

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

April 01, 2019

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:

Christine Houk Steve Robinette Jeff Davis Ted Berry

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

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

2. Ms. Houk moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Davis.

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

3. The Chair read the agenda items and they were approved by unanimous consent.
4. The Chair recognized Mr. Mark Boyd, CENSUS Bureau, who provided information about the upcoming CENSUS and how the City can help insure a more accurate count. He said the time to start is now. Mayor Stage said they are considering using the Community Improvement Corporation as their Complete Count Committee.
5. Mr. Alex Hughes from the Grove City Lumberjacks introduced himself and his minor league football team. He said they are asking for moral support from the City. He said some of the goals are to help players get to college; a career; or into the next level of football. He asked for a Letter of Support. He noted that they are looking for a place to play and are happy to be in Grove City.

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

1. Ordinance C-07-19 (Approve the Rezoning of 1240 & 1250 Stringtown Road from SF-1 (residential) to C-2 (commercial)) was given its second reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions. She said they agree to the stipulations and understand nothing can happen until a Development Plan and City requirements are met.

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

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

2. Ordinance C-14-19 (Accept the Annexation of 15.8 acres located 4646 Harrisburg Pike into the City of Grove City) was given its first reading. Second reading and public hearing will be held on 4/15/19.
3. Resolution CR-06-19 (Approve an Amendment to the Development Plan for Meadow Grove Estates North as approved by CR-11-06) was given its reading and at the written request of the petitioner, Mr. Davis moved it be postponed to 4/15/19; seconded by Mr. Robinette.

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

4. Resolution CR-08-19 (Approve the Preliminary Development Plan for Sugar Maple Commons located South of Holton Road and West of Jackson Pike) was given its reading and public hearing.

Mr. Smith, Dir. of Law, stated that Mr. Berry has been publically against apartments in this area. ON March 13, the City received a letter from Mr. Underhill, developer's attorney, demanding that Mr. Berry be required to recuse himself from any meetings or hearings on this application and other related applications in the future. Mr. Smith said he researched the issue and does not agree with Mr. Underhill. He said he does not believe Mr. Berry's comments have violated any state or local law. However, Mr. Berry has voluntarily decided to recuse himself from considering this piece of legislation so as not to raise any issue that the developer may use against the City legally.

Mr. Davis moved to recuse & excuse Mr. Berry from voting; seconded by Ms. Houk.

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

Mr. Rauch, Dir. of Dev; provided an overview of the project. He explained the Development Dept.'s opinion on this project which was to approve, although Planning Commission recommended denial. He noted that Development felt that this would provide those age 55+ with another housing option, since this is age restricted, and generates less traffic than a regular apartment complex.

Mayor Stage reminded Council that this is a preliminary plan and is meant to stimulate conversation.

Mr. Aaron Underhill, attorney for petitioner, gave a presentation. H explained how the Federal Government provides for the ability to offer an age restricted housing project. He shared slides to show the layout; explain the impact of this project to the area; the school district and the income to the City. He stated that the current zoning would allow 45 single-family homes and feels this 105-unit project would be less impact on the community.

Mr. Hicks, Treplus Communities, said they are a family-owned business. They are looking to build a 55 and over age group community. They design their units to allow for aging in place, with no steps; added railings; roll-in showers; etc. so they don't have to move to a Care Facility as soon. He said they accommodated the realignment of Holton Road. They heard loud and clear that this needed to maintain a rural character. They have provided mounding. Units are one bedroom with an office and attached garage; and two-bedroom with attached garage.

Mr. Davis asked about their success with this product in Dublin. Mr. Hicks said they have done well. They identify as a condo for rent rather than an apartment. Mr. Davis asked if they retain their developments. Mr. Hicks said yes, they plan is to build them as in-fill – close to retail and shops - hold them and manage them, themselves. Mr. Davis said there were many residents at the last meeting with concerns. He asked if they have a process to reach out to them. Mr. Hicks said yes, and have begun to reach out to surrounding property owners.

Mr. Robinette stated that many of the surrounding residents have issues with what is going on and want to preserve the character of what they have now. He asked Mr. Hicks if they can paint a picture of what they will have and how the impact will be minimized. Mr. Hicks said what they will have is a great neighbor. He said the population is not shrinking in Central Ohio and Grove City is continuing to grow. He said this is an all single-story project. The density does not fit with the 2050 Plan, but if you compare the number of bedrooms in this project compared to the number of bedrooms in single-family homes permitted to be built, are very comparable. The limited number of access points and the realignment of Holton Road is an improvement. The architectural viewpoint blends in to the Metro Park across the street.

