

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 16, 2018

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. Davis moved to dispense with the reading of the minutes from the previous regular and special meetings 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.

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

1. Ordinance C-28-18 (Approve the Rezoning of 1419 & 1399 Borrer Road from SF-1 to PUD-R with Text) was given its second reading and public hearing.

Mr. Kyle Rauch, Dir. of Dev, stated that since the last Council Meeting, staff met with the Developer and a Revised Text has been submitted which reduces the density to 2.34 units per acre; it changes the fencing; and some other minor changes. He reviewed the stipulations and stated that some are still applicable. He said staff is more comfortable with this and can support moving forward with a Development Plan.

Mr. Tom Hart, attorney for petitioner, stated that they have submitted a Revised Zoning Text and requested that Council replace the existing Exhibit A with the new text reflecting a revised date of 6/8/18. He confirmed that they did address some of the stipulations in the text. He discussed why they differ with two of the stipulations pertaining to Street Trees and the Fee associated with it and some fencing.

Mr. Schottke moved to replace the Zoning Text with that dated 6/8/18; seconded by Mr. Davis.

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

Mr. Brian Driftmyer, resident, explained that there was an agreement to put a fence along their property line for protection. He said the entrance to this development is going in right next to their driveway. They already have people coming down their driveway thinking it is a road. He feels this

fence is a safety issue and necessary. He read the Planning Commission Minutes that stated Mr. Hart's agreement to put in the fence.

Ms. Stacy Driftmyer, resident, said she would rather keep the Country charm but understand that they don't own this property. She said the Developer never reached out to them or responded to them. They had to attend Planning Commission to get any response. She asked that Council hold the Developer to their word and a moral responsibility to install the fence along the east and north property lines to delineate the developer property from theirs. She showed pictures to demonstrate the open area.

Mr. Hart passed out a marked up sheet to explain the linear line of fencing that they wish to agree to. He showed the floodplain area that they do not want to put a fence in because they don't want to make a request to FEMA. Mr. Robinette asked if there was something other than a fence, like shrubbery that could be installed as a compromise. Mr. Hart said they would fence from the floodplain to the road. He said it would be placed along lots 56 - 50, then 49 & 48. They would stop before the floodplain then pick up the fencing to the road, after the floodway. They do not want to go through FEMA approvals to fence in the flood plain. It was confirmed that the fencing would be a 4 split rail, black fence.

Mr. Schottke moved to amend the Zoning Text, page 4, Section G following the address, to add: *Additional fencing matching the style and specification of the entry feature fencing shall extend from the edge of the floodplain to the Borror Road right-of-way, adjacent to the property located at 1421 Borror Road*; seconded by Mr. Davis.

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

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

Mr. Davis	Yes
Mr. Berry	No
Mr. Schottke	Yes
Ms. Houk	No
Mr. Robinette	Yes

2. Ordinance C-38-18 (Approve a Special Use Permit for a Drive-thru for KFC located south of State Route 665 and East of Rings Avenue) was given its first reading. Second reading and public hearing will be held on July 02, 2018.
3. Ordinance C-39-18 (Approve the Rezoning of 1519 Borror Road from PUD-R to SF-2) was given its first reading. Second reading and public hearing will be held on August 6, 2018.
4. Resolution CR-17-18 (Approve the Preliminary Development Plan for the Residences at Brown's Farm/The Cottages at Brown's Farm located at 5273 Haughn Road) was given its reading and public hearing.

Mr. John Wilcox, developer, accepted all the stipulations and said they have been diving into the roadway improvements. He said they had worked out many issues with Staff prior to this plan. He

said he had a meeting with the residents and solved many more issues. He said they aren't all answered but this is only step one. He said they believe the City's process is to go step by step and they would like to proceed with step one and find out if this concept is acceptable. If we can get past that, then they could continue to proceed with solving the rest of the issues.

Mr. Berry said he likes the concept but this development is the first large project and Orders Road needs improvements. He said if Orders Road isn't improved before this development is ready with the Development Plan, he will not support it.

Mr. Davis said he understands that area residents don't want the character of the area to change and this proposal does make a significant change. He said infrastructure has been an underlying issue. He is frustrated that we can't get answers about it. He said he is kinda game for do what the developer wants, but there are some real discussions that need to happen and significant questions that need addressed by multiple parties together. He said he is open, but is regretful that we are not further down the path on some of the issues.

Ms. Houk said there are two key issues for her. One is the access points and the other is the timeline for infrastructure issues for the area. She said she feels some responsibility to the developer to not pull the rug out from under them later. The other side of the infrastructure issue is to the community who have lived here for many years. He said she hates that we have come this far and we don't have answers to these key issues.

Mr. Robinette said if he votes yes tonight, he is only saying he likes the picture. Beyond that, all the other questions need resolved and e doesn't believe this commits him to a "yes" vote in the future.

Mr. Smith reminded Council that this is just a Preliminary Plan to see if Council likes the concept. A decision has no liability on behalf of the City.

Mayor Stage said this is not new. Other roads have gotten improved once a developer comes forward and is willing to participate. He said Orders Road is broken and it is not on the City's map to fix any time soon. Without a developer, improvements will wait. He said this is a very preliminary review of a development and an opportunity to work with someone if the concept is acceptable.

Mr. Schottke voiced his opposition to the apartments. He suggested putting homes along Orders and apartments in the rear. This would be a compromise for the existing residential homes.

Mr. Gerald Kimmel, Orders Rd. resident, expressed opposition. He said he read the engineers report and all the infrastructure improvements needed. He said these would cost the City over \$2 million to accommodate this project. He said maybe it is time to put the priority on the people who live here, rather than the strangers/developers who come and go.

