CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

April 22, 2019 Special Meeting

The special meeting of Council was called to order by President Robinette at 6:35 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* *Ted Berry*

Also Attending:

Planning Commission Members: Julie Oyster, Jim Rauck, Larry Titus, John Dubos

1. Ms. Houk moved to excuse Mr. Davis; seconded by Mr. Schottke.

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

2. Mr. Schottke moved to amend the Agenda and take the presentation of the Draft Zoning Code first; seconded by Ms. Houk.

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

3. Mr. Robinette explained that this is a joint meeting to have a general discussion about alignment issues between Planning Commission and Council, as well as to hear a couple of presentations:

   a. Presentation of the DRAFT Zoning Code - Title 1: Mr. Rauch, Dir. of Dev., introduced Mr. Thad Boggs, Frost Brown Todd, to provide an overview of the first section of the Zoning Code rewrite. He explained that they are attempting to create a more cohesive and comprehensive Code and make easier on the user; improve the city's competitive position for development. He said they have looked at area municipality Codes and tried to take the best pieces and apply them. Mr. Rauch said they do not want to lose the existing structure; they want to streamline the process and take the best pieces of other Codes into account. Mr. Boggs explained some of the changes in the process that would give Planning Commission more authority to approve Development Plans and Rezoning-except for PUD; and give the Development Director authority to approve some items. Mayor Stage said this is a dramatic change from the current process. Discussion took place over these changes and concerns were shared by both Council and Planning Commission members. Mr. Robinette asked how the Development Department would like to proceed. Mr. Rausch asked everyone to get comments back to him. Mr. Robinette asked if there was a timeline for other Sections. Ms. Shields said there is a timeline and the next step is to take it to the Public toward the end of May. Title Two should be ready by then also. Mayor Stage suggested having a special meeting of Council to dig deeper into Title One and maybe tiptoe into Title Two.

b. Presentation of Housing Study by the BIA: Mr. Jon Melchi, Ex. Dir., provided a slideshow to show the building stock in comparison to Austin, Charlotte and Nashville – cities that Greater Columbus is competing with. He said we compare well in Employment and Household Income, but low in building permits. He said we lost Amazon to Nashville because we didn't have enough housing. He said we are building 8,000 units and need 14,000 units. We are adding jobs but are lacking in housing. He said house sizes are getting smaller. People don't want large lots and large homes as much anymore. He said they feel there needs to be a balance in housing, lots, and requirements. BIA wants to be a good partner with local governments. Mr. Robinette asked what is different in the other Regional cities. Mr. Melchi said they have Regional Government and County schools. Mr. Berry said one major issue in this Country is transportation. He feels the BIA could help in promoting regional transportation issues. He said buses aren't the answer. Mr. Melchi agreed. He said new development is being asked to pay for poor decisions of the past. Columbus has always hung their hat on two things: cost of living and ease of commute. He said the cost of living in Franklin County is going up and the ease of commute is hurting when trying to attract new companies. He said it is going to take great collaboration with surrounding communities to address these issues.

c. Town Center Framework: Mr. Robinette said he would like to see green space added to this Framework. Mr. Berry agreed. He also wants to see different parking areas. He said he doesn't like the concrete jungle" that is being suggested. Mr. Rauck said he doesn't care for the Plaza configuration. He would like to see one building (M2) removed and the road pushed over, closer to building Ml. Mr. Robinette said if this area is supposed to be walkable, then we shouldn't need to add parking spaces. He said if you don't give them parking spaces, it generates more walking. Mr. Schottke agreed with Mr. Berry and said he doesn't feel surface parking is the answer. He suggested parking similar to what "Easton" has. In addition, he said we need to include something to bring people to the Plaza - such as a splash pad/ skating rink. It needs to be more than a brick area. Mr. Rauck agreed and said it needs to be better than just a connector road. Mayor Stage commented that the road is being engineered now. It is getting too late to be moving the road. He said if we can agree on the objectives, we can work on the blocks. He suggested drafting a Resolution that outlines the objectives. Mr. Robinette suggested having a public meeting so residents can weigh in. Ms. Houk said the objectives are easy to embrace. Where it gets cloudy is in the plans that have already been shared with the public. They have seen the idea of multi-story buildings and explaining that these are concepts will be a bit difficult. Discussion continued over the Plaza portion of the Framework. Mayor Stage commuted that these ideas get finalized when we have a third party ready to develop it. Mr. Dubos said if we can generate the vision, it may bring the developers with the ideas we want. Ms. Oyster suggested circling areas for green space. It was agreed that green spaces should be outlined, because a developer won't provide it, if left to then own devices.

2. After closing comments, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:52 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Steven R. Robinette
President