Approve the Preliminary Development Plan for Seasons Grove senior living community located at 1185 Lamplighter Dr.) was given its reading and public hearing.

Mr. Rauch provided an overview and said the applicant is working on a traffic study.

Mr. Mike Wagner, representing Seasons Grove, stated that this is one of their flagship properties.

Mayor Stage stated that the City is still uncertain about a north/south street next to this property and wanted to make sure the applicant was aware of this. Mr. Wagner said they were.

Mr. Berry said council needs to know where we are on this type of housing: how many units; vacancy rate; etc. Mr. Rauch said he will get that to Council.

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

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

13. Resolution CR-34-21 (Approve the Preliminary Development Plan for Burris Garage located at 3847 Broadway) was given its reading and at the written request of the petitioner's agent, Mr. Schottke moved it be postponed to July 06, 2021; seconded by Mr. Schlabach.

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

The Chair recognized Mr. Schlabach, Chairman of Safety for discussion and voting under said Committee.

1. Resolution CR-35-21 (Waive the provisions of the Codified Ordinances requiring a Special Use Permit for Grove City Kids Association on July 22 & 23, 2021 at Murfin Field) was given its reading and public hearing.

Ms. Kelly, Clerk of Council, explained that the Code requires a Special Use Permit for any outdoor concert. The Grove City Kids Association usually supplies the beer for the Homecoming Celebration. However, since the City is not holding the Homecoming celebration this year, GCKA would like to have that celebration at their facility, with an outdoor concert. They have applied for a Special Event Permit, to receive approval from the Safety Director, but the Law Director felt it would be better to waive the provisions of the Code for the Special Use permit for this one-time event instead of approving a permanent special use permit for the property.

Mr. John Emmerich, President of GCKA, was present to explain the events and answer any questions. He said there would be concerts, beer and food trucks. He said because of COVID restrictions being lifted June 1, timing was shortened to plan.

Mr. Schlabach asked if they plan to play music until 11:00 p.m. on a Thursday night. Mr. Emmerich said they applied for what was permitted in the Code, but could adjust the time if needed.

Mayor Stage said he appreciated the Kids Association being able to pick up this event. However, he feels the end time for Thursday should be 9:30 and Friday 10:00 p.m. Mr. Emmerich said he feels 9:30 is too early and 10:00 is more reasonable, but will do what Council says.

Ms. Houk commented that Council is at a bit of a disadvantage with this coming before the Special Event Permit has been approved and moved that Section 1 be amended to add: "contingent upon the approval of the Special Event Permit"; seconded by Mr. Schlabach.

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

Ms. Houk moved to amend the times in Section 2 to show and ending time of 9:30 on Thursday and 10:00 on Friday; seconded by Mr. Schottke. After further discussion, Ms. Houk amended her motion to change the 11:00 time in Section 2 to 10:00 p.m.; seconded by Mr. Schottke.

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

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

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

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

1. Ordinance C-27-21 (Authorize the City Administrator to enter into a Contract with Pitney Bowes) was given its second reading and public hearing and Mr. Holt moved it be approved; seconded by Mr. Schlabach.

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

2. 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 first reading. Second reading and public will be July 06, 2021.
3. Ordinance C-35-21 (Appropriate \$80,000.00 from the General Fund for the Current Expense of Orders Rd. Resurfacing) was given its first reading. Second reading and public hearing will be held on July 06, 2021.
4. Resolution CR-36-21 (Appointing Members to the Beulah Park New Community Authority) was given its reading and public hearing and Mr. Holt moved it be approved; seconded by Mr. Schottke.

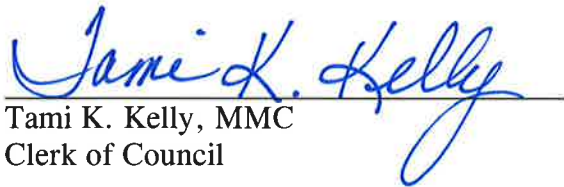
Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes

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

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

1. Mayor Stage reported on events; the passing of our Canine Officer Maxx; recognitions for our Sustainability Program & Police Academy; announced the hiring of a new engineer and a new economic development manager; Fireworks will be on July 2.
2. Ms. Kelly announced two new liquor permits received for consideration. One is for Bob Evans Restaurant & the other is for Grove City Express Drive-Thru. She said they are not due back until July 8. Council chose to wait until they received the report from the Safety Dept. before considering these liquor permits.
3. President Houk announced that the next regular meeting of Council would be on Tuesday, July 6, in observance of Independence Day.
4. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourn at 8:42 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

June 21, 2021

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

Council Members reviewed the Agenda items.

President Houk asked of Council felt it necessary to hold a special meeting to review the Sustainability Report. She said she thought they could also review the first part of the budget discussions at the same time, if Mr. Holt wanted to combine subjects. She asked members to give Ms. Kelly some available dates.

Council retired to the Chambers to begin the Regular meeting.



Tami K. Kelly, MMC
Clerk of Council



Christine Houk
Chair