

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

May 02, 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 Building Safety Week and presented it to staff members of the Building Division.
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-25-22 (Accept the Plat of Farmstead, Phase 5A, located west of S.R. 104) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that the main purpose of a Plat is to dedicate the infrastructure for public use and lay out the lots. The City's Code has 20 requirements, which are technical in nature, and does not determine who builds on each lot. This Plat will dedicate public lands and set out lots that may be developed later. Mr. Smith noted that at the last meeting there were residents who spoke about issues with their builder. He explained that there are processes within the City to deal with these types of issues and encouraged those residents to file a complaint against the contractor in order to address their concerns.

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

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

2. Resolution CR-14-22 (Approve an Amendment to the Development Plan for the Village at Scioto Meadows located north of Scioto Meadows Blvd., as approved by Res. CR-22-99.) was given its reading and public hearing.

Mr. Rauch, Dir. of Develop., explained that normally projects, once they are started, are phased in and completed faster than this project. This project was initially approved in 1999 and the first 104 units were constructed. This proposal is for the other 64 units. This amendment, to the original plan, includes changing the orientation of four buildings and placing bollards to restrict access. Without these changes, the owner could develop under the original development plan.

Ms. Connie Klema, representing the owner, stated that she sent a summary to Council prior to the meeting. She explained that the time has lapsed for these units to be part of the Homeowners Association. Ms. Klema also expressed that they were happy to eliminate the bollards, since they only offered the bollards to make sure that private roads were not accessed.

Mr. Jesse Kanitz, the attorney for the Condominium's HOA, stated that this was all supposed to be one large development with all units sharing services. He said that the HOA does not oppose this amendment as long as the bollards are installed. Separation of the private roads is very important.

President Berry confirmed that the HOA is in agreement with this amendment. Mr. Kanitz shared that the HOA would rather have condominiums developed as they were originally laid out.

Mr. Smith explained that the developer has rights to develop as originally approved and road access is not up to the City.

Mr. Holt asked about zoning and wanted to clarify that it could be either apartments or condominiums. Mr. Smith explained that whether the units were owned or rented, they are multi-family and that the zoning does not differentiate between the two.

Mr. Schottke asked Mr. Rauch to explain why Planning Commission recommended denial of this amendment. Mr. Rauch stated that staff feels these amendments, specifically the bollards, would be a safety concern in regards to timelines and access of safety personnel like fire and emergency services.

Ms. Klema said that the developer intends to build condominiums but they will not be part of the existing HOA because the time period has passed that they can legally join. She also stated that some current owners of the existing condominiums also rent their units.

President Berry asked Mr. Boso if the bollards create a safety issue. Mr. Boso, City Admin., concurred with Mr. Rauch in terms of the ability of emergency services. He noted that these are also private streets, not public, therefore we do not have any control over them.

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

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

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

1. Ordinance C-26-22 (Redistrict the Wards of the City of Grove City as required by the Charter Amendment adopted by the Voters in 2017) was given its second reading and public hearing.

Ms. Houk moved to amend Section 3 to add: *“however, this map shall only be used to allow for the election of new members in November, 2023 and the Ward areas shall not change until January 02, 2024”*; seconded by Mr. Schottke.

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

Ms. Houk also explained that voters in 2017 approved a revision to our Charter to move to five (5) Wards and an additional At-Large seat with the 2023 election. Council was very committed when they embarked on this process of redistricting to keep it as neutral of a process as possible. She explained that Council used the GIS system and information from the 2020 census to redistrict and draw Ward boundaries.

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

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

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

1. Ordinance C-27-22 (Appropriate \$105,645.00 from the Local Fiscal Recovery Fund for the Current Expense of Engineering Services for the Columbus Street Relief Sewer) was given its second reading and public hearing.

Mr. Holt explained that this ordinance is tied to the Storm Water Report that was submitted to Council and these are the highest recommended changes to our system. This is Phase 1 and it is being paid for by the Local Fiscal Recovery Fund which is money given to cities during the COVID-19 pandemic for infrastructure projects.

Mr. Berry stated that this is part of a \$6 -7 million project which will be a major overhaul to Columbus Street.

Mr. Holt asked how long this project would keep Columbus Street occupied. Ms. Cindi Fitzpatrick, Director of Service, stated that this project would most likely take over a year.

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

Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	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 Court Monthly Report and Mr. Berry moved to accept same; seconded by Mr. Schottke.

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

Mayor Stage stated that Mr. Turner provided everyone with the monthly Financial Report and our collections are still remaining healthy. He reported on prior events, such as the Police Banquet where awards were handed out; Earth Day, where there were a lot of volunteers at Fryer Park helping to pick up litter and retrieved nearly two tons; and the Drug Drop-off. He then announced upcoming events: Park Street opening – Friday, 5/6 at 1:30. For this event, there will be a gentleman portraying William Foster Breck, founder of Grove City.

