

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

April 16, 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 meeting 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.

3. The Chair recognized Mayor Stage for some presentations.
Mayor Stage read a Proclamation for Public Works Week and recognized the members of our Service Department. Next he read a Proclamation for Relay for Life and recognized members present from that organization. He then read a Proclamation for Building Safety month and recognized the Building Division staff and special guests from International Code Council.

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 first reading. Second reading and Public Hearing will be held on 05/07/18.

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

Mr. Schottke moved that the Rules of Council be suspended to waive the rules on the number of opponents/proponents permitted to speak on an issue this evening; seconded by Mr. Davis.

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

1. Ordinance C-20-18 (Approve the Use for a Telecommunications tower for Verizon Wireless located at 3363 McDowell Road) was given its second reading and public hearing. Mr. Schottke noted that the Planning Commission recommended denial of this Use request.

Mr. Justin Whelan, representing Verizon, explained that this request did have staff's recommendation of approval. He stated that Cell Towers are permitted in six different zoning classifications, although a C-2 zoning classification is not one of them. He said they are asking for special permission because there is a significant gap in Verizon service and they cannot find a suitable location within the proper zoning classifications that would comply with Code. He said they can reduce the height by 10 feet to 145 feet. He submitted information to Council to support their request and show photo simulations. He introduced a few additional speakers who will speak to the issues of why they need the tower and why it needs to be in the location requested.

Mr. Maurice Aguiler, Verizon engineer, explained that they are trying to cover the area from Hoover Road to I-71. There are three current towers to cover the Grove City area. In order to address the capacity issue, they have to split the site/capacity. That is why they are requesting this location. They need to be in the center of the traffic, so they can split the capacity of all three towers. If it is moved, they could not split the traffic of all three towers. He said by being in the middle, he hopes to split the capacity of all three towers.

Mr. Tom Waniewski, Capital Telecom, explained their research for a location and/or place they could put a tower. He said Verizon is on every existing tower, except the one at the High School. That tower is outside the identified ring. He explained that other existing structures were too short or had no ground space to locate the equipment. He explained that there are two areas zoned industrial that could possibly work but one is 0.4 miles and the other 0.65 miles from the ring center. They are good, possible areas, but are too far from the ring center. So they focused on the ring center and found the site at the American Legion that they felt would meet the setbacks and green space.

Mr. Jeff Shipley, Commander of American Legion, was present to answer any questions on behalf of the Legion. He said they have been working with Verizon for over a year to make sure it meets the needs of all involved. He said they have a long-term agreement and it will provide the services needed for the next 45 years.

Mr. Schottke read items from the staff report that cell towers are permitted on IND-1, IND-2, IND-3 and SD-4 zoned property with a Special Use Permit. This property is zoned C-2. He read that the Tower encroaches on the FEMA Stream Corridor Protection Zone. The 24" sanitary sewer main, with its 20' easement runs north to south along the property line and much of the tower's access, utility easement and landscaping are within the sanitary sewer area. They have changed the tower height from 155' to 145', which is still close to 10 stories tall. The City Code 1137.15d requires that the base of the antenna be setback from all abutting property no less than 100% of its height. This antenna is 54' from the east property line. Mr. Schottke commented on the impact of the area and the sight line for the area.

Mr. Robinette asked what options have been looked at to disguise the tower. Mr. Waniewski said they designed the towers to be able to host three other carriers. He said trying to do a monopine pole becomes a landmark and believes it sticks out rather than blending into the area. He said they can provide that information if Council desires it.

Mr. Davis asked Mr. Hurley, IS Director, what happens without this tower. Mr. Hurley said his perspective has nothing to do with the site, development, or other issues Council is considering. It is primarily as an end user. He said some data is not sent until you leave the area. He said it is something that they deal with. He did explain that Safety Personnel would get simple data, but not pictures or enhanced data until they get to an area with higher capacity. He said if this tower doesn't

go at this location, the capacity would have to be accounted for somehow. Macro sites that go on lower, existing, poles could happen, but the number would be many.

Ms. Houk asked about views and if any notice was provided to the area residents. Mr. Waniewski showed some mock-up pictures of how the tower would be seen from different views. He said no notice was provided to the residents. This tower isn't close enough to residents to require notice.

Mr. Schottke asked what would happen if it was moved up the street to an IND Zoned property. Mr. Aguiler said they could not split the capacity three ways. Mr. Robinette asked if this is a peak issue and how long will this solve the problem. Mr. Waniewski said it is beyond peak times. He said this would solve the problem for approximately five – seven years.

Mr. Berry said the City has spent a lot of money to remove poles and underground power lines to make the community safer. He agrees with Ms. Houk about residents not being informed. Putting this up in the commercial sightline is not something he can support. He said there is new technology that is being developed, along with 5g, which would enable the existing towers to be more powerful in their current location.

