

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

May 16, 2022

Regular Meeting

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

Roll was called and the following members were present:

Roby Schottke *Mark Sigrist* *Ted Berry* *Randy Holt* *Christine Houk*

1. Ms. Houk moved to approve the Minutes from the previous meeting and approve as written; seconded by Mr. Schottke.

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

2. President Berry recognized Mayor Stage for a presentation. The Mayor read a Proclamation for National Public Works Week and presented it to Cindi Fitzpatrick, Dir. of Service. He also read a Proclamation for National Light Ohio Blue Week and presented it to Kevin Teaford, Dir. of Safety.
3. The Chair read the agenda items and all items were approved by unanimous consent.

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

1. Ordinance C-28-22 (Accept the Annexation of 295.7 $\pm$ acres located East of Harrisburg Pike and North of State Route 665 in Jackson Township to the City of Grove City) was given its first reading. Second reading and public hearing will be held on June 06, 2022.
2. Ordinance C-29-22 (Accept the Annexation of 63.02 $\pm$ acres located East of Haughn Road in Jackson Township to the City of Grove City) was given its first reading. Second reading and public hearing will be held on June 06, 2022.
3. Ordinance C-30-22 (Accept the Annexation of 98.58 $\pm$ acres located at 5316 Harrisburg Pike in Jackson Township to the City of Grove City) was given its first reading. Second reading and public hearing will be held on June 06, 2022.
4. Ordinance C-31-22 (Accept the Annexation of 5.55 $\pm$ acres located at 5873 Haughn Rd. in Jackson Township to the City of Grove City) was given its first reading. Second reading and public hearing will be held on June 06, 2022.
5. Ordinance C-32-22 (Accept the Annexation of 102.86 $\pm$ acres located West of Hoover Road and South of S.R. 665 in Jackson Township to the City of Grove City) was given its first reading. Second reading and public hearing will be held on June 06, 2022.
6. Ordinance C-33-22 (Approve a Special Use Permit for a Kennel for PetSuites Grove City located at 1260/1270/1280 Stringtown Rd.) was given its first reading. Second reading and public hearing will be held on June 06, 2022.

7. Ordinance C-34-22 (Approve the Rezoning of 0.550+ acres located at 4215 Gantz Road from C-2 (commercial) to D-1(Double/Twin Single)) was given its first reading. Second reading and public hearing will be held on June 20, 2022.
8. Ordinance C-35-22 (Approve the Rezoning of 0.1505 acres located at 3530 Sunshine Park Place from R-2 to PUD-R) was given its first reading. Second reading and public hearing will be held on June 20, 2022.
9. Ordinance C-36-22 (Approve the Rezoning of 0.17+ acres located at 4260 Broadway from PSO to R-2 and to declare an emergency) was given its first reading.

Mr. Schottke ask Ms. Kelly, Clerk of Council, to explain. Ms. Kelly shared that the City adopted a New Zoning Code & Zoning Map in 1975, which changed zoning classifications for a number of properties (originally Apt./Res./Office/Commercial) and this parcel became PSO – professional services/office in that process. This property has always been maintained as a residence and the owner’s desire to sell it, but cannot until it is zoned residentially.

Ms. Jennifer Hockett, owner, explained that she is the third generation family owner of this property, which she lives in. She said she had it under contract until they could not obtain a loan. She is asking that this be rezoned as soon as possible so she doesn’t suffer any more losses. She said interest rates are rising and time is critical.

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

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

Mr. Schottke moved this ordinance be approved as an emergency; seconded by Mr. Holt.

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

10. Resolution CR-26-22 (Approve the Development Plan for Hayes Intermediate School Addition located at 4436 Haughn Road) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that this is a 10,000 sq. ft. addition and the addition of nine (9) parking spaces. Mr. Holt confirmed that the existing modular units will be removed.

Mr. Nathan Gammara, architect, agreed with Mr. Rauch and stated that they will be adding a tree line. Mr. Schottke asked if the brick will match. Mr. Gammara said yes, they will match it as close as possible.

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

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

11. Resolution CR-27-22 (Approve the Preliminary Development Plan for the Hickory Creek Subdivision located north of Orders Road and West of Southern Grove Dr.) was given its reading and public hearing.

Mr. Rauch explained that the original development plan expired, and has the same number of lots – 81. It will match the lot size next to Southern Grove with 80' wide lots and have 70' wide lots for the remainder of the project.

Mr. Berry asked if the lots are the same size as Hoover Park. Mr. Rauch said they are compatible. Mr. Berry asked if the two ponds can't be connected and have one larger one. Mr. Rauch said there is a FEMA Stream running between the ponds that is very difficult to touch.

