

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 07, 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. Schottke moved to dispense with the reading of the minutes from the previous regular meeting and approve as written; seconded by Ms. Houk.

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-19-21 (Approve the Use for an Adult Vocational Rehabilitation and Day Service Facility for ARC Industries Active Treatment Facility located at 3705 Marlane Dr.) was given its second reading and public hearing.

Mr. Anthony Hartley, representing Arc Industries, explained that they serve developmentally disabled adults. This building will be designed to support their needs and will cut down on their commute time.

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-20-21 (Approve the Rezoning of 2950 London-Groveport Road from R-1 to C-2) was given its second reading and public hearing.

Ms. Kim Shields, Dev. Dept., provided an overview of the rezoning. She shared a concern over the access for this property and indicated that the property owner did combine this with their lot to the west. She said access will need reviewed upon any development, to provide access to South Meadows Drive.

Mr. Mike Shannon, attorney for petitioner, was present and said they are aware of the access concerns. He said they acquiesce to the easement request by staff for access.

Mr. Schottke moved to Amend Section 1 to include the following: *contingent upon a cross access easement, across the rear of the property to the City of Grove City upon terms acceptable to the Law Director*; seconded by Mr. Berry.

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

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

3. Ordinance C-23-21 (Accept the Plat of The Cottages at Brown's Farm, Section 2 located South of Orders and East of Haughn Roads) was given its second reading and public hearing.

Mr. Jason Francis, M/I Homes, was present to answer any questions. He indicated that this is the second and final phase of this development.

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

4. Resolution CR-26-21 (Approve the Preliminary Development Plan for a Huggett/Pulte subdivision located North of S.R. 665 and East of S.R. 104) was given its reading.

Mr. Thomas Hart, attorney representing Huggett/Pulte, stated that this development has three main benefits: they will try to protect an outstanding natural area; try to connect it to the regional trail system & Metro Park. The next is to continue to add, diversify and update the housing stock in the City. Finally, it will provide an opportunity to have a deeper dive into traffic and provide a more comprehensive traffic study for the area. He said the City will obtain a value added study for the entire area. He then introduced Mr. Greg Chillog, who passed out some information and went through some slides to explain the development. He said their goal for this site is to provide an open space network and connect to the regional park. He said there is an opportunity to develop this in a unique way. It will look different than the surrounding neighborhood. They believe they will provide important trail connections east & west and north and south through Scioto Meadows subdivision.

Mr. Schottke review the three (3) stipulations set by Planning Commission. Mr. Hart agreed to stipulations 2 and 3, but asked that they discuss stipulation 1. He said they want to work on finding the right combination of lot sizes. Mr. Schottke confirmed that Subarea "A" is where they want to work on lot sizes. He said he hopes there would be lots larger than 70' wide. He suggested some

changes to the design, which would create a more meandering roadway. He said there will be two million square feet of warehouse space south of this area. He feels those trucks will utilize S.R.665 and if the "S" curve in S.R.665 is removed, it will encourage this shortcut. He believes the "S" curve is a traffic calming device and helps prevent trucks from using that part of the road. He asked the developer to consider this in the Traffic Study.

Ms. Houk commented that the current road system cannot handle the existing traffic in this area and believes that the Traffic Study needs completed before any more development is approved in this area. She said she hears from her constituents that trucks run off the road in the "S" curve all the time. She said this plan puts homes right up against that curve. She said there is a responsibility of Council to bear when they make a decision to put in a subdivision with that format. MORPC has SR665 labeled as a transient corridor from Rickenbacker, to say nothing of the issues brought up by Mr. Schottke. She said she has serious concerns over this development.

Mr. Berry shared concern over the placement of this development. He said it is in the river basin. He said Pulte builds a great product, he just doesn't feel it belongs at this location.

Mr. Schlabach shared concerns over infrastructure issues, but every time there is a new development Council hears about traffic issues. He said there is a need for additional housing and we cannot choke off housing. He would like to see improvements to the infrastructure with the development in this area.