Mr. Nate Meyer, applicant, said they have addressed all the stipulations except for stipulation #8. They will be applying to the BZA for a variance to address stipulation #8. He said because of the floodplain, they have situated their site to stay out of it and out of the Stream Corridor Protection Zone. If they didn't have to stay out of that area, they would meet the setback and not need this variance. He said they designed the pole to break like a bendy straw if it would ever break so it would not fall on area buildings. Mr. Schottke noted that there are no guide wires on this pole. Mr. Mayer confirmed this. He said they are not within 300 feet of residential and that is why no notice was sent. He said they are in a commercial area. He said if Council wants them to notify residents and come back, they would be happy to do so. However, he feels they have gone over and above to satisfy the requirements and meet the ordinance to the best of their ability. Mr. Schottke stated that he is not against the tower he just wants it in one of the four allowed areas.

There being no additional questions or comments, Mr. Davis moved it be approved. Motion died due to the lack of a Second to the motion.

2. Ordinance C-23-18 (Authorize the City Administrator to enter into an Agreement with Rotary Club of Grove City) was given its second reading and public hearing and Mr. Schottke moved it be approved; seconded by Mr. Robinette.

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

3. 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 first reading. Second reading and Public Hearing will be held on 05/07/18.
4. Ordinance C-27-18 (Approve the Rezoning of 1519 Borror Road from PUD-R to SF-1) was given its first reading. Second reading and Public Hearing will be held on 5/21/18.

5. Ordinance C-28-18 (Approve the Rezoning of 1419 & 1399 Borrer Road from SF-1 to PUD-R with Zoning Text) was given its first reading. Second reading and Public Hearing will be held on 5/21/18.
6. Resolution CR-16-18 (Approve the Development Plan for The Ashford of Grove City located south of Southwest Blvd. and West of Broadway) was given its reading.

Mayor Stage noted that there is an unsightly ditch to the south of this property that needs attention. He said they are asking for assistance from this applicant. Ms. Boyer, representing applicant, said the ditch is part of the Scioto Darby waterway that is protected by FEMA. She said it is not on their property, but will do what they can.

Mr. Schottke moved it be postponed to 5/21/18 to catch up to the rezoning request; seconded by Ms. Houk.

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

7. 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. Wilcox explained their desire to develop apartments and condominiums on these properties. They develop new communities for active adults and seniors. He said they primarily build ranch condos. After years of customers asking for something for rent, they developed a luxury, ranch rental unit. He said they would like guidance about access for both sides of the project. They show an access north to Orders Road on the east side. There has been quite a bit of push back for this. He said for the west side, the Mayor made a suggestion to connect to Discovery Drive. He said they are open to suggestions on access points.

Mr. Davis asked how they can take an apartment complex and limit it to seniors. Mr. Wilcox said they design their communities specifically for an older renter by offering a two-bedroom ranch; no exterior maintenance; a clubhouse with a fitness center; priced for their age group. He said they call it age-targeted. Mr. Davis confirmed that rents would be on the higher end. Mr. Wilcox said yes.

Mr. Robinette asked about the closing off of Old Haughn Road. Mr. Boso, City Admin., commented that they are discussing that with ODOT and it has not been determined if it will be close.

Mr. Schottke asked what the density was for each project. Mr. Wilcox said the apartment density is about 6.5 and the condo's are about 3.0 units per acre. Mr. Schottke asked about Haughn Road, south of Orders. He said that portion is a country road and asked if they have looked at improving their portion. Mr. Wilcox said they have hired a traffic engineer to look at traffic related issues. Mr. Schottke wondered if this could be split into two different development plans. Mr. Wilcox said it is possible, but would rather take the time to design the whole farm. He said he is in contract for the whole farm.

Mr. David Hellard, resident, opposed this development. He asked that Council repeat an action that they did in 2001 and deny this proposal. The 2001 plan was also for apartments. He said adding

more traffic to an already busy road is of concern. She shared pictures of the property that had ponding from the rain the night before. The road is not suitable to meet the demands of 300+ apartments/condos. The round-a-bout is too tight and traffic will not be pretty if the development is allowed to go in. He said the character of the area should not be compromised to add high density apartments. He said the Mayor states that Fryer and Century Parks are gems and keystones of tourism for Grove City. Mr. Hellard asked why we would want to place apartments next to these parks. He said the City should listen to their concerns and maintain the neighborhood in the currently zoned – single-family, owner occupied residences. He asked Council to vote no.

