

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

May 03, 2021

Regular Meeting

Council reviewed the agenda in Caucus at 6:30 and the regular meeting of Council was called to order by President Houk at 7:00 p.m. by a virtual Webex connection due to the Coronavirus-19 pandemic, as temporarily allowed by the State.

Roll was called and the following members were present:

Roby Schottke Aaron Schlabach Christine Houk Randy Holt Ted Berry

1. Mr. Schlabach 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-13-21 (Approve a Special Use Permit for a Car Wash for Moo Moo Express Car Wash located at 2607 London-Groveport Road) was given its second reading and public hearing.

Mr. Schottke explained that after the last Council meeting, the Development Dept. met with Moo Moo to review the traffic pattern for this project. Mr. Rauch, Dir. of Dev., explained the submitted Traffic Plan sheet and how cones will be set out when Moo Moo cannot accept any more customers.

Mr. John Rauch, representing Moo Moo Car Wash, stated that they feel that they came up with a plan to eliminate any stacking on the private road and route them back to Hoover Rd. and S.R. 665. He said they are committed to eliminating stacking in front of the Bank and the Day Care Center. He said he needs to understand what happens if they fail to live up to this commitment. Mr. Smith, Dir of Law, explained that with any Special Use Permit, if the commitment is not adhered to, the Special Use Permit can be revoked. Mr. John Rauch said he wants to be comfortable with the terms so they never get close to non-conformance. Mr. Schottke asked if Mr. Rauch would feel better if it was postponed until the next meeting to work on any legal language. Mr. Rauch said he would like to make sure they had a clear line on what their requirements are. He said he would feel comfortable postponing it to the 5/17/21 meeting.

Mayor Stage suggested that Council entertain waiving the 30 day grace period at the next meeting to make the approval effective immediately.

Mr. Schottke moved it be postponed to 5/17/21; seconded by Mr. Schlabach.

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

2. Ordinance C-14-21 (Amend Section 1131.03 and 1137.05 of the Codified Ordinances to Define "Privacy Fence" and Restrict their Use. Second reading and public hearing.

Mayor Stage requested that this item be withdrawn. He said a new ordinance will be prepared, taking into consideration the public discussion. He said they still feel it is important to have a definition for "privacy fence". They would also like to embed what maintenance should be included and include punitive damages for a non-compliance situation. He said the boundaries listed were too narrow and will probably take all of them out. He said there was a lot of misinformation shared on social media and hopes to correct that with the new ordinance.

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

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

3. Ordinance C-16-21 (Accept the Plat of Meadow Grove Estates North, Section 6B located east of Scotch Woods Dr) was given its second reading and public hearing and 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

4. Ordinance C-17-21 (Accept the Plat of Farmstead Subarea H – Phase 1, located west of S.R. 104) was given its second reading and public hearing and Mr. Schottke moved it be approved; seconded by Mr. Schlabach.

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

5. Ordinance C-18-21 (Approve a Special Use Permit for a Drive Thru Window for Wright Patt Credit Union located at 2400 Stringtown Road) was given its second reading and public hearing.

Mr. Jeff Gregg, owner, was present to answer any questions. He noted that this parcel was never developed because K-Mart had it as part of their lease and restricted the development and any lot split for it.

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

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

6. Resolution CR-14-21 (Approve a Development Plan for Moo Moo Express Car Wash located at 2607 London-Groveport Road) was given its reading and public hearing and Mr. Schottke moved it be postponed to 5/17/21; seconded by Mr. Schlabach.

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

7. Resolution CR-19-21 (Approve the Development Plan for Wright Patt Credit Union located at 2400 Stringtown Rd) was given its reading and public hearing.

Mr. Jeff Gregg, owner, stated that he agrees with the stipulation and the easement is already drafted. It just needs recorded.

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

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

The Chair recognized Mr. Schlabach, Chairman of Safety for discussion and voting under said Committee.

1. Ordinance C-21-21 (Amend Section 1305.17 of the Codified Ordinances titled Building Division Fee Schedule) was given its first reading. Second reading and public hearing will be held on 5/17/21.

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

1. Ordinance C-22-21 (Providing for the Issuance and Sale of Notes in the maximum Principal Amount of \$9,000,000.00, in anticipation of the Issuance of Bonds, for the purpose of paying the Costs of Improving the City's park and recreational facilities by constructing the Beulah Community Park to include, among other improvements, an Amphitheater, various Utility, Roadway and Pedestrian Related Improvements, Fitness Areas together with related equipment, a Splash Pad, various Structures, Landscaping, Street Lighting, Signage and Parking, together with all other Necessary Appurtenances Thereto) was given its first reading. Second reading and public hearing will be held on 5/17/21.

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 Court Report for April and Mr. Schottke moved to accept same; seconded by Ms. Houk.

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

He commented that the enforcement of tall grass is already underway, with 16 properties having been cited. He announced three proclamations: National Police Week & Light Ohio Blue Week; Building Safety Month; and Youth Vaping Awareness Day. He reported on: the induction of the Little League Hall of Fame – Dan Wilson, Todd Ankrum & Oolie Weygandt; the ribbon cutting for the Beulah Apartments today, which marks two years since the groundbreaking and six years from the closing of the property; and Paper Shredding Day last week. He announced that Jim Lester is this year's COSI STEM recipient. Finally, he expressed condolences on the passing of Marilyn Gibboney and Wally Lewellen.

2. Mr. Turner, Dir. of Finance, submitted the monthly financial report He said the income tax collection is strong and noted that the hotel tax is starting to increase, as well the General Recreation Fund.
3. Mr. Berry asked for written updates on the electric aggregation and the flooding modeling.
4. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourn at 7:56 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
Chair