

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

April 03, 2023

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. Mr. Schottke moved to approve the Minutes from the previous meeting and approve as written; seconded by Ms. Houk.

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

Mr. Schottke asked Mr. Rauch, Dir. of Dev., to provide an update to the traffic concerns along SR104 & SR665 that the City has been working on with Ohio Department of Transportation. *Mr. Rauch* provided said update and explained that this is a multi-jurisdictional issue. ODOT was engaged and found that this corridor is being influenced by Rickenbacker and other business growth south of Grove City. ODOT has been focused on regional improvements that will help offset and dis-incentivize traffic from using State Route 104. He showed slides of the upgrades proposed for the intersection and explained that they are meant to provide safety and functionality. He then shared the option of funding this improvement with a 30 year – non-school Tax Increment Fund. Mr. Schottke noted that this improvement is not on the State's list; the State is not contributing any money toward it; this intersection is not in Grove City; and the State is willing to work with the City for these improvements.

1. Ordinance C-63-22 (Approve the Rezoning of 144.27+ acres located north of S.R. 665 and east of S.R. 104 from SF-1 to PUD-R with zoning text) was given its second reading and public hearing.

Mr. Jim Hiltz, representing applicant, explained that this rezoning would provide a density of 2.5 units per acre, which is about the same as Farmstead, Pinnacle Quarry and Homestead Farms. He explained that Pulte will install seven (7) turn lanes to accommodate the development and the traffic in the area. He said they leveraged their \$3 million in road improvements to move things forward with ODOT. He said the road improvements will be installed at the same time as the roads for the development and feels they are providing a solution to the intersection issues.

Mayor Stage commented that a development was approved for this property many years ago that was higher in density.

Mr. Schottke noted that there is no subdivision developed in the City with a SF-1 zoning classification. The zoning text requires that the lots must be a minimum of 70 feet wide, which mirrors the Scioto Meadows subdivision, to the north.

Mr. Davis Ott, resident on S.R. 665, stated that the current zoning provides for 20,000 sq. ft. lots, which are more closely matched to those homes across the street from this property. He said the rezoning allows a density that he feels is too high and provided a petition of about 300 names who agree. He said this would put 700 more cars on the road that cannot handle them.

Mr. Eric Alder, resident on S.R. 665, voiced opposition to this rezoning. He said according to the Water and Sewer Agreements with Columbus, this area is to be low density and he has two letters stating such. He said if it is not low density, then a change to the Agreements would need to take place. He said the sanitary lines are currently at capacity.

Mr. John Riley, resident on S.R. 665, shared 200 more signatures with Council who oppose the rezoning request. He said his property is completely surrounded by this parcel and is keenly aware of the traffic hazard getting in and out of this area. He quoted some statements may by some Council Members in 2020. He said the public has never been allowed to participate and help in the vision for this corridor. He said there have been 210 reported accidents and three fatalities since 2020. He noted that Council knew that there were issues in this area and feels the traffic study is invalid. He quoted a statement from a Planning Commission members who said his vision for Grove City doesn't need any more of these types of units. Mr. Riley stated that this proposal is wrong for the area.

Ms. Houk commented that she believes a PUD zoning request is very closely tied to the development plan. In terms of what is in her Pro/Con columns for this request, she said the current SF-1 zoning would allow a little over 200 units, rather than the 360 units proposed and this has been a sticking point for her. However, she feels the developer heard the concerns about this area and continued to work to contribute to the overall improvement of the area.

Mayor Stage responded to the comments over the Water/Sewer Agreements with Columbus. He explained that the reference to density in those agreements is because of the smell in the area and Columbus didn't want high density until they had the compost facility remedied.

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

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

2. Ordinance C-11-23 (Approve a Special Use Permit for a Day Care for Daystarz Child Care LLC located at 5968 Hoover Road) was given its first reading. Second reading and public hearing will be held on 04/17/23.
3. Resolution CR-56-22 (Approve the Development Plan for Communities at Plum Run located north of S.R. 665 and east of S.R. 104) was given its reading and public hearing.

Mr. Jim Hilz, representing petitioner, explained that the original site had 399 lots and this proposal has 360 units. He provided an overview of the project. Mr. Sigrist asked if there was a rough estimate on the price of these homes. Mr. Hilz said the patio homes would start at \$350,000 and the single family homes would start at \$500,000.

Mr. Vincent Napier, resident on S.R. 665, voiced opposition to this development plan. He said he is a former Columbus Firefighter/Paramedic and is well aware of the safety issues in this area. He said he doesn't understand how one ingress/egress for the condos will not be a safety problem. He said the green space is in the flood plain and cannot be developed. He asked that they choose safety over revenue.

At the request of Mr. Schottke, Ms. Kelly, Clerk of Council, reported that an email was received from Mr. Greg Wolski voicing opposition to the zoning and development plan due to an overly dense development.

Mr. David Ott voiced opposition and commented that the mounding on the east side of S.R. 665 that is proposed will block the view of truck and cars. This will add to the hazard in the S Curve, as semi-trucks use both lanes to make turns.