Mr. Holt said he is interested in seeing the Traffic Study first, not along with the development plans. He said if there is an opportunity to do some things to create a safer environment, he is all for it.

Mr. Brian McDaniel, resident, stated that his back yard is in the "S" curve. He referenced the Development Department Staff report and the Developer's answers. He said those answers sound like they are making excuses, just like tonight about the lot size. He asked Council to consider the weight of the added traffic this will cause and all the other developments being built now along this corridor. He asked they work with ODOT to figure out what to do with the "S" curve before developing more.

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

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

5. Resolution CR-28-21 (Set forth, as required by Section 709.031 of the Ohio Revised Code, the Municipal Services that can be furnished to 0.551 acres located at 2277 White Road in Jackson Township upon its Annexation to the City of Grove City, Ohio) was given its reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions. She said the owners are seeking city services.

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

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

6. Resolution CR-29-21 (Set forth, as required by Section 709.031 of the Ohio Revised Code, the Municipal Services that can be furnished to 0.460 acres located at 2155 White Road in Jackson Township upon its Annexation to the City of Grove City, Ohio) was given its reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions. She said the owners are seeking city services.

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

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

1. Resolution CR-30-21 (Declaring the Necessity of Constructing Certain Sidewalks on Blankner Dr., Devin Rd., and Parlin Ave., and requiring that abutting property owners construct same) was given its reading and public hearing.

Mr. Fitzpatrick, Dir. of Service, explained that this is the second step in the annual sidewalk program. She said after doing estimates and reviewing the budget, they have decided on the street shown in the attachment.

There being no additional questions or comments, Mr. Berry 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 first reading. Second reading and public hearing will be held on June 21, 2021.

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

1. Ms. Andrea Benton, 3603 Zuber, stated that she is technically in Jackson Township but grew up in this sweet spot, where suburban living meets the country. She said Grove City boasts its small town feel as desirable to residents and visitors. Preserving the small town feel is the first guiding principal to which the Council, City Planning, and others are charged with upholding when approving developments in the city and the 2050 Comprehensive Plan states that growth should not diminish that small town quality, rather enhance it. She said she does not feel that when she is getting stuck behind truck traffic at SR665 and Seeds Rd. or when she is trying to cross SR665 at Borror Road. She was surprised and very concerned to find six (6) projects that have been approved within one to three miles of her home. She said these projects will lead to a significant burden to already congested/unsafe roadways. She said just in the area of SR665, SR104 & Borror Road, there are four (4) projects that will add 800 single-family homes and 92 condos to the area. There have also been two (2) industrial developments approved and under construction along Seeds Rd. She said there seems to be a real disconnect between the desire for growth and maintaining that small town feel, and having the proper infrastructure needed to accommodate these changes. She is bringing this to Council's attention because there is a plan in the works to develop a 100 acre parcel on Zuber Road for warehouse space. She asked how the City plans on accommodating the amount of traffic that has already been approved with the previous proposals. She implored them to consider these infrastructure concerns prior to approving any future developments in Grove City, particularly those which are obviously outside the Comprehensive Plan.

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

1. Mayor Stage submitted the Mayor's Court Report and Mr. Schottke moved to accept same; seconded by Mr. Schlabach.

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

He reported on events that occurred over the weekend; announced that June is Prostate Cancer Awareness Months as well as Brain & Alzheimer's Month. He shared that most city buildings are open and the Senior Center will have a soft opening. He shared concerns over the way the State is trying to change income tax collection. He expressed sympathy for the loss of Rep. Laura Lanese's mother.