2. Ms. Conrad, Dir. of Parks & Rec., provided Council with an update to Beulah Park and handed out a Phase II packet.
3. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 7:52 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President of Council

Beulah Park – Phase II

Park Structures

Meeting #3

02/22/2022



Project Schedule

Beulah Park Concept Design – Optimized Layout

1. West Pavilion
2. South Restroom and Shelter
3. Finish line/Track Shelter



Phase II - Program Elements

West Pavilion

- Four Season Shelter with large door access similar to North bank park pavilion in Columbus or the Mt. Vernon Aerial Foundation Park Pavilion
- The space should be flexible for small, medium and/or large events
- +/- **3,500 – 4,500 SF** (program dependent)
- Accommodate up to **200+** people for events comfortably
- **Restrooms** for both internal users of the pavilion as well as separate family-style restrooms accessed from the outside for park user
- Warming kitchen
- Storage with outside maintenance access (garage door)
- Outdoor patio space (coordinate with EMH&T LA team)

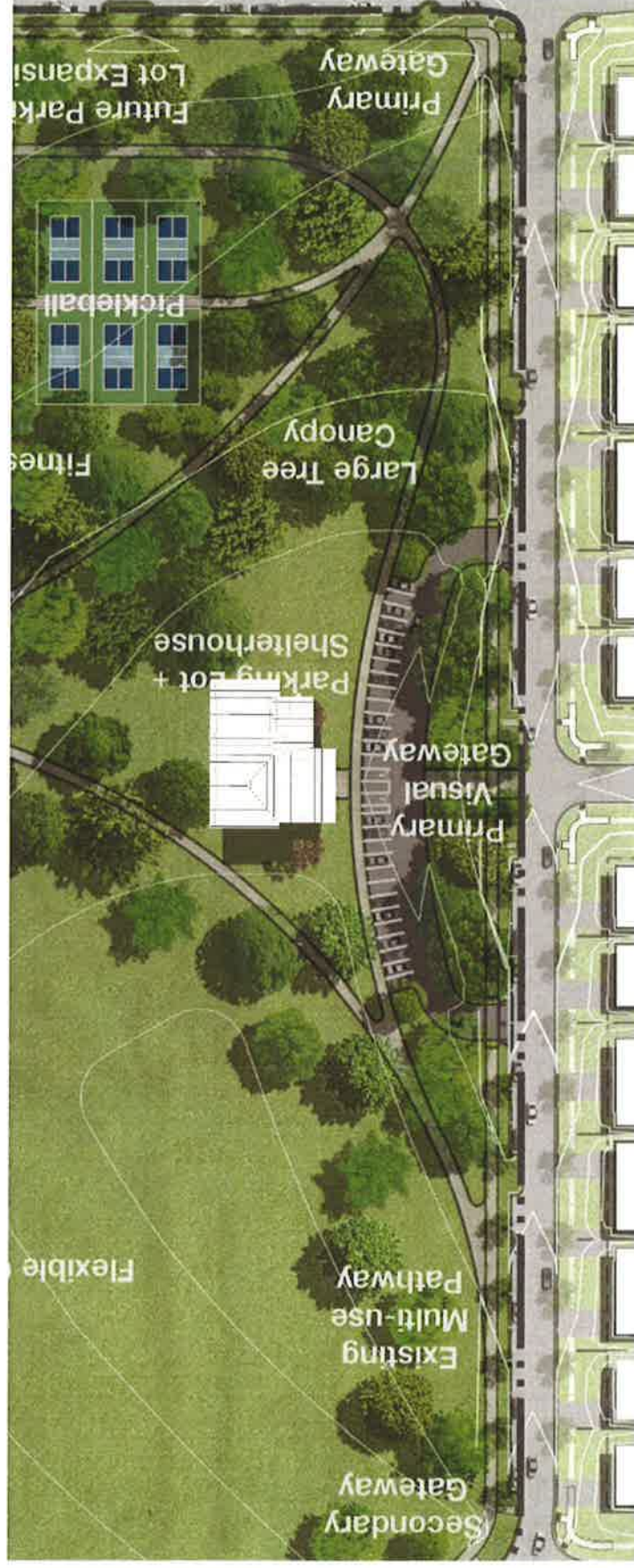
South Restroom and Shelter

- Open-air shelter
- +/- **2,500 SF**
- Two family-style restrooms

Finish line/Track Shelter

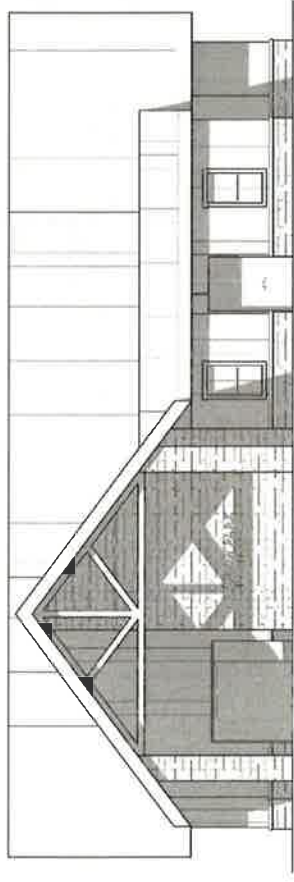
- Open-air shelter
- +/- **2,500 SF**
- This feature is located on the former location of the Beulah Park racetrack finish line. This feature should pay homage to the rich history of the former horse and racetrack through a combination of architecture, art, community, horseracing and place making.

West Pavilion – Site Placement

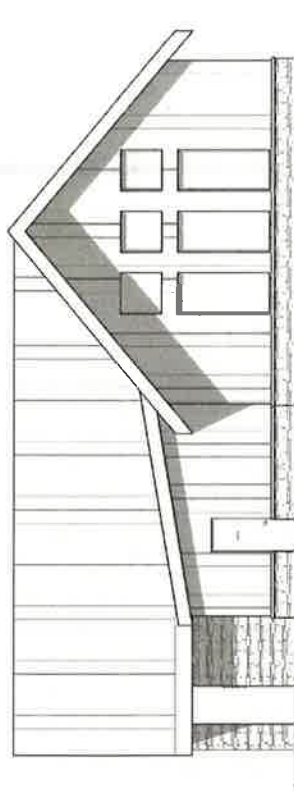


West Pavilion

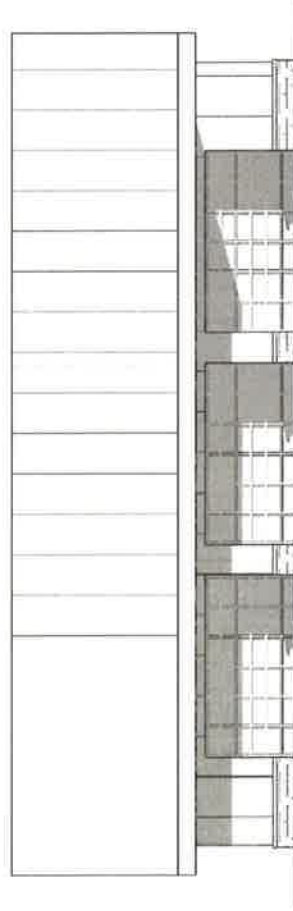
West Pavilion - Elevations



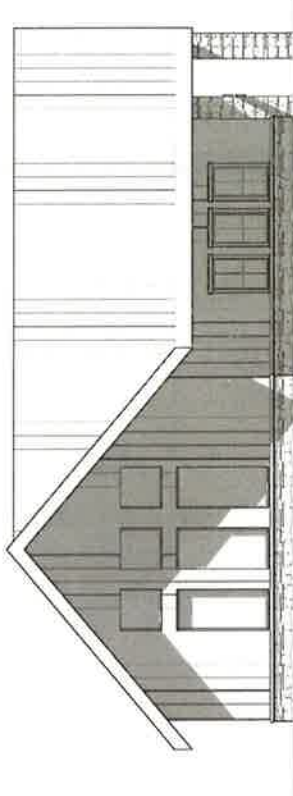
West Elevation



South Elevation



East Elevation



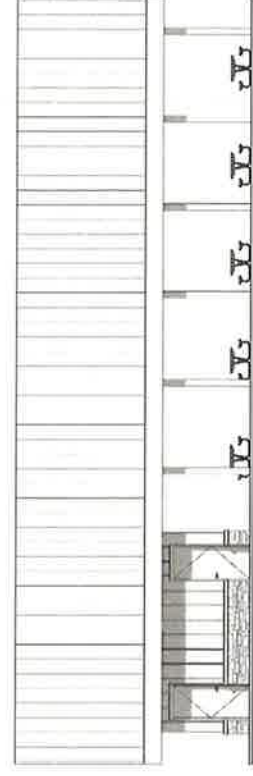
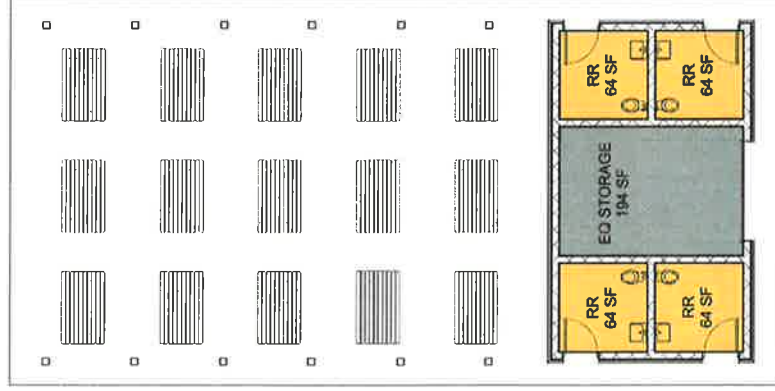
North Elevation