Mayor Stage stated that the prior development plan had a bike path running behind the homes fronting Williamsburg Dr. and he does not see it on this preliminary plan. Mr. Jim Hiltz, representing developer, said there is a large sidewalk running north and south to connect area. Mayor Stage said he sees that but he is looking for an east/west path that doesn't use the street in Southern Grove, and go over all the driveways. Mr. Hiltz said they will look into this and address it.

Mr. Jim Hiltz, Pulte Homes, said this was previously presented by Homewood as a single-family home subdivision. He said they are proposing a patio home development. There will be an HOA and Condo Association to maintain the landscaping, ponds, etc. They will add landscape buffers on the east and west property lines. They will contribute to the Orders Road widening fund and the extension of the water line. He said they will use high quality materials. This is a new product for central Ohio. There will be options for a second floor, a basement, and a third car garage. They all have a covered patio. He said they did meet with the neighbors and will continue to keep the lines of communication open with them.

Mr. Berry agreed with the Mayor concerning a bike path behind the homes on Williamsburg. Mr. Greg Chula, architect, said they do have some open space that could be used.

Mr. Schottke suggested that a "green wall" be installed along the back of the homes along Orders Road. He said this has been done in other central Ohio communities so that the back yards are shielded from view. Mr. Hiltz said he knows what Mr. Schottke is referring to and will look into it.

Ms. Houk stated that she has a different perspective of having a bike path behind homes. She said she believes this poses other safety issues. She said there is a real value for setting a tone that bikes are treated like a vehicle on the roads. She feels free access to a path behind a home automatically devalues the property.

Mayor Stage asked about fencing. Mr. Tom Hart, Pulte Homes, stated that they will have a standard, uniform aluminum wrought iron fence in the back, extending no more than 14'.

Mr. Holt asked about the mailboxes. It was explained that the Federal Government now requires a mail pod area. Mr. Holt confirmed that there would be no clubhouse.

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

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

12. Resolution CR-28-22 (Update the 2014 Ballard and King Community Center Study) was given its reading and public hearing.

Mr. Schottke explained that he was on the Park Board on 2014 when the Study was done. He said many residents have been asking for a community center and he has been working on this for a number of years. He said this is requesting that the costs in this Study be updated, as a first step and point of reference.

Ms. Conrad, Dir. of Parks & Rec., stated that she has been speaking with Mr. Schottke, Mr. Boso and the Park Board. She said with Mr. Schottke's urging, the Park Board is working on updating the long-term Park Plan – an overall Comprehensive Plan, and a community center will be a part of that. She agreed that an update is needed as she doesn't know what figures today would look like. She said as they move through the overall plan, things might change, but said this Study is outdated. Mr. Schottke said this is just asking that the costs be updated, as a way of referencing items in 2022.

Ms. Houk stated that Mr. Schottke has driven this forward and is excited to hear the Park Board's plan. She said was trying to refine this legislation a bit because she feels the Park Board is attempting to address all the large community amenity projects in an integrated approach; what order they go in; and the cost. She said we have many concepts floating around and feels it is important to get resident feedback on all of those. She said if we are going to hire consultants to do or update a study, we should clearly define what we are asking for. She said she questions the timing of this due to the economy. *Mr. Schottke* said the Park Board is already working on getting stakeholder input. He said there is no need to hire a consultant to update the figures in the 2014 Study. He feels this is just a first step in updating figures – cost of a gym; an aquatic area; etc. Ms. Houk said she is just concerned with moving forward with an update that is tied to a specific study instead of sitting tight for the overall plan.

Mr. Sigrist stated that he struggles with getting the cost of something we wanted eight (8) years ago compared to getting cost for those items our citizens want today. He feels there is so much more study and discussion that needs to be done before costs are obtained.

Mr. Berry said he feels that we need to move forward on something and finding out cost estimates to figure out where we are moving shouldn't be expensive to get. He asked Ms. Conrad if this is expensive. Ms. Conrad said she feels this is something that could be put together fairly easily with the YMCA, as they have been working on expansions, or the National Parks Association. Mr. Schottke said our Consulting Engineer, EMH&T, could also help.

Ms. Houk asked everyone to read Section 1. Mr. Sigrist said it looks like it is asking for more than cost estimates. Mr. Berry said this is a Resolution that is just asking for information.

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

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

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

1. Resolution CR-29-22 (Appointing Members to the Beulah Park New Community Authority) was given its reading and public hearing.