Mr. Ken Kober, resident of Southern Grove, voiced opposition for this development. He said South Haughn is a gateway to Grove City and doesn't think this is the façade of what Grove City means. If we allow this to propagate we will have to change the tree in the City logo. He said changing the zoning is improper, not only because of the façade it projects for being a gateway to the city, but because it lacks the transitional homes that would be presented in a similar scenario. He asked if we are really showing Grove City's best face. He doesn't believe so. Other reasons to say no include the inadequate report of the Traffic Study by not taking into account the full load on Orders Rd. There are additional approved developments not taken into account. He said Orders Road has become and will continue to be a key East-West corridor. He said the critical points are at S.R. 62 and Hoover Road, where traffic will back up.

Mr. Mike Absten, Haughn Road resident, abuts the condominium site. He shared concerns over the road access, as it destroys two property owner's properties. He noted that the church to the east is willing to sell a piece of their property, so an access road could be put in and keep two properties on Orders intact.

Mr. Rob Ringhiser, Orders Road resident, voiced opposition. He said had concerns over the road access, flooding, the traffic on Orders Road, etc. He said an access point by his home would limit buyers.

Mr. Tad Kuhn, resident on Haughn Road, voiced concern over this proposal. He said there are 16 properties that border his property. He said if this is approved, he wants to be involved with what type of screening would be placed along his property line. He said there have been many accidents in the Haughn Road elbows.

Mrs. Sandra Reed, voiced opposition to the proposal. She said she has compared it to the 2050 Community Plan. She shared the same concerns as those who have already spoken. She said they are retired and take more than three (3) trips a day along Orders Road. She said this development will not be a low traffic community. The road is not wide enough to carry the traffic. There is a stream on the condo side and she said they already have trouble with drainage. She suggested keeping the density down and liked the idea of breaking these into two different projects.

Ms. Ann Fowble, voiced opposition to the proposal. She said this will cause a huge increase in traffic and no change to the road. She feels this is putting the cart before the horse. A plan needs to be put together with the Township to improve Orders Road.

Mr. Wirtz, Orders Road resident, voiced opposition to this project.

Mr. Alex Meyers, recent resident, feels this will diminish the area. He said the apartments they are proposing is exactly what he lives in now and he is 25 years old. He said this is what his friends are looking for. He questioned the ability to keep it to seniors and keep up the price in the long term. He feels renters will change.

Mr. Terry Butter, on behalf of his Mother, voiced concern over this proposal and asked for denial.

Mr. Davis commented that Grove City hears "not in my back yard" but some type of development will happen on this property. He said there are many concerns that need to be worked out. He said a retirement community around Story Point seems to be of benefit and could be an advantage to the surrounding area. He feels it is consistent with GroveCity 2050.

Mr. Berry said he wrote down 11 issues that were brought up tonight. He voiced concern for this development. He said he does feel it could be a benefit and is willing to move forward to the next step to see if the issues can be worked out.

Mr. Robinette asked the developer if he has any wiggle room since hearing all the concerns. Mr. Wilcox said they would like the chance to work with the residents and try to address the concerns.

Ms. Houk said she is grappling with the notion that it is consistent with the 2050 Plan. She has not objections to the plan. However the apartments are age targeted, not a senior housing development. She noted that her primary concern is over the road system. She said her largest concern is the roadway and access. She said the road lives a bit to be desired, when adding this increased demand. At this phase, she feels the challenges may be insurmountable.

Mr. Schottke said he thinks there are too many preliminary questions. He asked if they would postpone this item until May 7 to address accesses and some of these items. Mr. Reynolds said yes.

There being no additional questions or comments, Mr. Schottke moved it be postponed to May 7; seconded by Mr. Davis.

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

Mr. Schottke explained that the motion to approve C-20-18 died due to the lack of a second. However, no action was taken on the ordinance. Mr. Smith, Dir. of Law, also cited the Charter whereby Council must vote on an Ordinance once given its second reading.

Mr. Schottke moved that Ordinance C-20-18 be postponed indefinitely; seconded by Mr. Berry.

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

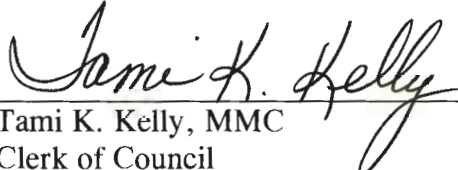
The Chair asked that any new business to be brought before the attention of Council be done so at this time.

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

1. Mayor Stage shared a map showing the tornado's path though the city. He announced upcoming events.

2. Mr. Robinette announced the special meeting of Council on 4/23 at 6:30 p.m. to review the Beulah Park subdivision Zoning Text. He also congratulated Ms. Kelly on being appointed by the Governor to the Ohio Historical Records Advisory Board.
3. Ms. Kelly reported on a new Liquor Permit request for Kroger, on Stringtown Rd., and advised Council that there were no administrative objections. Council did not request a hearing on this Permit, by unanimous consent.
4. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:25 p.m.



Tami K. Kelly, MMC
Clerk of Council



Steven R. Robinette
President

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

April 16, 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