Ms. Houk said she understands this is a preliminary plan. She said this submittal provides a bit more information since this product is elsewhere. She said there are many issues that need addressed. The road system will need to be advanced. She said the reasons given as the perfect place for them to build in this area, are the same reasons she believes is does not belong. There is a desire for people to feel like they are in a serene setting and not a subdivision on each corner, as they head in this direction.

Mr. Robinette stated that Planning Commission recommended denial. He asked Mr. Rauch if the members provided an explanation for their recommendation. Mr. Rauch said Planning Commission did not elaborate on their votes.

Mr. Rick Young, Holton Road resident, spoke on behalf of himself and his neighbors. He said Holton Road is a speedway. He said this property is surrounded by the Township. He said there would be no benefit to the area or the Township. He said adding 200+ cars per day is not good for this area. Traffic is a huge concern. The Main entrance is on Holton Road; not on a traffic light and the only improvement is for the realigning of the intersection. He said his second concern is sustainability. He said we already have five (5) apartments approved for Baby Boomers, not including the huge one already built on Orders Road. He asked what will become of this housing later. He said the architecture does not fit with anything nearby, albeit done very nicely. He said he would like something more traditional that fits in. Mr. Davis said he understands that most every development comes with opposition. He asked if he and the neighbors anticipated that this area would ever get developed. Mr. Young said this area was supposed to be part of the Riverwalk project. He said they were supportive of that development. However, this no longer fits with the grand plan. Now that the area has changed and Riverwalk is gone, he feels this is not proper.

Ms. Angela Streeter, resident, said she appreciates those Council Members who understand the area and it being away from the bustle of the City. She said it feels like they are being bombarded lately.

She said these units look very institutional. She said she is the target age for this development and has a high school child. She said she feels these can be improved upon to fit with the Pinnacle subdivision and surrounding area.

Mr. Gay Lester, Holton Rd., said the side road is going to be an issue. The number of wrecks and screeches on Holton Road are terrible. He doesn't go that way any more. He said Pinnacle subdivision was supposed to go out to S.R. 104 and they have shut that down. He asked who polices the 55 and over age group for these units. He said the Metro Park is on one site, the Conservation Club is on another. The surrounding area is not densely populated. He said the project they started in Pickaway County was promised things that didn't happen.

Mr. Drew Cannon, Holton Road resident, said he is very familiar with this developer and the development in Dublin. He said he is supportive of a project like this that is in an area that supports it. This parcel is out, away from the City and does not fit at all. There is nothing like this on Holton Road.

Mr. Robinette voiced his concerns for the area. He asked if there is an opportunity go back and meet with the residents. Mr. Hicks said regardless of the outcome of the vote tonight, they plan to reach out to residents and review their next steps with a development plan and rezoning.

Ms. Suzanne Hirth asked what guarantee do the residents have that their concerns will be addressed. She said they have heard all the concerns and the Planning Commission's recommendation for denial. Understanding that it is preliminary, she still wants guarantees that traffic and aesthetics would be addressed. *Mr. Smith* explained that a Preliminary plan is a concept only. Regardless of the vote today, there are other steps that can take place where restrictions can be put in place.

Ms. Brenda Steinhoff, Holton Road resident, thanked Council and the developer for their comments and giving the residents a lot to think about. She said the resident's comments are very valid. She said she thinks the developer can do much better with the exterior elevations of these units.

Mr. Davis stated that his vote will be based on his empathy for the residents and not wanting any more development. He understands the developer and the way the world is changing. Central Ohio is going to grow somewhere and he is supportive of continuing the conversation with this developer for this development. Mr. Robinette said he is not anti-development but feels there are some many unanswered questions. He doesn't feel this will correct the traffic situations, but may improve one small portion and the rest will follow later. He would like to raise the comfort level of the neighbors. Ms. Houk said while she likes the project, she is stuck on the location. She is not convinced it belongs in this area.

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

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

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

1. Resolution CR-11-19 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Wine & Arts Festival on June 14 – 15, 2019 in the Town Center) was given its reading and public hearing.

Mr. Andy Furr, Town Center Inc. Director, was present to answer any questions. He said they look forward to an excellent event.

