CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 19, 2017 Regular Meeting

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

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Steve Bennett *Steven Robinette* *Roby Schottke* *Jeff Davis* *Ted Berry*

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

Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes

2. The Chair read the agenda items and they were approved by unanimous consent.

3. Mr. Robinette moved to excuse Mayor Stage; seconded by Mr. Bennett.

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes

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

1. Ordinance C-24-17 (Authorizing the City to enter into a Loan Agreement with Franklin County, providing for a Loan to the City in the maximum principal amount of $1,000,000.00 for the purpose of paying the costs of certain Capital Improvements to the Municipal Roadway system along or near Stringtown Road and State Route 104, including but not limited to, constructing certain roadway, water improvements, together with all necessary appurtenances related thereto, and Authorizing the Execution and Delivery of any additional Documents related thereto) was given its second reading and public hearing and Mr. Davis moved it be approved; seconded by Mr. Robinette.

Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes

2. Ordinance C-25-17 (Authorizing the City to enter into a Loan Agreement with Franklin County providing for a Loan to the City in the maximum principal amount of $2,000,000.00 for the purpose of paying the Communications System by installing a 10 GBPS Fiber Network, together with all necessary appurtenances related thereto, and Authorizing the Execution and Delivery of any additional documents related thereto) was given its second reading and public hearing.

Mr. Schottke voiced concern over the amount. He said this is different than the proposal in the beginning. Mr. Hurley, IS Dir. said the original estimates have increased and he agrees that original estimates provided by AEP should not have risen this much. He said the project came together quickly to capture SWC Schools, whose contract with a different provider was coming to an end. He said they would probably have waited to do this otherwise. He said the estimate, as of today, is $2.2 million, with a 15 year return on investment.

Mr. Berry said he shares the frustration but many of these issues are not Mr. Hurley's fault. He said there is an economic value that is intangible.

Mr. Robinette asked if the Partners are aware of the increased amount. Mr. Hurley said yes. Mr. Robinette asked about SWACO. Mr. Hurley said we do have a nonbinding letter of support. They want to see the pole/service in front of their location. He said that should be constructed by next year.

Mr. Bennett asked if SWACO doesn't participate, will that increase everyone's contribution. Mr. Hurley said yes, there would be some impact. He believes they will come on board as soon as they see the service in their area. Mr. Bennett asked if they anticipate more business locating here because of this technology. Mr. Hurley said this is a negotiating tool for economic development. However, they did not rely on any monies from those efforts to carry this debt.

Mr. Davis said it appears that this is an AFP issue and asked if we are held hostage by their whims. Mr. Hurly said Westerville has their own utility. We have one energy provider with AEP. Mr. Smith, Dir. of Law, said we have no leverage with Utility Companies. State Law is in their favor. Mr. Hurley said a lot of the cost is for the replacement & inclusion of the Poles. He said it's difficult to dispute the load on a pole. He said we are upgrading 400 + poles on the back of this project.

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

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

3. Ordinance C-27-17 (Authorize the City Administrator to enter into an Enterprise Zone Agreement with Grove City MOB, LLC.) was given its first reading. Second reading and public hearing will be held on 7/3/17.

4. Resolution CR-25-17 (Approve the Budget Estimates for Fiscal Year 2018) was given its reading and public hearing.

Mr. Robinette said he has some questions to educate himself and moved it be postponed to 7/3/17; seconded by Mr. Berry.

Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes

5. Resolution CR-26-17 (Waive the Provisions of Section 139.05 of the Codified Ordinances for the Log Cabin Repairs at Century Village) was given its reading and public hearing.

Ms. Conrad, Dir. of Parks and Rec., explained that the original contractor informed the City that he could not perform the work. The City received a quote from a new contractor who can perform the work this year and has it come in $30,000.00 less than the bid contractor. She said it includes chinking along with log upgrade and replacement of those needed.

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

Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes

The Chair recognized Mr. Robinette, Chairman of Safety, took the floor for discussion and voting under said Committee.

