

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

June 20, 2022

Regular Meeting

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

Roll was called and the following members were present:

Roby Schottke *Mark Sigrist* *Ted Berry* *Randy Holt* *Christine Houk*

1. Mr. Schottke 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. President Berry recognized Ms. Houk who presented the report from the Substance Addiction and Mental Health Action Plan Committee for a report. She said the Committee met for six (6) months to get to a final draft. She recognized and thanked each member of the Committee for their service. She explained that meetings evolved into two parts – the first part was hearing from experts and the second part was the Committee breaking down the information and putting it into action components. She provided an overview of the Four Key Objectives. She stated that she will sponsor a Resolution for the next meeting of Council to adopt the Final Plan.

Mr. Holt asked what metrics will be used for measuring success. Ms. Houk stated that the actions and measurable will be different for each case. She said there was so much that they wanted to address, but had to pare it down. The Plan will be a working document and will change over time.

Mr. Berry stated that at some point, suicide prevention should be looked at and linked into the Coordinator position. He noted that there is a drop off of services for people after leaving the hospitals.

Mr. Holt asked how Grove City compares to other communities on this front. Ms. Houk stated that they had a little bit of a framework from Recovery Ohio and Franklin County Opioid Plan to use. However, there is no substitute to a local solution for your own community. She said she is not sure how common this is in other communities but feels this is unique because it is Grove City's.

Mayor Stage thanked everyone for their participation. He said it is not a new discussion as his wife formed a committee in 1985 about alcohol and marijuana affecting our youth. He said the Mayor's Council has been working on an ADAMH model for the County, since people don't know boundary lines.

4. The Chair read the agenda items and all items were approved by unanimous consent.

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

1. Ordinance C-34-22 (Rezone 0.550+ acres located at 4215 Gantz Road from C-2 to D-1) was given its

second reading and public hearing and at the written request of the petitioner, Mr. Schottke moved it be withdrawn; seconded by Mr. Holt.

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

2. Ordinance C-35-22 (Rezone 1.1505 acres located at 3530 Sunshine Park Place from R-2 to PUD-R) was given its second reading and public hearing.

Mr. Rauch, Dir. of Dev., provided a review of the project and the Zoning Text. He pointed out that it allows for one structure and two living units in it.

Mr. William Sharp, petitioner, was present to answer any questions. He agreed to the Zoning Text.

Ms. Megan Robertson, neighbor, voiced opposition to this rezoning. She explained that the reduction in setbacks will put this right next to her property line and compromise her safety. She said the second floor will look right into her bedroom window and into her back yard. She also believes the driveway location is a safety hazard.

Mr. Hull, neighbor, also shared concerns over traffic safety and privacy that will be removed from such a structure.

Mr. Berry stated that the current zoning is R-2 and asked what would be different with this home. Mr. Rauch stated that the PUD-R will allow for multi-family on the lot and reduce setbacks. He said the Zoning Text defined the deviations. He said the lot presents a challenge to build a home under R-2 with the current zoning regulations. He said they will use the Zoning Text and apply the regulations to the Development Plan that is brought before Council. Council discussed the current regulations and the challenges to build a home on this lot.

Mr. Schottke asked if there would be two separate entrances. Mr. Sharp said there will be one front door and back door, with a stairway up to the second unit from inside the front door. Mr. Schottke stated that this is similar to an in-law suite. Mr. Sharp said that is what he is doing.

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

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

3. Ordinance C-42-22 (Accept the Annexation of 6.024+ acres located at 1189 White Road in Jackson Township to the City of Grove City) was given its first reading. Second reading and public hearing will be held on July 05, 2022.
4. Ordinance C-43-22 (Accept the Annexation of 96.694+ acres located at 2088 and 2134 London Groveport Road in Jackson Township to the City of Grove City) was given its first reading. Second reading and public hearing will be held on July 05, 2022.
5. Ordinance C-44-22 (Accept the Annexation of 6.2+ acres located at 4745 Big Run Road in Jackson

Township to the City of Grove City) was given its first reading. Second reading and public hearing will be held on July 05, 2022.

6. Resolution CR-30-22 (Approve a Certificate of Appropriateness for the Addition to 3120 Park Street in the Historical Preservation Area) was given its reading and public hearing.

Mayor Stage asked if there were any property violations for the property. Mr. Rauch said he had not been made aware of any violations on the site.

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

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

7. Resolution CR-31-22 (Approve the Development Plan for Sherwin Williams located at the northeast corner of Home Road and Turnberry Court) was given its reading and public hearing.

Mr. Schottke noted that page EL-1 has been updated and moved that the one dated 6/14/22 replace the original; seconded by Ms. Houk.

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

Mr. Rauch explained the stipulations for this project and stated that they asked that the west elevation be dressed up since it faces the main entrance to the commercial district. He said since the Planning Commission meeting, there have been windows added and this elevation improved.

