

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

May 07, 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. Schottke 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
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Ms. Houk	Yes

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

Mr. Robinette moved to add Resolution CR-23-18 to the Agenda under Service; seconded by Mr. Schottke.

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

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

1. Ordinance C-25-18 (Appropriate \$1,126,600.00 from the General Fund for the Current Expense of Improvements to Parlin Dr. & Richard Ave.) was given its second reading and public hearing.

Mr. Davis explained that the roads are in great need of repair and will not last another winter. There is a request in to Franklin County for funding of \$500,000.00.

Mayor Stage said that the total requested, has been reviewed against the ending balances for the City. The balances will still remain with the normal guidelines by year end. He said the \$500,000.00 request of the County would be a boost to our year end.

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

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

2. Ordinance C-29-18 (Authorize the City Administrator to enter into a Jobs Growth Incentive Agreement with Stonecrop Technologies and declare an emergency) was given its first reading.

Mr. Rauch, Dir. of Dev; explained that they have been working with Stonecrop through the State. They provide pre-assembly and pre-installation of cell towers. They propose to bring 50 jobs and a payroll of approximately \$3.8 million.

Mr. Schottke said he was shocked to see a newspaper article on this and not any information to Council about this before being on the Agenda. He spoke against the emergency clause for this and the next ordinance. He said the public has a right to know what incentive are being offered; believes there should be notice and feels the public needs to have an opportunity to testify. Mr. Davis said he feels the communication breakdown was his fault.

Second reading and public hearing will be held on 5/21/18.

3. Ordinance C-30-18 (Authorize the City Administrator to enter into a Jobs Growth Incentive Agreement with HKT Teleservices (US) and declare an emergency) was given its first reading.

Mr. Davis explained that this is a rebate of taxes for up to seven (7) years. They will be one of the largest employers in the City, upon arrival to this new location.

Mr. Shapiro, President, explained they are a research, fraud analysis, type business. Their largest clients are Air B and B and Home Advisor. He said the reason for the emergency is because Air B and B's busiest season is coming up. There would be 500-600 jobs coming to Grove City right away.

Mr. Schottke reiterated his objection to the emergency and hoped that two weeks would not harm the business. Mr. Shapiro said they need to be in the building and up and running by June. They didn't ask for emergency but it is most appreciated. It could help make sure they can move this year rather than next year.

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

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

Mr. Davis 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

4. Ordinance C-31-18 (Replace Exhibit "A" of the Town Center Commercial Revitalization Grant Program as approved by Ord.C-29-13) was given its first reading. Second reading and public hearing will be held on May 21, 2018.

5. Resolution CR-18-18 (Approve the Petition for Special Assessments for Special Energy Improvement Projects under Ohio Revised Code Chapter 1710 and Approve the Necessity of Acquiring, Installing, Equipping and Improving certain Public Improvements in the City of Grove City in Cooperation with the Columbus Regional Energy Special Improvement District) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that this pertains to one parcel only. The owners of the V A hospital has petitioned for this special assessment. It allows them to receive money for energy improvements. He said there is no commitment on behalf of the City, we are simply a conduit. Mr. Robinette asked why it isn't city wide. Mr. Rauch said this is governed by State Statute and must have an address attached to the request.

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

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

1. Ordinance C-32-18 (Amend Section 155.05 of the Codified Ordinances titled Filling Vacancies above Rank of Police Officer) was given its first reading. Second reading and public hearing will be held on May 21, 2018.

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

1. Resolution CR-19-18 (Authorize participation in the ODOT Winter Contract (018-17) for Road Salt) was given its reading and public hearing.

Ms. Fitzpatrick, Dir. of Service, explained that this enables us to participate in the ODOT pricing.

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

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

2. Resolution CR-23-18 (Amend the Rules of Council and the Rules Governing the Agenda of Council) was given its reading and public hearing.

Mr. Berry said he just received this document tonight and needs time to review it.