2. Ms. Fitzpatrick, Dir. of Service, shared a quick video and information about the Demorest Road Improvements. She said a public meeting was held last week for residents and the same information was shared. She also provided an overview of the sewer maintenance programs; listed the projects completed on sanitary and storm water systems; updated Council on the Stormwater Model, which is underway and said she won't have another update on that until August.
3. President Houk announced a Special meeting of Council for Monday, 6/14 at 5:30 pm to have a refresher on the Splashtop tool and parliamentary procedures.
4. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourn at 8:34 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
Chair



Overview of City Sewer Maintenance

GENERAL MAINTENANCE

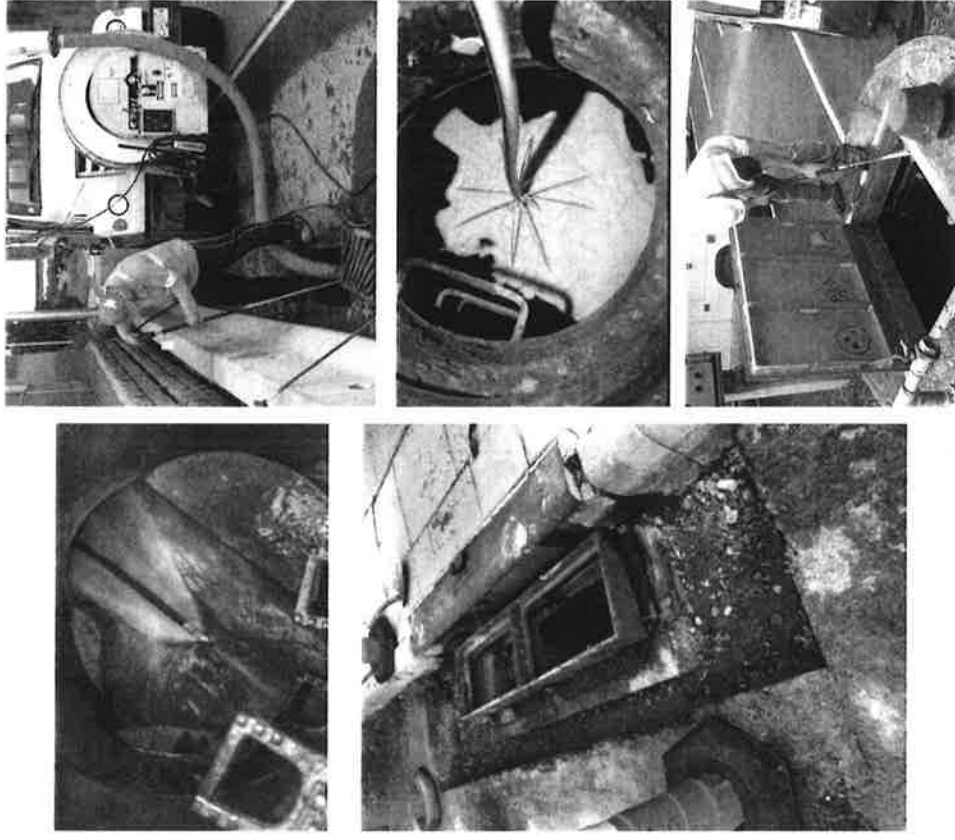
The City is active with preventative maintenance to optimize the performance of the storm drainage system and sanitary sewer collection systems. The following is a summary of some of these annual activities:

MAINTANCE ACTIVITY

APPROXIMATE ANNUAL INVESTMENT

Sewer Cleaning and Inspection	\$75,000 Annually
Storm Catch Basin Cleaning	Completed with In-house Staff
Storm Catch Basin Rehabilitation	\$68,000 Annually
Annual Root Control	\$20,000 Annually
Stream Maintenance	\$30,000 Annually
Roadside Ditch Maintenance	\$10,000 Annually
Lift Station Repair/Maintenance	\$25,000 Annually