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

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

2. Resolution CR-12-19 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Bourbon Festival on August 10, 2019 in the Town Center) was given its reading and public hearing.

Mr. Andy Furr, Town Center Inc. Director, explained that this is the fifth year for this event. They are looking forward is another successful event. They hope to highlight the Ohio distilleries.

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

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

The Chair recognized Mr. Berry, Chairman of Service, for discussion and voting under said Committee.

1. Ordinance C-15-19 (Accept the Grove City Thoroughfare Map) was given its first reading. Second reading and public hearing will be held 4/15/19.

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

1. Ordinance C-12-19 (Appropriate \$667,758.00 from the County Permissive Motor Vehicle License Fund for the Current Expense of Southwest Boulevard Improvements) was given its second reading and public hearing.

Mr. Turner said this will improve Southwest Blvd. between Hoover and Richard Ave. He said we received a loan and a grant toward the project. This appropriates the local match required. He said we have already received these funds from Franklin County and just need to appropriate them.

Mayor Stage pointed out that with the Local \$5.00 License Fee Funds, the City has \$0.00 in this project.

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

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

2. Ordinance C-13-19 (Appropriate \$76,775.00 from the Community Environment Fund for the Current Expense of Tree Plantings in Various City Parks) was given its second reading and public hearing.

Mr. Berry commented that many of our parks have a deficiency of trees and shading. This provides for 250 trees to be placed in Breck, Henceroth, Westgrove, Fryer Parks and the Town Center. He said this is a result of the Council planning session.

Mr. Roger Burkett, Grassle Rd, said he likes trees, but he doesn't like paying \$77,000.00 for them. He said there was a Resolution at the last meeting that had some of the worst words in it – "tax increase". This is as easy one to give up in order to prevent a tax increase.

Ms. Houk said she said she also is a conservative and thought \$77,000.00 seemed like a lot. However, this money is coming from an existing fund balance in the Tree Fund, so we are using tree dollars to purchase trees. She also complimented Mr. Berry for taking the time to work with staff and research where the trees are needed.

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

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

3. Ordinance C-16-19 (Appropriate \$10,000.00 from the General Fund for the Current Expense of the LifeCare Alliance Senior Nutrition Programs) was given its first reading. Second reading and public hearing will be held 4/15/19.
4. Resolution CR-13-19 (Waive the provisions of Section 139.05 of the Codified Ordinances for the Construction of a Pavilion and related improvements at Fryer Park) was given its reading and public hearing.

Mr. Robinette explained that Rotary pledged \$60,000.00 toward this Pavilion. There are a limited number of contractors who can build this type of structure. He said they did get two estimates that are above the \$50,000.00 threshold. The lesser was taken, but it is \$5,000.00 over the limit. He believes it is appropriate to waive this provision and keep the project moving forward.

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

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

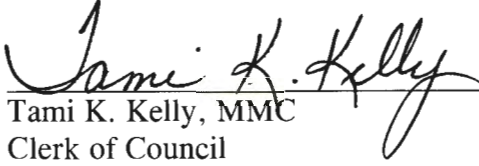
1. Mayor Stage submitted a Mayor's Court Report, which Mr. Davis moved to accept; seconded by Ms. Houk.

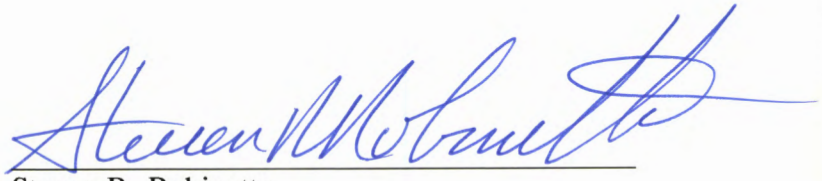
Mr. Berry	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes

Mayor Stage provided updates and said they are working on a sidewalk program for Council to consider. It will be the same as in previous years. He said if they don't get moving soon, they will miss the construction season.

2. Ms. Kelly, Clerk of Council, reported on a Liquor Permit for Three Brothers, located at 3090 Southwest Blvd. The Council Members did not request a hearing.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:30 p.m.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
President

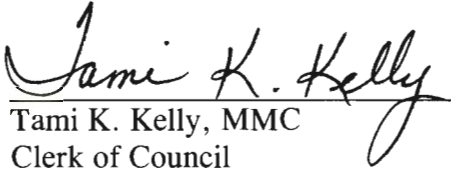
CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

April 01, 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