Mr. Berry moved it be postponed to 5/21; seconded by Mr. Schottke.

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

Mr. Robinette commented that he put this document together from conversations that have been funneled to him. He said a good portion was necessitated by the Charter changes. He started going through each one. He said the first item would assign control of the Agenda to the President of Council with the assistance of the Clerk. Mr. Berry said he doesn't understand the need for this. There is a process in place where the Clerk, who is not an elected official and has no political agenda, puts together the Agenda. He said this becomes a major conflict because this would allow the President to determine what is on the Agenda. Mr. Robinette said he didn't think that it allows the President to determine it. It merely assigns the administrative responsibility and the other items that come along with it, like presentations that have gone through a process. Mr. Berry said there has never been a problem with this and doesn't believe it should be changed. Mayor Stage said the words "shall" and "exclusive" will give the President full control. He said he has been on Council since 1986 and has never had a conflict in what we have been doing. He said the discussion about having sponsorship of the legislation has solved the issue of making sure there is proper direction from a Council Member in assimilating the Agenda. He said it is not clear who would be in charge in the absence of the President. He said this is a change that he believes is far reaching and change in structure. It should be debated and not at a meeting that just showed up tonight. After further discussion from Council, Mr. Berry pointed out that the Charter provides for the President's role and feels this should wait until the Law Director can look at this. Mayor Stage said getting an item at 5:00 on the day of the meeting is not good government and again voiced his request for a postponement.

After further discussion, Mr. Robinette moved to postpone this item to May 14 at 6:30 p.m.; seconded by Mr. Davis.

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

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

1. Ordinance C-24-18 (Approve the Rezoning of 215+ acres located of Southwest Boulevard and East of Demorest Road from SD-3 & IND-2 to PUD-R and PUD-C with Zoning Text) was given its second reading and public hearing.

Mr. Don Plank, attorney for petitioner, was present. Mr. Schottke explained that a revised text has been submitted and went through the changes in this revised text. Questions and clarification of these changes was provided.

Mr. Robinette moved that on page 18, under Subarea I a new section (i) be added to include: *Outside Storage of Materials shall be prohibited*; seconded by Mr. Berry.

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

Ms. Linda Riley, owner, of property next to subarea I, asked what 55 feet high would equate to in stories. It was explained that would equate to three (3) stories.

Mr. Davis said he appreciates all the work. However, there are significant financial questions outside the property that affects this development. He asked the developer if there are any concerns. Mr. Plank said they understand and will need the Economic Development Agreement approved. Other Council Members voiced concern for future legislation for this project. While this is for zoning only, other issues have yet to be seen and there is some risk associated with approval of those items.

Mr. Schottke moved that Exhibit "A" be replaced with the revised Exhibit "A" dated 5/2/18; seconded by Mr. Davis.

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

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

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

2. Ordinance C-26-18 (Approve a Special Use Permit for a Dog Training and Kennel Facility for K9 Ohio located at 4446 Broadway) was given its second reading and public hearing.

Mr. Robinette requested that Council excuse him from the voting on this item as he may have a conflict. Mr. Davis moved to excuse Mr. Robinette; seconded by Mr. Schottke.

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

*Mr. Robinette left Chambers.

Mr. Schottke pointed out that this business is already in operation.

Mayor Stage asked for an additional stipulation to limit the Special Use for one year. He said we have done this with other dog related special use permits.

Mr. Schottke moved to amend Section 1 to say: "*and with the following stipulation: 1. This Ordinance shall be effective for one year from the date of approval*"; seconded by Mr. Davis.

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. Davis.

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

* Mr. Robinette returned to the meeting.

3. Resolution CR-18-18 (Approve the Preliminary Development Plan for The Residence at Brown's Farm/The Cottages at Brown's Farm) was given its reading and public hearing.