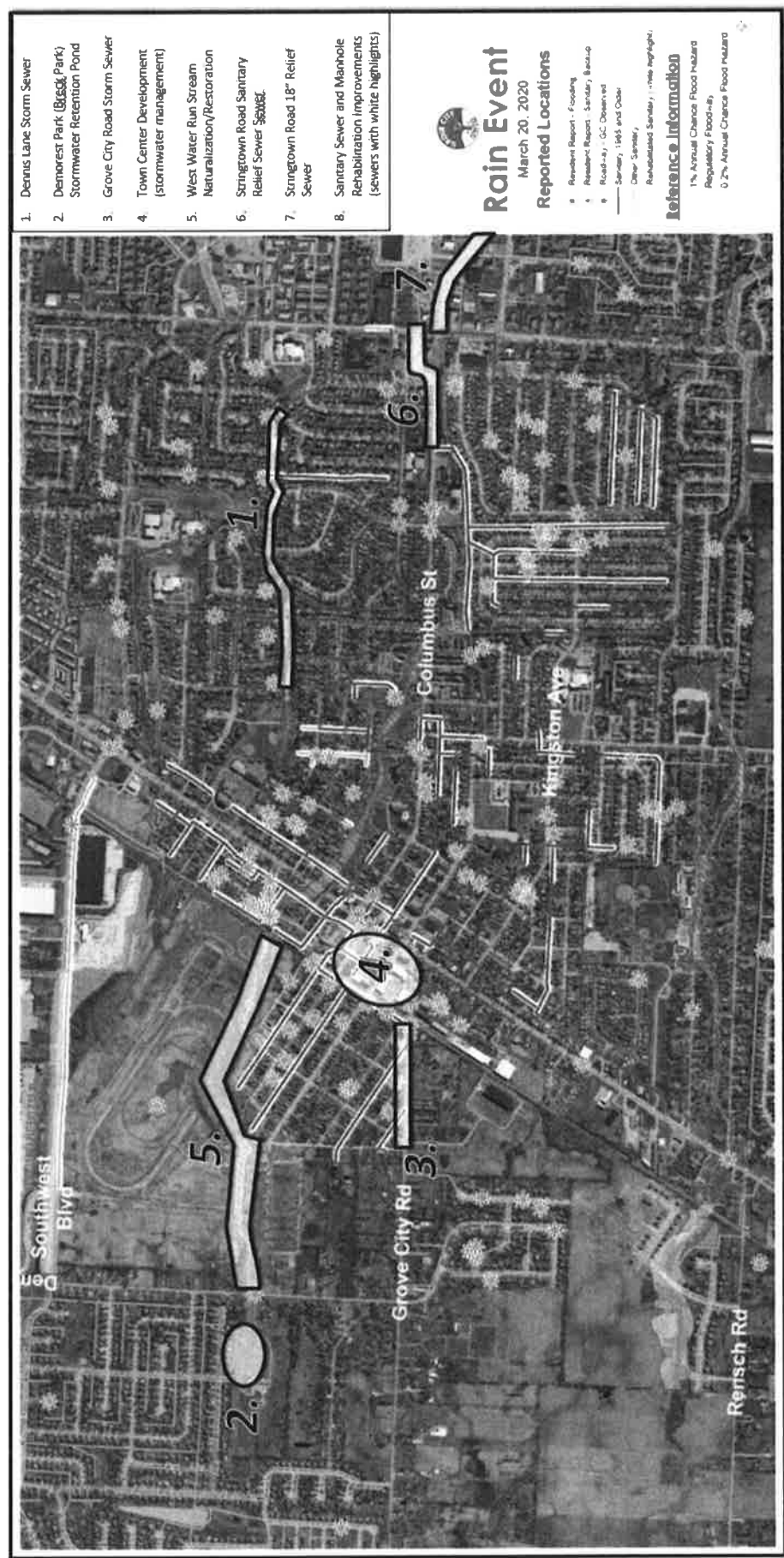
Approximately \$238,000 Annually





City's Reinvestment into Sanitary and Stormwater Systems

(from March 2020 Memo)