1. Ordinance C-26-17 (Authorizing the City Administrator to enter into an Agreement for Dispatching and Communication Services with Scioto Township) was given its second reading and public hearing.

Mr. Bill Veda, Dir. of Safety, explained that they have been in discussions with Scioto and Prairie Townships. He said the State is encouraging the sharing of resources and reducing 911 lines. In addition, it is expensive to upgrade the service network. Mr. Davis asked how much of an increase this will cause. Mr. Veda said about 11%. Mr. Davis asked if there would be a need for more personnel. Mr. Veda said they will evaluate this at the end of the year, and may be asking for one additional Communications Tech. He said the fees collected by the two Townships will more than pay for a new employee. He said they are not asking for or promoting this service. It is being driven by the States desire to reduce the P-saps (Public safety answering points) to 4 within each County.

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

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes

2. Ordinance C-28-17 (Authorize the City Administrator to enter into an Agreement for Dispatching and Communication Services with Prairie Township) was given its first reading. Second reading and public hearing will be held on July 3, 2017.

3. Resolution CR-27-17 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Bourbon Festival on August 12, 2017 in the Town Center) was given its reading and public hearing.

Mr. Andy Furr, Director of Town Center, Inc., was present to answer any questions. He said this will be moved to the corner of Park and Broadway this year to add additional room for the event.

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

Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes

4. Resolution CR-28-17 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the October Festival on October 07, 2017 in the Town Center) was given its reading and public hearing.

Mr. Andy Furr, Dir. of Town Center, Inc., was present to answer any questions. He said this is the second year for the event and they will be adding a blow-up screen to show the OSU Football game and make a few other enhancements.

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

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

The Chair recognized Mr. Berry, Chairman of Service, took the floor for discussion and voting under said Committee.

1. Ordinance C-29-17 (Initiate Amendments to Sections 2.04, 2.12, 2.13, 3.04, 3.05, 3.06, 3.07, 4.05, 5.02, 5.05, 5.06, 5.07, 5.14, 9.04, 10.01, 10.02, 10.03, 10.04, 10.05, 10.06 and 10.07 of the Grove City Charter) was given its first reading. Second reading and public hearing will be held on 7/3/17.

2. Ordinance C-30-17 (Initiate Amendments to Sections 2.10, 2.11 and 5.03 of the Grove City Charter) was given its first reading. Second reading and public hearing will be held on 7/3/17.

3. Ordinance C-31-17 (Initiate Amendments to Sections 2.15 and 4.01 of the Grove City Charter concerning Planning Commission and Resolutions) was given its first reading. Second reading and public hearing will be held on 7/3/17.

4. Ordinance C-32-17 (Initiate an Amendment to Section 2.05 of the Grove City Charter titled Beginning of Term, Meetings, Officers) was given its first reading. Second reading and public hearing will be held on 7/3/17.

5. Ordinance C-33-17 (Initiate Amendments to Sections 2.01, 2.02, 7.03 and 10.10 of the Grove City Charter) was given its first reading. Second reading and public hearing will be held on 7/3/17.

The Chair recognized Mr. Bennett, Chairman of Lands, took the floor for discussion and voting under said Committee.

1. Ordinance C-34-17 (Approve the Use for Microblading for BB Nail Salon & Spa located at 4184 Buckeye Parkway) was given its first reading. Second reading and public hearing will be held on 7/3/17.

2. Resolution CR-29-17 (Approve the Preliminary Development Plan for Trail View Run located at 1399 & 1421 Borror Road) was given its reading and public hearing.

   Mr. Tom Hart, representing applicant, explained the density of the project and the Borror Road improvements. He said the density is similar to what is around the area. He said they feel this is what the market will accept. He said they don't feel an estate development will work here. They included an empty-nester product and are quite, with less intensity.