South RR Pavilion Schematic Design

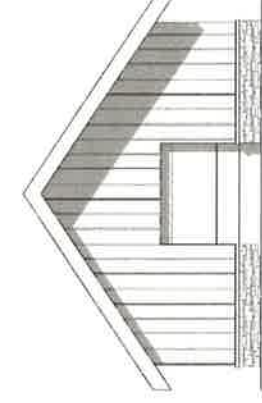
South RR Pavilion

Updated Plan

- 15 Picnic Tables
- 4 Family Restrooms
- Equipment Storage



East Elevation



South Elevation



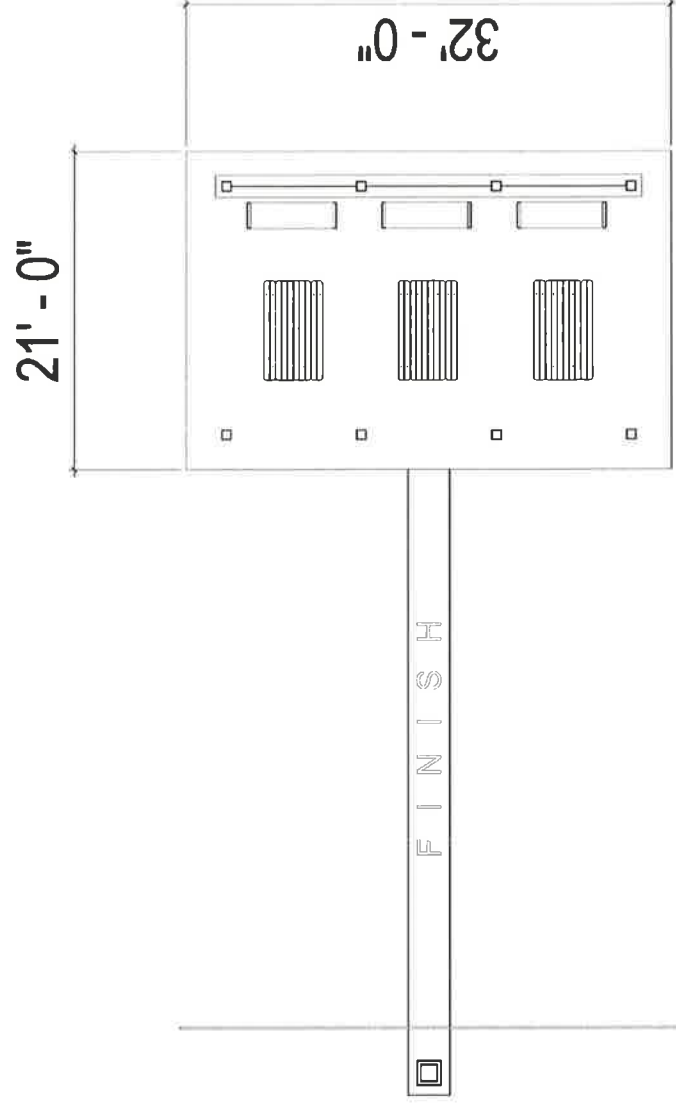
North Elevation

Finish Line Pavilion Schematic Design

Finish Line Pavilion

Track Finish Line Pavilion

- 672 SF covered area
- 3 Picnic Tables



Questions and Next Steps

Next Steps

- Next meeting
- Schematic Design sign-off
- Continued site coordination

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

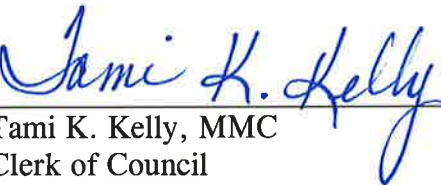
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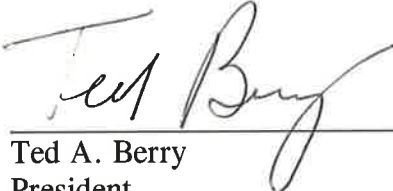
Council met at 6:30 p.m. in the Council Chambers, City Hall, 4035 Broadway.

Council Members reviewed the Agenda items.

Ms. Kelly passed out results of the rankings for the Diversity Task Force as asked if any additional review needed to be made before contact all applicants to thank them and reach out to those selected to set up the first meeting.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President