Mr. Eric Alder stated that he believes it is confusing to know where the money is coming from to improve the traffic issues. It was explained that the overall cost for the road/intersection improvements is \$6.5 million. \$3 million will come from the Developer and \$3.5 million will come from a TIF proceeds. The City is giving \$2 million and the Developer will give \$1.5 million. They will be repaid from the TIF proceeds. Mr. Alder asked about the sewer extension. It was explained that the developer bears the cost of all sewer extensions.

Mr. Schottke commented that with the Battery Plant going in south of Grove City and other new businesses in the area, it is believed that 200,000 homes will be needed to accommodate all the new workers. He said if you don't have housing, you don't get jobs in the area.

Mr. Rauch commented that the City is doing a partnership with Pulte Homes and asking them to take a risk to get reimbursed over six years.

Mr. Berry said one of his goals was to get more park space and protect the stream. He said he asked Mr. Hilz what could be done to create a better transition from S.R. 665 to the property and after driving the area today, he feels adding some deciduous trees to the existing landscape plan would help.

Mr. Greg Chillog, Pulte Homes, agreed to add deciduous trees along this corridor. He asked how many. Mr. Berry said he is asking for about 60 trees. He said it not only creates a beautiful barrier, it also adds to the City's tree canopy. *Mr. Matt Callahan*, Pulte Homes, suggested that they work with the Urban Forester to add the appropriate amount of trees.

Mr. Berry moved to amend Section 1 to include the following stipulation: 1. The Developer will work with the City's Urban Forester to add approximately 50 – 60, 2.5 caliper deciduous trees along the S.R. 665 corridor; seconded by Mr. Schottke.

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

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

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

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

1. Ordinance C-12-23 (Accept a Public Easement for a Shared Use Path from First Baptist Church of Grove City) was given its first reading. Second reading and public hearing will be held on 04/17/23.

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

1. Ordinance C-10-23 (Authorize the City Administrator to enter into an Agreement with Adopt-A-Highway Litter Removal Service of America, Inc.) was given its second reading and public hearing.

Ms. Fitzpatrick, Dir. of Service, explained that the City has adopted stretches of I-71 from SR. 62 to Stringtown Road. This company will collect the litter on the City's behalf in this area.

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

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

2. Ordinance C-13.23 (Appropriate \$4,250,000.00 from the Pinnacle Tax Increment Financing Fund and \$4,250,000.00 from the General Fund for the Current Expense of Improvements to Holton Road and declaring an emergency) was given its reading and public hearing.

Mayor Stage stated that this project has been on the Capital Improvement list for some time. He said splitting the cost between the General Fund and Pinnacle TIF made the most sense to get the project moving.

There being no additional questions or comments, Mr. Holt moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Schottke.

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

Mr. Holt moved it be approved as an emergency measure; seconded by Mr. Berry.

Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes

Ms. Houk	Yes
Mr. Schottke	Yes

3. Ordinance C-14-23 (Appropriate \$479,300.00 from the Local Fiscal Recovery Fund for the Current Expense of Engineering Services for the Columbus Street Wet Weather Sanitary Relief Sewer and Storm Relief Sewer) was given its first reading. Second reading and public hearing will be held on 04/17/23.
4. Ordinance C-15-23 (Authorize the City Administrator to enter into a Memorandum of Understanding amending the current Agreement with the Fraternal Order of Police/Ohio Labor Council, Inc., Police Dispatchers) was given its first reading. Second reading and public hearing will be held on 04/17/23.

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

1. Mr. Brian Weaver spoke about data that was previously on the City's website concerning traffic that he believes has been removed. He feels this is because of some cyber security issue.

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

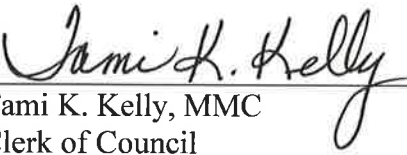
1. Mayor Stage submitted the Mayor's Monthly Report and Mr. Berry moved to accept same; seconded by Mr. Schottke.

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

The Mayor then reported on another Grove City COSI STEM nominee that has won; this is the 30th year for our Tree City USA designation; and the city has maintained its AA1 Bond rating.

2. Mr. Smith, Dir. of Law, reported on electric aggregation. He said the prices are at a stage to get a good savings for the residents. He explained that there is a very tight window of opportunity to lick in rates, so the legislation may come as an emergency, when ready.
3. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:45 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

April 03, 2023

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

Ms. Kelly reported that two (2) bids were received for the Council Chamber renovation. Miles McClellan Construction had the lowest bid at \$460,000.00, which is \$1,000.00 under the estimate. The other was from Bomar and was within the limit, but over the estimate. A contract is being written up to proceed with Miles McClellan.

Ms. Kelly also submitted a Liquor Permit for China Bell for a change in the Stock. Council did not wish to request a hearing and Ms. Kelly said she would take care of it.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President