GCC/WWR Stormwater Evaluation and Master Plan



Schedule

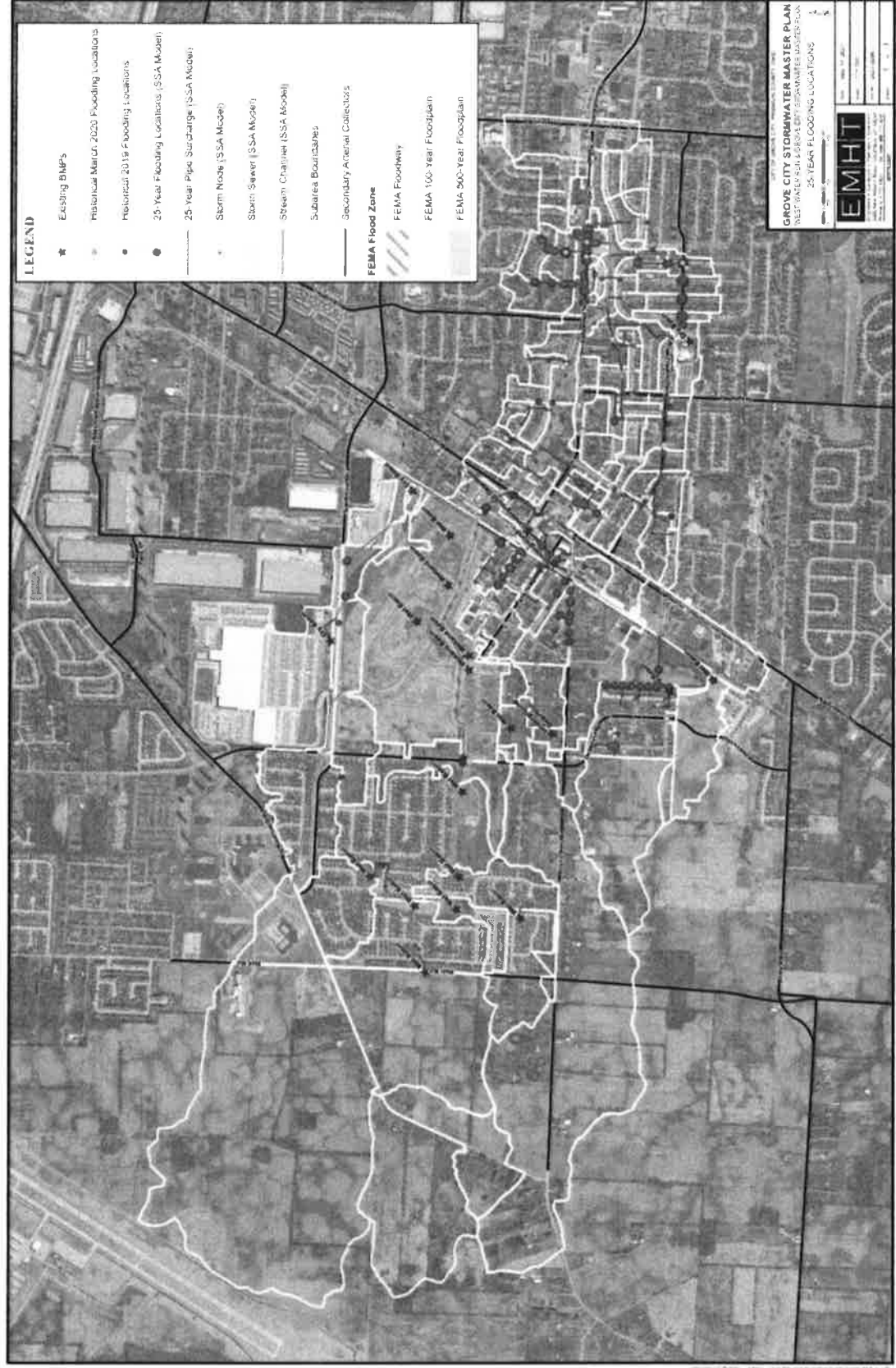
- Project Team Activity (Completed)
- Project Team Activity
- Combined City and Project Team Activity
- City Activity (Memorandum/PDR Review)

