

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

June 04, 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. Berry moved to dispense with the reading of the minutes from the previous regular and special meetings and approve as written; seconded by Mr. Schottke.

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

2. The Chair recognized Mayor Stage, who recognized Ms. Nancy Burton, Ohio Department of Transportation, and read a Proclamation to thank them for providing the City with snowplows after the Service Dept. fire.
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-28-18 (Approve the Rezoning of 1419 & 1399 Borror Road from SF-1 to PUD-R with Text) was given its second reading and public hearing.

Mr. Schottke noted the stipulations from Planning Commission and said a revised Zoning Text was submitted last week. He said the Development Dept. has not had a chance to go through this and called on Mr. Rauch, Dir. of Development. Mr. Rauch said they met with the Developer the day after the Planning Commission meeting to work out the issues and stipulations. He said they haven't received anything formal until the 29th of May. This was sent by the Attorney and the Owner/Developer had not signed off on the revised text. He said this new text is not up to a level that makes Staff comfortable with the quality of development that would be yielded from the Text. He said it is paramount that the Text is set before going forward with the next steps.

Mr. Schottke voiced concern over how density is determined in different developments. He said when there is a mix of housing and more complex residential developments, the density should be looked at as a hybrid. Mr. Rauch said a lot of the challenges stem from timing and many of the developments Mr. Schottke referred to were approved over 13 years ago. This project was reviewed as an overall project in determining the density.

Mr. Tom Hart, attorney for petitioner, said he understands the timing of the revised Text but would like some sense of direction from Council. He said the revised Text was an attempt to address the Planning Commission stipulations. The density is designed by the subdivisions around their site. Their homes will meet or exceed the homes in the Grant Run subdivision. He said not all density is the same and this project includes empty nester units. He explained how this is less taxing on the traffic and neighborhood. He shared data from The Epcon Group about this type of housing. Mr. Robinette asked how this development acts as a buffer or strikes a balance in terms of density for the rural area to the east. Mr. Hart said they have about 35% open space; they lost lots up front and created a more rural entrance; they added fencing around the property owner that shares the entrance with them.

Mr. Carl Billisits, representing developer, stated that they have met with some residents and a recent new resident to address their concerns. He said they have more Text work to do to address the issue with the newest home owner. He said they have tried to address the Planning Commission's concern over their product. He said he knows Staff needs more time to review the revised text.

Mr. Schottke discussed the best date to postpone this item to. He said he would like to get this accomplished before July and asked all parties if they could get revisions in to meet the June 18 Council deadline. Mr. Rauch said the deadline is this Friday. The Petitioner's agents said they would get things submitted in time. Mr. Hart asked again for a sense of direction. Mr. Schottke said Council doesn't really take straw polls and suggest Mr. Hart contact each Council Member individually.

Ms. Kayla Spellman, resident, voiced opposition to this rezoning. She said this has been under review for a long time and residents who were present early on, have been worn down and stopped coming. She said the developer is not making concessions to their development, on behalf of the neighbors. She said her primary concern is about density. She said the GC2050 Plan shows this area as a step-down density area. Planning Commission agreed, but Council overrode that decision. She asked that larger, Estate lots be required for this property, as intended.

There being no additional questions or comments, Mr. Schottke moved it be postponed to 6/18/18; seconded by Ms. Houk.

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

2. Ordinance C-35-18 (Approve a Special Use Permit for the Sale, Rental, Barter or Trade of Weapons for Shoot Point Blank located on Turnberry Court) was given its second reading and public hearing.

Mr. Schottke noted that this is for a Special Use Permit and not for the building approval. A development plan will be submitted separately for the design of the building.

Ms. Rebecca Mott, attorney for petitioner, was present and stated that additional information was sent last week to Council to further explain this business. Mr. Schottke said he toured one of their facilities and was impressed with the security that is provided, as well as what they choose not to sell. He asked that they share this information. Ms. Mott said sales are regulated by Federal and State statute and asked the owner to share their businesses practices. Mr. Tom Willingham, owner, said they choose not to sell automatic weapons, black powder, bump stocks or anything that they believe is not tasteful in the public eyes. He said they cater to a larger, main stream gun enthusiast.

Mr. Aaron Schlabach, resident, expressed support for this project. He said he many of his neighbors/friends have to go elsewhere to use such as facility. He said he sees nothing but economic positives for all.

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

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

3. 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, respectfully requested that this be postponed for two weeks. He said they are still looking at traffic numbers and some other information.

Mr. David Hellard, resident, voiced opposition to the plan. He said it totally changes the character of the single-family nature of the neighborhood. He said no one, other than the developer has spoken in favor of this development. They do not want high density apartments on an already overly crowded road. He said there is a negative economic impact of this development. He spoke with Mr. Boso, City Admin., to understand the tax structure. Mr. Hellard said he now understands that 8 out of 10 residents work outside the City, which generates no income tax benefit. There would be other costs borne by Grove City if this is passed. If 238 apartments are to be geared toward those who are retired, there would be no income tax coming in at all. He said this development would generate more traffic and be costly to City resources. He asked how we could consider this good fiscal planning. He said there needs to be long term planning between the City and Jackson Township. He asked that a moratorium be placed on any additional multi-unit developments on Orders Road until a joint Township/City committee could look at improvements for this road.