   Mr. Karl Billisids, developer, discussed the proposed road improvements is Borror Rd. He noted that the homes meet or exceed those in Grant Run. He said a letter of support from Jackson Township was passed out before the meeting to show their progress on addressing the road improvements. They will submit an application to the Ohio Public Works Commission for funding in July, 2018. It will be improved in conjunction with the bridge improvement that Franklin County will be doing. He said they are contributing the smallest piece of the overall project, while meeting the needs of their obligations for improving the road. He noted that they do not build single-family homes, and would be selling those lots to a partner for development.

   Mr. Robinette asked about the Open Space. Ms. Shields said the Code states you cannot include floodway and Staff didn't believe the space under the power lines was usable space. They do fall short by about 3 acres. The Code does allow payment in-lieu of acreage. Mr. Robinette asked about the amounts proposed in the Township letter. Mr. Boso, City Admin., said he just received it tonight, and would like time to review it.

   Mr. Schottke confirmed that pricing for these homes would be comparable or higher to Grant Run. Mr. Billisids said yes. Mr. Schottke said there is funding projected by MORPC and asked Mr. Keller to elaborate. Mr. Keller said they put in estimates for two sections on Borror Road and that is what is shown on the MORPC list.

   Mr. Bennett said since open space is in the floodplain, he asked if there were any other amenities being proposed. Mr. Billisids said they do plan to install bike path. Mr. Bennett asked why they do not connect to Grant Run at Coggon Dr. Mr. Billisids said they left it out due to the neighbors request but can connect if needed.

   Mr. Davis asked how much of the traffic would use Borror Rd. Mr. Hart said they think half the homes would empty onto Borror Rd. and half would use the side road to get to Buckeye Pkwy. Mr. Davis asked if there timing for construction is in line with the improvements to Borror Rd. Mr. Billisids said they are a small contributor to the road improvement. Mr. Davis asked if we are putting the cart before the horse. He said if 50% is going out on Borror, that road must be improved. He asked what happens if it isn't funded by OPWC. Mr. Billisids said they could look at the timing and guarantee to make the housing project mesh together, but there are no guarantees for funding.

   Mr. Mike Gustillo, resident, voiced concern over the road and keeping the rural feel. He said the current zoning is more in line with the rural feel and should be developed in this way. He said many homes were built in the 1800's. His home and barn were built in 1880 and are historic. Because of the floodplain, they were built close to the road. He said he believes Borror Road needs to be addressed in a very sensitive way. There are established homes along the road. He said rushing into this before the road is addressed is a concern. He also noted that there are other properties for sale on Borror. If this density is approved, it sets the precedent for the rest of the road. He feels the development should be neutral for the surrounding residents. It should not reduce their pleasure of living or property values. He said there is money to be made in an SF-1 zoned development. Planning Commission recommended denial and he also believes it should be denied. He said it feels like we are pushing something through before it is ready. He feels SF-1 is the proper zoning.

Mr. Berry asked if a couple more weeks would be detrimental to the developer. Mr. Hart said no, two weeks won't hurt them. He noted that they are responsible for their load on the road but not all the existing issues with the road.

Mr. Jack Conaboy, Platinum Dr., resident and member of HOA, said they oppose this plan for the same reasons City Staff and the Fire Dept. opposed this plan. He said the development should be single-family homes; the density is too high; the impact on traffic in their development and on Borror Road is too high. He said they appreciate the openness of the developer, but they still oppose this development.

Mr. Bennett asked Mr. Boso the City's position. Mr. Boso said Planning Commission is the Administrations position and he concurs with it.

Mr. Hart asked for a postponement so they would have time to meet with residents and allow Council to review the Township letter.

There being no additional questions or comments, Mr. Berry moved it be postponed to 7/17/17; seconded by Mr. Davis.

Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes

3. Resolution CR-30-17 (Approve Amendments to the Development Plan for Parkway Center located at 4145 Buckeye Parkway as approved by Resolution CR-59-15) was given its reading and public hearing.

Mr. Nick Gray, who works for Piada, asked for approval to keep their brand image. He said the current signage must be split between all tenants based on road frontage. This change would allow for them to have a greater branding and a stand alone monument sign; with a mural on the side.