Mr. David Hellard, resident, voiced opposition. He said there have been five (5) meetings where residents have unanimously opposed this development. He said no one has spoken in favor of apartments on Orders Road except the developer. He it boils down to proper use of prime development land; listening to the will of the people; and good government. He said Fryer Park, Century Village and the YMCA have been called the gemstones of Grove City and attractions that make us unique. He asked if we want to destroy the single-family character of the surrounding homes with high-density apartments in this special area. He asked Council to reject this ill conceived development plan that will burden the city with huge capital improvements that will detract from the character of the area, and continue to create horrendous traffic problems.

Mr. Stuart Gibboney, resident, voiced opposition to apartments on Orders Road. He said there are mid to high-end homes at Margie's Cove and believes this could continue by the YMCA. He said God isn't making any more ground and it is ok to say no and hold out for a better development.

Mr. Richard Wirtz, resident, voiced opposition over this plan. He said traffic was backed up on Orders because of a bicyclist last night. In the GC2050 Plan says it wants bike paths and open spaces. This will all be sucked up with this development. There will be a 500% increase in density if this goes through. Orders Road can't handle it. He asked Council to consider this.

Ms. Tammy Ringhiser, resident, voiced opposition to this plan. She said she read the report from EMH&T but gets conflicting results from it and nothing has been said about it tonight. She said they can't get out of their driveway now. She believes the home values will be reduced. The road hasn't been resolved nor has the access by their home.

Mr. Mike Keller, EMH&T Consulting Engineer, explained their report on the traffic load and potential capacity needed for this development. He said there is a need to widen the lanes. He said there would be about a 20% increase in traffic with this development. He said in order to coordinate these improvements it will take a lot of discussion with many property owners.

Mr. Randy Worthington, resident, asked how improving Orders Road would affect State Route 62. He said there is a lot of congestion now and it is not safe.

Mr. Davis said he is empathetic to the resident's concerns. He is also considering how to accommodate Grove City's role to the 1.5 million people coming to Franklin County in the coming years. He said we have to figure out how to keep the small town feel. He said he believes there is some brilliance to this apartment model. It will allow for those who cannot afford a \$300,000.00 condo to have a place. They may be spot on for many. He said the area is going to change and he thinks this is a responsible way of doing it.

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

Mr. Berry	Yes
Mr. Schottke	No
Ms. Houk	No
Mr. Robinette	Yes
Mr. Davis	Yes

5. Resolution CR-27-18 (Approve the Development Plan for KFC located south of S.R. 665 and East of Rings Avenue) was given its reading and public hearing.

Ms. Shirk, representing developer, agreed to the stipulations from Planning Commission.

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

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

6. Resolution CR-28-18 (Approve Amendments to the Development Plan for Grove City MOB located at 5500 North Meadows Drive as approved by Res. CR-23-17) was given its reading and public hearing.

Mr. Rauch said this is a change to accommodate 57 additional parking spaces, relocate their oxygen tanks and provide more storm water retention. They wanted to increase the parking to accommodate potential tenants. He said they agreed to the Planning Commission stipulations.

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

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

7. Resolution CR-29-18 (Approve a Preliminary Development Plan for Farmstead subdivision with Development Text, located at 62 Jackson Pike) was given its reading and at the written request of the petitioner, Mr. Schottke moved it be postponed to 7/16/18; seconded by Mr. Davis.

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

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

1. Ordinance C-40-18 (Enact and Adopt a Supplement to the Grove City Codified Ordinances and declare an emergency) was given its first reading.

Mr. Smith said this is truly housekeeping. This takes the ordinances we have already approved as well as updates from the State, codifies them and puts them in the Code Book and the on-line version of the Code so everything is consistent.

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

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

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

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

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

1. Ordinance C-41-18 (Authorize the City Administrator to enter into an Encroachment Agreement with CSX Transportation, Inc. for the Use and Maintenance of a Sewer Line under the Railroad Tracks) was given its first reading. Second reading will be held on July 02, 2018.

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

1. Ordinance C-37-18 (Appropriate \$707,100.00 from the General Fund for the Repair of Vehicles, Restoration of Service Building and Replacement of Content Damaged by Fire) was given its second reading and public hearing.

Mr. Davis explained that this is Insurance money for the repair of vehicles and the Service Department Building that was damaged in a fire.

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

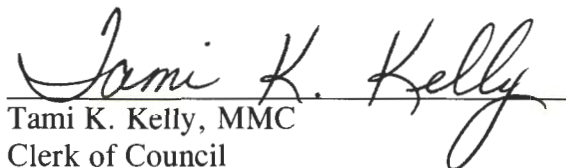
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes

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 commented on the busy weekend with the Flags of Honor; the Wine & Arts Festival; and the Gold Star Memorial Dedication. Condolences were expressed on the passing of Dave Maple, artist, who died. He did the Town Center murals. The new Grove City Magazine is in the mail and there will be a kick-off reception Wednesday at 4:30.
2. Mr. Smith, Dir. of Law, stated that he is working on an ordinance concerning the Small Cell regulations. House Bill 478 will take effect August 1 and he will be asking for an emergency to get this in the Code before the 8/1 effective date. He also announced that the City is being sued over the Verizon Cell Tower request on Stringtown Road.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:01 p.m.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
President

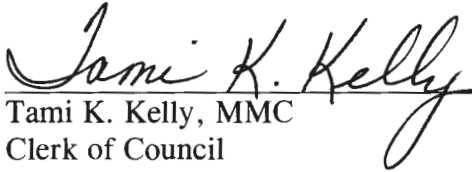
CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

June 18, 2018

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, MMC
Clerk of Council


Steven R. Robinette
Chair