Mr. Boso, City Admin., said Council had asked for a look at the entire corridor of Orders Road, including utility improvements and road improvements. He said they just completed that review and presented a memo to Council tonight. He said they would like to meet with the Developer and review that information to share what improvements would be attributed to this particular development. He said all the improvements cannot be captured in this development, but a portion can. He said they support the postponement in order to have that conversation with the developer.

Mr. Gerald Kimmel, resident, voiced opposition. He said developers run in, throw up cheap apartments, drive down property values, and leave with their pockets full while we are left with the mess to deal with. He said this will generate more traffic on an inadequate road. He said he is tired of the comments that retired people don't generate traffic. He said he and his wife come and go all the time. He said this is junk housing and we don't need it.

Mr. Richard Wirth, resident, cited from the 2015 Community Plan - "insure the residential development will exhibit strong neighborhood qualities including walk ability and integrated open space such as parks". If this Brown Farm development is approved, all of the existing open space along Orders Road will be taken away and lost forever. If this is approved, it will increase the housing units on Orders Road by 500% with no roadway improvements. He said this is putting the

cart before the horse. He said there are people who have already moved out or put their homes up for sale because of this development. He said City Council run on a platform to work for and represent the will of the people. He said to turn down the Brown's Farm development – this is the will of the people.

Ms. Dawn Fail, resident, said she is there is a big issue with water and flooding in this area. She said adding this development would just increase the problem.

There being no additional questions or comments, Mr. Schottke moved it be postponed to 6/18/18; seconded by Ms. Houk.

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

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

1. Ordinance C-33-18 (Determine to Proceed with the Acquisition, Installation, Equipment, and Improvement of Certain Public Improvements in the City of Grove City, Ohio in Cooperation with the Columbus Regional Energy Special Improvement District) was given its second reading and public hearing.

Mr. Jeremy Druitt, Program Manager of the Columbus/Franklin County Finance Authority. He explained that they are a Port Authority that acts as an economic development financing agency. He said the Franklin County Commissioners created the Energy Works Program to help local property owners in the County finance energy efficiency upgrades to their buildings. The project being contemplated for Trivium is a multi tenant medical office building that would utilize \$440,000.00 to finance HVAC and other energy efficient improvements. It was explained that the City has no financial commitment. The City needs to approve the volunteer Assessment as part of the Program.

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

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

2. Ordinance C-34-18 (Levy Special Assessments for the purpose of Acquiring, Installing, Equipping and Improving certain public improvements in the City of Grove City, Ohio in Cooperation with Columbus Regional Energy Special Improvement District; and Authorizing the Mayor and City Administrator to enter into an Energy Project Cooperative Agreement and a Special Assessment Agreement) was given its second reading and public hearing and Mr. Davis moved it be approved; seconded by Mr. Schottke.

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

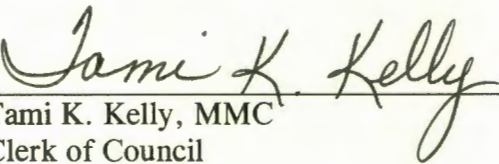
3. Ordinance C-37-18 (Appropriate \$707,100.00 from the General Fund for the Repair of Vehicles, Restoration of Service Building and Replacement of Content Damaged by Fire) was given its first reading. Second reading and public hearing will be held on June 18, 2018.

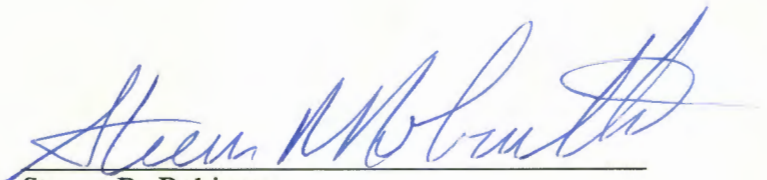
The Chair asked that any new business to be brought before the attention of Council be done so at this time.

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

1. Mayor Stage reported on Memorial Day Parade; the upcoming events – Wine & Arts Festival; CVB Open House; Flags of Honor; Dedication of Gold Star park. He said it is a very busy season in Grove City.
2. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:20 p.m.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
President

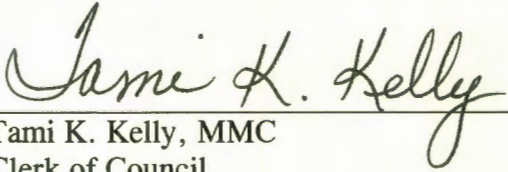
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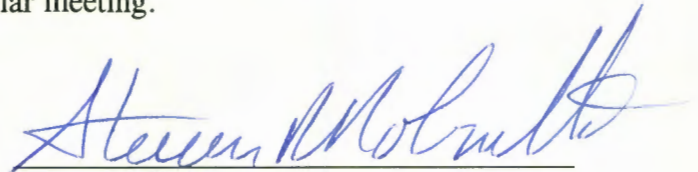
June 04, 2018

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