Mr. Berry asked what the mural would be of. Mr. Gray said it is one of the core brand images they use inside their restaurants. He said it would be applied so the brick would come through. Mr. Schottke asked how the mural would be removed. Mr. Gray said it is a vinyl product and can be power washed off. Mr. Schottke voiced concern over the outdoor seating area. He said the covering looks like an outdoor building rather than outdoor seating. Mr. Berry asked if the Mural could be specific to Grove City - something that is historic or relates directly to Grove City. Mr. Gray said this is an accent; just a branding of Piada but there is definitely a way to take it and tie it into Grove City. He said they could modify it and bring Grove City into it.

Mr. Davis asked how many of their locations have this mural. Mr. Gray said none in the Columbus area. It is typically an inside mural but they saw an opportunity to put it outside. It is just an extension of their brand.

Mr. Bennett said this is all signage, per the Code and it far exceeds what is permitted. If it allowed here, what happens for the next business.

Mr. Schottke asked if they would do umbrellas for the patio rather than the building look. Mr. Gray said they do have an option for umbrella's and would need to check.

Mr. Berry asked if Mr. Gray would agree to have the Administration approve a change the mural to depict Grove City. Mr. Gray said they would need to have a discussion over what fits and makes sense there. He said they would do a little research and could come back and propose something else there. He said in the grand scheme, the signage on the front and back is what is most important to them. Mr. Berry moved that Section 1 be amended to include the following stipulation: 1. Piada shall come back to the City Administration for approval of the Mural and the mural shall be Grove City centric in design; seconded by Mr. Schottke.

Mr. Robinette	Yes
Mr. Bennett	No
Mr. Schottke	No
Mr. Davis	Yes
Mr. Berry	Yes

Mr. Schottke moved to amend Section 1 to include the following stipulation: 2. The outdoor seating area shall use exclusively umbrellas and not consist of a building; seconded by Mr. Davis.

Mr. Bennett	No
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	No
Mr. Robinette	Yes

Mr. Schottke confirmed that this is for signage front and rear of the building and a monument sign, Mr. Ray said yes. They are asking for illuminated signage on the front and rear. He said the whole building must share 200 sq. ft., which the feel is small. They have created a sign package that is more in scale with the amount of frontage they have, as a tenant, and that would apply to all tenants in the building.

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

Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	No

4. Resolution CR-31-17 (Approve the Development Plan for Comfort Suites located at 4200 Gantz Road) was given its reading and public hearing.

Mr. Ballu Patel, owner, was present to answer questions. Ms. Shields said this hotel is higher than permitted by Code and would require a variance. The height is consistent with other hotels and Staff is supportive of the height. There is plenty of parking and will have a shared access with the hotel next door. Mr. Bennett asked about the additional traffic load, with 82 rooms being added to the area. Ms. Shields said she feels comfortable recommending approval with the additional traffic load.

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

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

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

1. Mr. Ed Fleming announced that he and several other companies are providing free food for Veterans, Police, Fire, and City Employees this Friday in the new Parking lot on Park Street.

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

1. Mr. Smith reported on the Star Hotel closing. He said there is a hearing set for Friday. This will be the first opportunity for the owner to contest the closing. However, he has had numerous discussions with their attorney and feels that the hearing will not take place. That means the hotel will stay closed. This was not closed on Building Code issues; it was closed on the overuse of Police and Fire services. That provides the opportunity to keep it closed for a year. This will not be a case where the Court will order the building demolished.

2. Mr. Berry said with our next meeting being July 3 and that being a holiday weekend, he moved to move the next meeting to July 6, at 7:00 p.m.; seconded by Mr. Schottke.

Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes

4. President Schottke announced a Special Meeting of Council for June 27, at 6:30 p.m. to hear about the Town Center Plaza.

5. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:35 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Roby Schottke

Roby Schottke
Chair

CITY OF GROVE CITY, OHIO

COUNCIL CAUCUS NOTES

June 19, 2017

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

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Roby Schottke

Roby Schottke
Chair