Project Title: WEST WATER RUN AND GROVE CITY CREEK WATERSHED STUDY AND STORMWATER MASTER PLAN

TASK	MAJOR ACTIVITY	MINOR ACTIVITY	2/1/2021	2/15/2021	3/1/2021	3/15/2021	4/1/2021	4/15/2021	5/1/2021	5/15/2021	6/1/2021	6/15/2021	7/1/2021	7/15/2021	8/1/2021	8/15/2021	9/1/2021	9/15/2021
2	Data Collection	Collect Information Create Base Map Field Investigation Identification of Stormwater Problem Locations																
3	Hydrologic and Hydraulic Analysis	Develop Comprehensive Storm System Model																
		Increase Level of Detail in Town Center Portion of Project																
		Incorporate New/Recent Projects																
		Incorporate Brown Run model																
		Update HEC-RAS model for West Water Run (Existing Conditions)																
4	Evaluate Existing System	Evaluate Existing System																
		Summarize Hydraulic Adequacy of storm sewer, culverts, watercourses and drainage ditches in study area																
	Evaluate Proposed Stormwater System Improvements	Modeling of Proposed Improvements																
		Diversion Storm Trunk sewer along Front Street																
		Diversion Storm Trunk sewer along Denmore Road																
		Detention Basin within Grove City Creek watershed																
		Expansion of detention basin within Breck Community Park																
		Account for natural storage provided by Wester Water Run																
		Other Alternatives																
		Evaluate Storm Sewer Improvements between Broadway and Hoover																
		Update HEC-RAS model for West Water Run (Proposed Conditions)																
5	Prepare Maps, figures, exhibits to support H&H Calculations, demonstrate flooding																	
	Draft and Final Design Report																	
	Draft Report																	
	Final Report																	
1	Project Coordination																	
	Kick-off Meeting/Progress Meetings																	
	Coordination Meeting																	
	Review Draft Report																	
	Review Final Report and Meeting																	
	Public Meeting																	

GCC/WWR Stormwater Evaluation and Master Plan

Verified 25-year Model



GCC/WWR Stormwater Evaluation and Master Plan

Next Steps & Alternatives



PROPOSED STORM SYSTEM IMPROVEMENTS

- **Demorest Diversion Sewer & Front Street Diversion Sewer**
 - Direct high flows away from Grove City Creek to West Water Run
 - Increased flows in West Water Run will prompt the need for additional detention
- **West Water Run Watershed and Grove City Creek Watershed Detention**
 - Implement additional detention within the watershed to mitigate downstream flooding
- **Local Storm System Improvements**
 - Localized improvements in areas of observed street and area flooding (based on model and field observations)

Improvements

Locations

- | | |
|--|---|
| • Adding inlet structures | • Area north of Columbus Street between Security Drive and Richard Avenue |
| • Improving conveyance capacity (upsizing sewers, relief sewers) | • Grove City Road / Front Street Area |
| • Stormwater storage | • Town Center Parking / Broadway / Flood Routing |
| • Green Infrastructure | • Kingston Avenue (Groves Area) |
| | • Sawyer Court / Glendale Road |
| | • Dudley Avenue |
| | • Lotz Drive / Glenna Avenue Area |
| | • Meadows Drive / West Water Run |

CITY OF GROVE CITY, OHIO

COUNCIL CAUCUS NOTES

June 07, 2021

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

Council Members reviewed the Agenda items.

Ms. Kelly, Clerk of Council, reviewed two liquor permits with Council for Siam Hibachi and BB Nail Salon and both were deemed to not need a hearing.

Council briefly discussed holding hybrid meetings for Council. Mr. Smith, Dir. of Law, stated that while the ORC doesn't specifically require the public to be present to speak at a meeting, all voting members must be present and in person to conduct business, effective July 1.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
Chair