Mr. Josh Roedemeijer, petitioner, was present and agreed to all the stipulations. He said he believes all the stipulations have been addressed or will be. Mr. Berry asked if there will be a retail portion. Mr. Roedemeijer said yes. This store will be easier for contractors, as it has a larger warehouse for large orders. It will not replace the Stringtown Road store. Mr. Holt asked if any of the materials will be stored outside. Mr. Roedemeijer said there will be no outdoor storage and it will be fully sprinklered.

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

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

8. Resolution CR-32-22 (Approve the Development Plan for The Shoppes at Beulah located at the southwest corner of Southwest Blvd. and Columbus Street) was given its reading and public hearing.

Mr. Rauch provided an overview and explained that there was much discussion over ingress/egress to the property off Columbus Street. He said Subarea A is permitted to have two full access points, per

the Zoning Text. This parcel will utilize one of those points off Southwest Blvd.

Ms. Rebecca Mott, attorney for petitioner, explained that they submitted a traffic study and it justifies a full curb cut. Mr. Berry asked if there will be a sidewalk/path on Southwest Blvd. Ms. Mott said yes, a multi-use path. Mr. Berry asked if there will be a fountain in the pond. Ms. Mott said they can consider including a fountain. Mayor Stage confirmed that fountains are required by Code to be installed in ponds.

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

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

9. Resolution CR-33-22 (Waive Certain Provisions of Section 1135.14(a)(5) of the Codified Ordinances for Seasons Grove located at 1050 Lamplighter Dr.) was given its reading and public hearing.

Mr. Rauch explained that there is a need to extend the construction deadline for this development plan due to the owners being awarded a grant for this project that has not been received yet. They are waiting for this funding to come through in order to start construction. Mr. Holt asked if any Code changes would need to be addressed for this plan. Mr. Rauch said no.

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

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

10. Resolution CR-34-22 (Waive Certain Provisions of Section 1135.14(a)(5) of the Codified Ordinances for Kiddie Academy located at 4248 Buckeye Parkway) was given its reading and public hearing.

Mr. Rauch explained that this project is also requesting an extension to the construction deadline, due to the OEPA changing rules that necessitate certain compliance for the entire site, not just their lot. He explained that there is an agreement between the property owner of the retention pond and the developer for this site to address the retention compliance matters.

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

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

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

1. Ordinance C-39-22 (Amend the Designated Outdoor Refreshment Area.) was given its second reading and public hearing.

Mr. Brian Weaver commented that before the Council amends a law for the DORA, enforcement of existing laws needs to take place.

Ms. Connie Tucker expressed opposition to this ordinance. She said she came before Council when the DORA was originally requested and was told that it would be reviewed for one year. She asked if that happened and if there was a report. *Mayor Stage* stated that the Administration has reviewed the DORA each year, since its inception. He said there is no formal report. They used calls for service for the area and determined that there has not been a rise in those calls. They have not seen a radical increase in drunkenness or even litter. Ms. Tucker explained that drinking became a lifestyle for her at age 12 to 23 and believes that this promotes alcoholism.

Ms. Houk stated that she doesn't have a huge issue with removing the Homecoming Celebration but would appreciate holding out some of the family events. Also, with respect to Sunday, she stated that the DORA was originally put in place to increase foot traffic in the Town Center. Sundays are generally quiet.

Mr. Schottke said he had no problem removing the Homecoming Celebration, but, does not agree with removing child-centered events. He said he was fine with including Sunday.

Mr. Schottke moved to amend Section 2 to remove Boo on Broadway/Beggar's Night and the Christmas celebration; seconded by Ms. Houk.

Mr. Berry moved to amend the motion to also remove Sunday; seconded by Ms. Houk.

Mr. Holt stated that liquor is already sold in these establishments and doesn't understand the issue. He said you are going to walk from the patio to sidewalk and around the Town Center and doesn't feel this is a big deal. It's increases for businesses and is allowed every other day of the week. It's like the chicken/egg problem. He would like to remove this barrier.

Mr. Tobias Ewing, resident, stated that he agreed with Mr. Holt. Enjoying the DORA on Sunday is consistent with what is going on in the Town Center. He said people can remove themselves on Sunday if they wish.

The vote was called on the amendment to the motion to also remove Sunday from Section 2.

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

Discussion took place on the main motion to remove Boo on Broadway/Beggar's Night and Christmas from Section 2.

Ms. Conrad, Dir. of Parks & Rec., explained that Boo on Broadway is now held on Saturday afternoon, hosted by the Chamber; and Beggar's night has no event in the DORA area.

There being no further discussion on the main motion to amend, the vote was called.

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

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

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

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

1. Resolution CR-35-22 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Annual Homecoming Celebration on July 29, 2022 on the streets of Town Center) was given its reading and public hearing.