Mr. John Wilcox, Wilcox Communities, and Mr. Jack Reynolds, attorney for petitioner, were present. Mr. Schottke commented that the applicant had postponed this item and asked what changes have been made. Mr. Wilcox explained that concern over access was of great concern at the last meeting. He said there is a concept of entering the apartments from Discovery Drive. On the condo side, the access between the two existing lots would become a temporary emergency access only, made of grass pavers. The goal would be to work with the church to the east for permanent access.

Mr. Schottke moved to suspend the Rules of Council to allow for more than three speakers per side; seconded by Mr. Davis.

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

Ms. Kathleen Faught, Orders Rd resident, said she is diabolically opposed to apartments of any kind. She said there needs to be more work done on the traffic that the condos and apartments will generate on Haughn and Orders. Roads. The statement about older residents not impacting traffic is just plain wrong. She said an older issue that needs addressed is the widening, then narrowing of Orders Road. She said the road is not wide enough to handle cars and trucks at the same time. The argument about it being in Jackson Township is just plain stupid when it comes to safety. She said this road will be used heavily and there is no pedestrian or bike connectivity for the current residents. She asked that this be addressed before adding additional housing of any kind.

Mr. Ken Kober, Southern Grove resident, voiced concern over the traffic study and believes it is not accurate. It fails to account for the loading of developments presently under discussion, but also those coming on line in the area. He said it is irresponsible to neglect the impact of population increase of this magnitude on traffic at intersections of Hoover Road and State Route 62. He asked that this be postponed until the traffic counts & traffic study are revised. He noted that GC2050 shows these roads and intersections as low to moderate traffic. He said the proposed outlet onto Discovery Drive would be close to the intersection and stacking for the light could close off the ingress/egress for the apartments. He challenged anyone to provide evidence that something other

than what we learned in drivers education leads to increased safety.

Mr. David Hellard, resident, voiced opposition to this. He believes there are already over 200 units that have been approved that are fed by Orders Road. He said the intersection at Broadway is terrible and backs up all the time. Orders Road is narrow & has ditches. He requested that a moratorium be placed on all multi-family units until the roadways are improved and Orders Road is widened to three lanes, front to back.

Mr. Michael Latella, resident and former SW CS Bus Driver, shared his experience when he traveled this road. He said it has a safety hazard. When two busses or a truck are passing, one vehicle must move onto the berm in order to pass without hitting each other. He said to turn on State Route 62 is also a safety hazard. He said he is neither a proponent nor opponent of the proposed development. He just feels something should be done to address the safety first.

Mr. Tad Kuhn, resident on Haughn Rd., stated that Haughn Road has similar problems as Orders Road. He said if township homeowners could annex and get sewer and water without costing a fortune, maybe there would not be pockets of township/city properties.

Mr. Rob Ringhiser, resident of Orders Rd., voiced concern over the "temporary road". The maintenance of the paver area is of concern. He said as soon as it is there is a road, he questioned how easy would it be to turn it into a permanent road one later.

Mr. Rich Carney, Orders Rd. resident, said there is currently a lawsuit against the access point for the condos. He handed the Clerk a copy.

Mr. Schottke asked the Developer if he accepts the stipulations from Planning Commission. Mr. Wilcox said yes.

Mr. Robinette said there are a number of unresolved issues with roadway access and safety concerns. He asked if there was any opportunity of postponing this. Mr. Wilcox said he would like to address those during the zoning process. He would like to move forward with this Preliminary Plan. Mr. Reynolds, attorney, said many of the issues are off-site of their proposed development. They will participate where they can, to address traffic issues.

Council shared their thought and concerns over the development and the infrastructure issues. The Administration was asked to provide some preliminary information on improvements and cost for all of Orders Road and a portion of Haughn Road.

There being no additional questions or concerns, Mr. Berry moved it be postponed to 6/4/18; seconded by Mr. Robinette.

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

4. Resolution CR-20-18 (Appeal the Decision of the Board of Zoning Appeals granting variances for garage size and setback located at 4914 Elkhurst Court) was given its reading and public hearing.

