

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 19, 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. Davis moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Schottke.

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

2. The Chair read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-15-18 (Make Amendments to various sections of Chapter 161 titled Employment Provisions for City Employees) was given its second reading and public hearing.

Mr. Davis explained that the amendments add consistency between bargaining and non-bargaining employees. There is roughly a 3% increase in salaries and some changes in sick leave.

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

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

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

1. Ordinance C-16-18 (Amend Section 1301.04(b) of the Codified Ordinances titled Model Codes Adopted) was given its first reading. Second reading and public hearing will be April 02, 2018.

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

1. Ordinance C-17-18 (Make amendments to Various Sections of the Codified Ordinances to require posting of meeting notices be placed on the City's website) was given its first reading. Second reading and public hearing will be April 02, 2018.

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

1. Ordinance C-18 -18 (Approve the Plat of Meadow Grove Estates North, Section 7, Phase A) was given its first reading. Second reading and public hearing will be April 02, 2018.
2. Ordinance C-19-18 (Approve the Plat of Meadow Grove Estates North, Section 8) was given its first reading. Second reading and public hearing will be April 02, 2018.
3. Ordinance C-20-18 (Approve the Use for a Telecommunications Tower for Verizon Wireless located at 3363 McDowell Road) was given its first reading.

Mr. Justin Whelan, attorney for petitioner, requested that the Second reading be set for April 16 in order to give them more time to address the City's concerns.

Mr. Schottke moved to postpone the second reading to 4/16/18; seconded by Mr. Davis.

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

4. Ordinance C-21-18 (Approve the Rezoning of 7.198 acres located south of Southwest Blvd. and west of Broadway from C-2 to PUD-R) was given its first reading. Second reading and public hearing will be May 21, 2018.
5. Resolution CR-12-18 (Approve a Certificate of Appropriateness for Regency Arms Apartments located at 2898 Parlin Drive) was given its reading and public hearing.

Mr. Schottke read the stipulations set By Planning Commission. He said he has a bit of a problem with this not being all brick but it will not be seen from the primary streets.

Mayor Stage noted that the Urban Forester will be contacting the owner about their dumpster and the needed landscaping.

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

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

6. Resolution CR-13-18 (Approve the Preliminary Development Plan for Homestead Senior Living located East of Hoover Road and North of Orders Road) was given its reading and public hearing.

Ms Rebecca Mott, attorney for petitioner, explained the project. *Mr. Schottke* voiced concern over a three-story building in that location. Ms. Mott said they do set back off the street and have 200 feet of frontage along Hoover Road. *Mr. Schottke* said they are right behind the Nazarene Administrative Building. He said there is a small wooded area to the north and asked if it would remain. Ms. Mott said that area is in the flood plain area and the stream protection corridor, so that area will not have development in that area. *Mr. Schottke* noted that part of their parking is in the 100 year flood plain. Ms. Mott said part of it might be. *Mr. Rauch*, Dir. of Dev., stated that they do have a portion in the flood plain. He said this is common and when it is at grade, FEMA considers it a 0 impact. *Mr. Davis* asked how they can restrict the tenants to seniors. *Mr. Bill Andrews*, builder, said they cannot restrict age but do market to a certain demographic and offer services directed toward senior citizens. *Mr. Berry* asked where the green space will be. He said this is not attached to any sidewalk or bike path system. *Mr. Andrews* said there is a green space, fenced area for dogs. They are talking to staff and the church about a walking path.

Mayor Stage stated that they want to see the entrance feature enhanced. He said he would like to know how much green space there is, as it appears the site is building heavy. He noted that they hope to pursue a traffic light with church.

Mr. Berry asked to be excused for a funeral service this evening. *Mr. Schottke* moved to excuse *Mr. Berry*; seconded by *Ms. Houk*.

<i>Mr. Berry</i>	Yes
<i>Mr. Schottke</i>	Yes
<i>Ms. Houk</i>	Yes
<i>Mr. Robinette</i>	Yes
<i>Mr. Davis</i>	Yes

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

<i>Mr. Schottke</i>	Yes
<i>Ms. Houk</i>	Yes
<i>Mr. Robinette</i>	Yes
<i>Mr. Davis</i>	Yes

7. Resolution CR-14-18 (Approve the Development Plan for Becknell Industrial located at the northeast corner of Gantz Road and Southpark Place) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., explained the proposal. He said they would need a height variance to deal with the materials inside. He said this is one of the last remaining parcels zoned Industrial.

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

<i>Ms. Houk</i>	Yes
<i>Mr. Robinette</i>	Yes
<i>Mr. Davis</i>	Yes
<i>Mr. Schottke</i>	Yes

8. Resolution CR-15-18 (Services that can be furnished to a 1.0 acre parcel located at 4175 Casa Blvd. upon its annexation to the City of Grove City) was given its reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions.

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

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

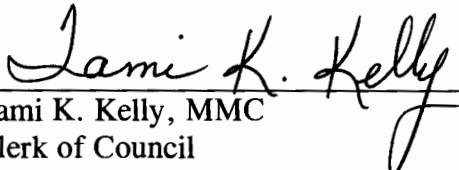
The Chair asked that any new business to be brought before the attention of Council be done so at this time.

1. Mr. Justin Whelan, attorney for Capital Telecom, introduced himself and his team. He said they are requesting a Cell Tower on a C-2 lot, which is not permitted per Code unless Council allows a variance to the Code. He said Verizon will be the primary user. They are experiencing a void in service.

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

1. Mayor Stage complimented the Parks and Recreation Dept. for all the sports this winter season. He said basketball is a large undertaking and thousands sign-up for it. He recognized the passing of Don Washburn and extended condolences to the family.
2. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 7:36 p.m.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
President

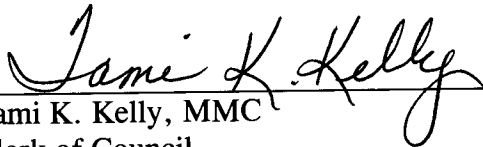
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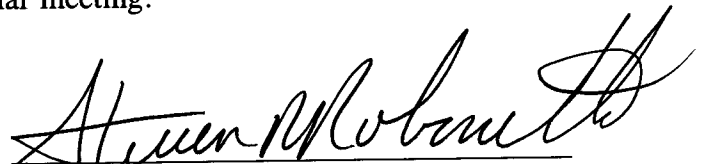
March 19, 2018

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