Mr. John Emmerich, GCKA Representative, was present to answer any questions. He said now that the event is off Broadway, it would be nice to extend the hours for the sale of alcohol from 10:00 p.m. to 11:00 p.m. *Mr. Vedra* said that, historically, the music ends at 10:00 and the streets start getting cleared to get the road back open. That's why the time is set at 10:00 to start winding down the event.

Mr. Brian Weaver stated that the Mayor's wife started a group in 1985 over concerns of alcoholism and Ms. Houk provided a report on Mental Health and Substance Abuse tonight. He feels this is hypocritical. He shared statistics on the use of narcans in the City, which is up.

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

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

2. Resolution CR-36-22 (Waive the provision of Section 903.05b of the Codified Ordinances for the Annual Alumni Softball Tournament on July 30 & 31, 2022 at Fryer Park) was given its reading and public hearing and Ms. Houk moved it be approved; seconded by Mr. Schottke.

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

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

1. Ordinance C-40-22 (Amend Chapter 161 of the Codified Ordinances titled Employment Provisions for City Employees) was given its second reading and public hearing.

Mr. Schottke asked what the salary ranges were increased. *Mr. Vedra*, Asst. City Admin., explained that this is not a wholesale increase to pay grades. He said only Grade 11 will be adjusted because we are reaching the ceiling. He noted that we are a little behind with Department Head salaries and it is the hope that this will make us more competitive.

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

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

2. Ordinance C-41-22 (Authorize the Mayor and City Administrator to enter into an Agreement with the American Federation of State, County and Municipal Employees, Local 1116, Ohio Council 8, AFL-CIO) was given its second reading and public hearing.

Mr. Gary Cotton, representing Union, voiced support for this ordinance. He said the process was quick and easy. The dialogue was open and receptive on both sides and he asked for approval.

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

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

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

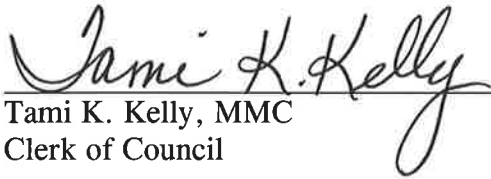
1. Mr. Tobias Ewing, Sunshine Place, voiced concern over the traffic on Franklin Street. He said it is being used as a cut-through to avoid the traffic lights on Broadway. He asked that this be reviewed and suggested that the road be closed, since there are three other entrances into the subdivision.
2. Ms. Jordan Abbruzzese, Sunshine Place, voiced concern over the traffic in the Town Center. She said there are many events that produce foot traffic and at the last Farmer's Market they saw a dog get hit. She suggested the following items to help make the Town Center safer for pedestrians: 1. Close Broadway for all events in the Town Center; 2. Reduce the speed limit to 20 mph; 3. Get rid of right turn on red for all lights in the Town Center. *Mayor Stage* stated that they are aware of this and have recently stepped up the patrol in the Town Center to reduce speed and protect the walkers.
3. Mr. Chris Sekol, Weymouth Rd., voiced concern over Ord. C-20-22 and the addition of the words: gender identity, gender expression and sexual orientation. He said he wonders why these were added when they have not been added by the State of Ohio, but are protected at the Federal level. He read a court case concerning this issue. He said when you create legal boxes for people to lock themselves into, it is forcing this ideology onto kids. He shared statistics about teen suicide, depression, mental health care that he believes is a result of this being pressed upon our teens. *The Law Director* stated that the City is permitted to be more broad than State Law. There is State Law pending that does include those terms.

4. Ms. Charlotte Price, Kropp Rd., said she is here to represent the people of faith in the community. She said at the Diversity Task Force meeting, she heard that someone stepped up and said they did not want a person of faith in the group. She said if we want to be inclusive, then a person of faith should be included. She said the people of faith must have the right to express their faith and opinions, just like everyone else. She quoted some scripture to support her views. All expressions/beliefs should be accepted. She asked that the people of faith be included in the Diversity Task Force.
5. Mr. Brian Weaver stated that he does not believe that the Diversity Task Force is a true representative of all the people in Grove City. He said he has not gotten any response about child trafficking, child abuse, officer assault, and building department records being deleted.

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

1. Mayor Stage commented on the incredible Wine/Arts event last week. He said they are getting ready for the July 4th celebration. He reminded the public that setting off fireworks is not permitted in Grove City without a permit. He announced a new Director has been hired at SWACO – Mr. Joe Lombardi.
2. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 9:30 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President of Council

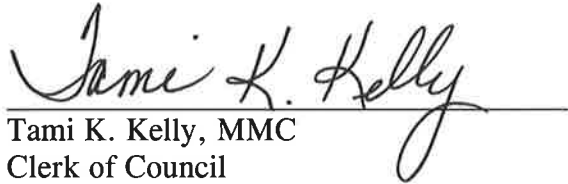
CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

June 20, 2022

Council met at 6:30 p.m. in the Council Chambers, 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


Ted A. Berry
President