

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 19, 2023

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in Room A & B of the Grove City Library – 3959 Broadway.

Roll was called and the following members were present:

Roby Schottke Mark Sigrist Ted Berry Randy Holt Christine Houk

1. Mr. Berry 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 Mayor Stage who read a Proclamation, signed by himself and the Council Members, recognizing Juneteenth.

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-22-23 (Accept the Annexation of 98.7+ acres located north and south of Rensch 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 03, 2023.
2. Ordinance C-23-23 (Approve the Rezoning of 0.5+ acres located N of Grant Ave. & W of Front St. from R-2 and C-2 to PUD-C with zoning text) was given its first reading. Second reading and public hearing will be held on August 07, 2023.
3. Resolution CR-27-23 (Approve the Development Plan for the Church of the Nazarene, Phase 1, located at 4770 Hoover Rd.) was given its reading and public hearing and 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

4. Resolution CR-28-23 (Approve the Preliminary Development Plan for Beulah Crossing located West of Front St and North & South of Columbus St.) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that the Staff review tried to balance the walkability of the neighborhood with the traffic concerns. He said there are 87 parking spaces proposed and there

were many residents that shared concerns over increased traffic; access; and existing tree screening. Planning Commission added a stipulation to address access. He said now is the time to provide comments to the Developer so they know how to proceed.

Ms. Rebecca Mott, attorney for petitioner, shared a map of the current Subarea B of the Beulah subdivision. She explained that they would like to add acreage to this area, as shown in the preliminary plan. She provided an overview of the preliminary design and the uses proposed, which include office, restaurants and apartments. She said they want to have a mixed use to be compatible with both the residential uses nearby and the commercial neighbors. She reviewed the locations of the curb cuts for the south side and shared their reasoning for their positioning. She said they heard the neighbor's concerns at Planning Commission and have a landscape plan to address that concern.

Mr. Mike Reeves, engineer for the project, stated that there was a question about aligning the curb cuts on Columbus Street, but he believes there would be a stacking issue if this is done.

Ms. Nancy Pinnell, Grant Ave. resident, read the allowable uses in Subarea B, according to the approved zoning text and said that nowhere does it allow apartments. She said this is a clear violation of the law. Not only is it overdeveloped, there is a whole lack of consideration for the existing residents. She said this should be reconsidered.

Mr. Tom Vogal, Grant Ave. resident, said he built a home two years ago and at no time was he aware of this type of development. He shared concern over the access on Front Street. He said access should be off Columbus St. and Lincoln, further away from the railroad tracks. He said they have a great neighborhood and this will destroy it. He asked that they not overdevelop this area and destroy the historical character of the area.

Mr. Schottke shared concern over closing the Front Street access. He said ingress/egress needs serious attention, but feels that the stipulation limits the flexibility to create the best circulation possible.

Mr. Sigrist agreed and said the alley is an issue that needs serious attention.

Ms. Houk stated that she feels options should be left open on how to solve the problems, while being mindful to the surrounding neighbors. She said the site is tricky and Columbus Street is narrow. She said she wants to know if the neighborhood is able to withstand such a transition like this. It was intended to have some commercial in this area, but not multi-family. She wonders if it pushes the envelope a little too far.

Mr. Berry commented that the land to the North sits very low and has concern over how much fill it will take to bring it up. He said he doesn't want to see cars as you travel down Columbus Street. There has to be proper shielding to hide parking lots, as well. He said he hates to see the existing trees taken down. He said he would rather see them focus on stores, restaurants and office space on the second floor. Not keen on more apartments. He said the Plan needs a lot of work.

Mayor Stage noted that we must look at the line of sight all the way to Broadway and as you are approaching Lincoln St. He said there is an Arch to be installed on the east side of the railroad tracks.

There being no additional questions or comments, Mr Schottke moved that Section 1 be amended to remove the words "contingent upon the stipulation set by Planning Commission" and replace them with "as submitted"; seconded by Ms. Houk.

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

Mr. Schottke moved it be approved as amended; seconded by Ms. Houk.

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

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

1. Resolution CR-29-23 (Intent to Appropriate Property and Easements for the White Road Corridor Reconstruction and related improvements for the public purpose of making or repairing a public road to be open at no charge) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that after more engineering and appraisals, some of the lots have changed. This is a clean-up piece to address those small changes.

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

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

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

1. Ordinance C-24-23 (Amend various sections of Chapter 376 titled Operation Restricted for Low Speed and Under Speed Vehicles) was given its first reading. Second reading and public hearing will be held July 03, 2023.

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

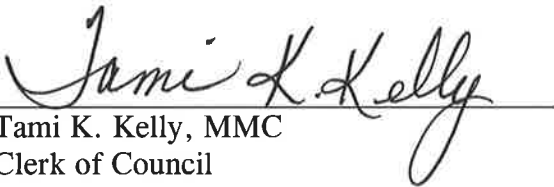
1. Mr. Brian Weaver, stated that Council's job is to hold the Administration accountable. He brought up the same ransomware issues. He said there are numerous violations that Council refuses to investigate. *Mr. Smith, Dir. of Law*, refuted these statements and again informed Mr. Weaver that the City has never paid a ransomware threat and have only deleted documents according to our Records Retention schedule.
2. Ms. Francis commented that as we celebrate June 19th, it is a reminder that there are people who still need to be set free. She quoted from the Bible and explained that The Transformer, who is the anti-Christ, is here to take away the masculine and turn men into women. She said this world is hurting and God is merciful. She asked that God spare our City from its wicked ways.

3. Mr. Schottke provided a progress report on the Recreation Center. He said there is a feasibility study being conducted. There will be focus groups and an on-line survey coming soon.

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

1. Mayor Stage reported that the Pickleball courts are open at Beulah; the Wine Fest was a great success; the State of the City address is now on the website; the Annual Report is available at City Hall and will be up on the website; the Boy Scout Breakfast this week is sold out; they are recruiting police officers; and finally distributed the Tax Information, to be on the next agenda, which shows no property tax increases – making it the 35th year of no increase.
2. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:10 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President

Progress Report to Council

Community/Recreation Center

By Council Member Roby Schottke

June 19, 2023

Community Center Feasibility Study Including an Amenities and Programming Prioritization Survey



Prepared By:



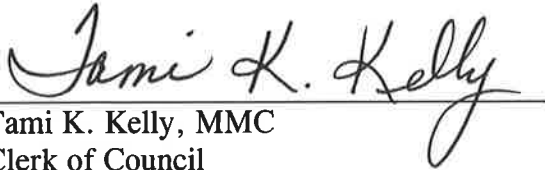
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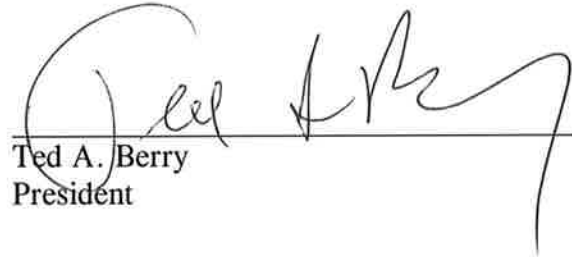
June 19, 2023

Council met at 6:30 p.m. in Room A & B, Grove City Library, 3959 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