Mr. Mike Lisniak, 4914 Elkhurst Ct., said he was looking to add additional garage space. The

addition would go on the side and have the ability to have a place for larger family vehicles, as he has multiple drivers. He also feels it would raise his property value and maintain the aesthetic harmony of the neighborhood. He said his property line is on an angle and that is why he needs the setback variance. It is only for a small portion of the garage. He said there is a four-car garage on a property just north of him.

Ms. Erin Reeb, appellant, stated that the Board represents 311 homes in the neighborhood. She said they are very consistent in upholding the Deed Restrictions. She said they have proposed amendments to those Deed Restrictions to the Homeowners Association, one being sheds. She said there are other options for storage besides another garage. As for the aesthetics, this proposal presents a lot of garage verses home. She feels the curb appeal would be compromised. She said she is unaware of any 4-car garage in Hoover Crossing.

Mr. Mike Winston, VP of HOA, voiced objection to these variances. He said he received a few calls from residents voicing objection to the size of the garage and the Board is unanimous in their objection as well. He said this garage would be over 50% of the 900 square feet allowed by Code. He said the property on the side where this garage would encroach on the setback is currently vacant and that new homeowner isn't around to debate their point. He said he has concerns with one house being so out of whack to the homes around it. He is concerned with what this will do to surrounding home values or how appealing it would be to live next to.

Mr. Patrick O'Block, resident in Hoover Crossing, voiced opposition to these variances. He feels the garage would be the focal point rather than the home.

Mr. Davis commented that he appreciates the work and processes of the City. He said sometimes the city process doesn't mesh with Deed Restrictions. He said the home is bigger than many in the neighborhood and hopes he can help find a compromise.

Mr. Thad Boggs, Law Dept, pointed out that Council is looking at the six factors for granting a variance. He also pointed out that a yes vote reverses the decision of the Board of Zoning Appeals.

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	No
Ms. Houk	Yes

5. Resolution CR-21-18 (Municipal Services that can be furnished to 68.55 acres located south of Orders Road and East & West of Haughn Road upon its annexation to Grove City, Ohio) was given its reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, was present to answer any questions.

Mr. Jeff Fail voiced concern over annexing this property because of drainage and the use. He said once it is annexed he has no voice over the development, as he is a Township resident. Once it is annexed, it can no longer be farmed. He said it should wait until a good plan is presented before annexing.

It was explained that this resolution sets the services that could be given if the annexation is approved. It was also explained that annexation does not take away the ability for the property to be farmed.

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

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

6. Resolution CR-22-18 (Municipal Services that can be furnished to 1.38 acres located at 1230 Stringtown Road upon its annexation to Grove City, Ohio)

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions. Mr. Schottke noted that the new buildings were built under the Township regulations and now they want to annex. Ms. Waugh said they felt it was easier to build in the Township and that is what they chose to do. She said they have to annex in order to obtain water for the car wash. Mr. Boso, Chief Building and Zoning Official, commented that the City does inspections for the Township and the Building Code is the same in the Township. It is the Zoning Code that is different. Mayor Stage commented that the City will want some landscaping and other ancillary improvements to the site if it gets annexed. Ms. Waugh said she would relay that and is sure they would be happy to comply.

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

Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	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 submitted the Mayor's Reports for March and April. Mr. Schottke moved they be accepted; seconded by Mr. Berry.

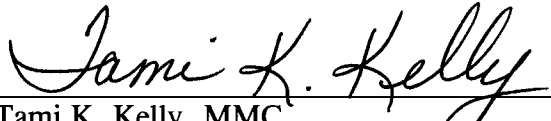
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes

Mayor Stage reported on current and upcoming events, including a Proclamation for Safety Week.

2. After comments from Council and Administrative staff members, a motion to adjourn was

approved by unanimous consent.

Council adjourned at 10:35 p.m.



Tami K. Kelly, MMC
Clerk of Council



Steven R. Robinette
President

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

May 07, 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