Ms. Houk asked how these individuals become the Council appointed members. Ms. Kelly stated that when there are openings on a Task Force or Committee that Council has appointments to, she will tell Council in Caucus or send an e-mail or during the meeting sharing Council needs to fill these appointed seats and ask that they provide names. Ms. Houk stated that the process is that Council is asked to fill vacancies on the rotation. She said she wants to be clear on this and then asked the types of decisions that the New Community Authority are required to make. Mr. Smith explained that the Authority is a layer of administration of the Area. He said they collect funds and will decide how they will be expended in the Area and will make other determinations as allowed in the documents setting up the New Community Authority. Ms. Houk said to that end, this is a seven (7) member body. Council has four (4) appointments – one elected official and three citizen members. She said she is bringing this up for transparency and explained that there is a member of Council, his brother – Mr. Berry stated that his brother is not on this committee; Ms. Houk asked if they live at the same address, which Mr. Berry said yes, and Ms. Houk noted that Mr. Berry refers to him as his brother - and someone that he commonly appoints to committees and then this new member. She asked if they should be considering the optics of that decision making when it is related to financial matters with all that connectivity. She believes it is important for the public to understand the process.

Mr. Berry asked if there were any other appointees that Council has.

Mr. Boso, City Admin., commented that there are various Community Authorities. He said in the beginning of Pinnacle Authority, there were seven members. As more people moved into the area, more residents became part of their Authority. He said Beulah is now getting residents and wondered if some of those new residents would like to be members. Ms. Houk stated that is what she is addressing - the Ohio Revised Code provides a mechanism to make that transition and she feels this topic deserved Council's consideration in terms of making a responsible decision when there is connectivity between members and it is four (4) of the seven (7) members. Mr. Boso asked if Mr. Blue is a resident of Beulah. Mr. Berry said yes. His home is currently under construction. He noted that these people are giving up their time, however if there are others who want to do it, offer their name.

Mr. Holt asked if there were any amendments to be offered. Hearing none, there being no additional questions or comments, Mr. Holt moved it be approved; seconded by Mr. Schottke.

Mr. Sigrist	No
Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	No
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. Doug Stickel, Director of the Grove City YMCA, provided an update on the Y. He said it is one of their busiest years. He said 20% of the population is a member and not many organizations have that high of a market penetration. He said before COVID, the Y and the City began discussing increasing their collective impact and best leveraging their resources to expand the YMCA, possibly creating a Grove City community center YMCA. An invitation was recently sent to Council Members to attend an open house at the Reynoldsburg Y – a state-of-the-art government partnership. He said if they were not able to attend and want to take a tour, please let him know. He also left a Pass so they could check out the Y.

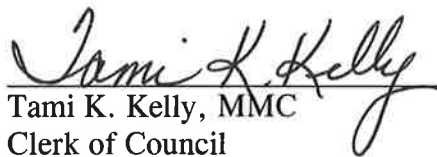
The Chair recognized members of Administration and Council for closing comments.

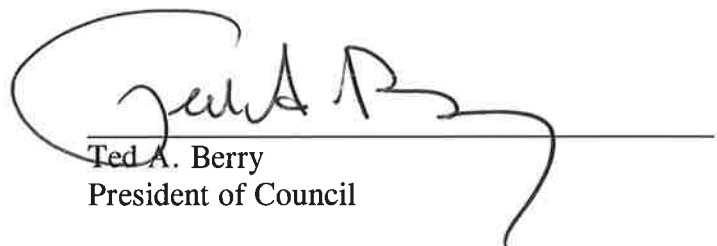
1. Mayor Stage commented on the five annexations as being very unique and extremely important to the future development of Grove City. He reported on the STEM recipient that is from Forge Biologics; the Park Street dedication; and the 170th anniversary of the Village of Grove City.
2. Mr. Smith, Dir. of Law, updated Council on the Electric Aggregation efforts. He said Requests for Proposals were received and the prices were very bad. The City's Consultant said it is not a good time to be attempting this. The best price would add about \$40.00 per month per household to the electric bill. The Consultant advised not to do anything at this time. Mr. Smith said they will continue to monitor this but will not be bringing anything forward at this time. *Mr. Boso* noted that AEP does have two options for green energy that any individual can sign up for now. Residents do not have to wait for a municipal plan if they are interested.

Mr. Smith also notified Council that they will not be moving forward in the taking of a piece of property on Demorest Drive. The property owners finally contacted the City and an agreement has been reached.

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

Adjourned at 8:24 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

May 16, 2022

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

Council Members reviewed the Agenda items.

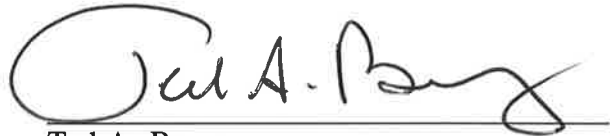
Ms. Kelly reported that all applicants have been notified of the outcome of their Diversity Task Force applications. Those selected have provided their availability for the first meeting, which is being set for some time during the week of June 13.

Council Members reported on their liaison groups. Ms. Houk asked that the Substance Addiction and Mental Health Action Plan committee be permitted to make their presentation on 6/20 at the beginning of the meeting. Council Members agreed.

Council retired to the Chambers to begin the Regular meeting.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
President