

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 05, 2022

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 Christine Houk

1. President Berry moved to excuse Mr. Holt; seconded by Ms. Houk.

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

2. President Berry moved to approve the Minutes from the previous meeting and approve as written; seconded by Ms. Houk.

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

3. The Chair recognized Mayor Stage who announced the winner of the Police/Fire Chiefs Toy Drive Challenge. With the results of 271 to 259, Police Chief Fambro won this year. However, thanks to the generosity of the community, everyone was a winner with so many donations.

Next, Mayor Stage administered the Oath of Office to Justin Gallo, who is being promoted to Lieutenant.

4. 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.

1. Ordinance C-63-22 (Approve the Rezoning of 144.27± acres located North of State Route 665 and East of State Route 104 from SF-1 to PUD-R with Zoning Text) was given its second reading and public hearing.

Mr. Schottke stated that he took part in a meeting with the Ohio Department of Transportation, Pulte Homes, Jackson Township, and City representatives to discuss the traffic concerns with State Routes 104 and 665. Although, the State is working on many ways to improve the truck traffic in the area – down to S.R. 762, he said there is no definite plan for this intersection and it is going to take more than a discussion to get fixed. Nothing is going to happen with the S.R.104/665 intersection any time soon.

Mr. Schottke moved it be postponed to 12/19, as requested by petitioner; seconded by Ms. Houk.

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

Mr. Schottke took speakers, even though the item was postponed.

Mr. Vincent Napier, Jackson Township resident, voiced concerns over safety. He said if the zoning is changed, we will be like Columbus in that emergency vehicles cannot get through these types of developments without vehicles being moved. He asked that Council consider all the safety factors and the testimony of the people who are affected them most when making their final decision.

Mr. John Lindeman, resident, stated that very little can be done to improve the 104/665 intersection without disturbing homes and one is historical. He said once the zoning is changed, the development plan can be changed. He said there is constant congestion now. The more that is allow to be developed here the worse it will be. He shared concerns over the 90 degree angle on S.R. 665. He said if the intersection cannot be addressed, people will cut through the neighborhoods to get to S.R. 104.

Mr. Brian Weaver stated that this area is prone to flooding and feels it should become part of the Metro Park.

2. Ordinance C-69-22 (Accept the Amended Plat of Beulah Park, Subarea G, as originally approved by Ord. C-77-21) was given its second reading and public hearing.

Mr. Schottke explained that this is a correction to exclude one lot. Mr. Alex Benson, representing petitioner, was present to answer any questions.

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

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

3. Ordinance C-70-22 (Accept the Amended Plat of Meadow Grove Estates, Section 9, as originally approved by Ord. C-18-22) was given its second reading and public hearing.

Mr. Alex Benson, representing petitioner, explained that many different surveyors have worked on this development and some of the lot numbers got duplicated. This is to correct those duplicate numbers.

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

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

4. Ordinance C-71-22 (Approve a Special Use Permit for Freddy's Frozen Custard and Steakburgers for a Drive-Thru Window located at 4108 Buckeye Parkway) was given its second reading and public hearing.

Mr. Johnathon Evans, representing petitioner, was present to answer any questions and accepted the stipulations.

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

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

5. Resolution CR-56-22 (Approve the Development Plan for Communities at Plum Run located North of State Route 665 and East of State Route 104) was given its reading and Mr. Schottke moved it be postponed to 12/19/22; seconded by Ms. Houk.

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

6. Resolution CR-64-22 (Approve the Development Plan for Freddy's Frozen Custard and Steakburgers located at 4108 Buckeye Parkway) was given its reading and public hearing.

Mr. Johnathon Evans, representing petitioner, was present to answer any questions.

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

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

The Chair recognized Ms. Houk, in the absence of Mr. Holt, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-73-22 (Appropriate \$150,000.00 from the General Fund for the Current Expenses of General Recreation Fund Operations) was given its second reading and public hearing.

Ms. Houk explained that this is tied to lower than expected revenues in this fund.

Mr. Turner, Dir. of Finance, stated that this fund had healthy balances right up to when COVID hit and this has continued into 2022.

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

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

2. Ordinance C-74-22 (Appropriate \$1,900,000.00 from the Deposit Trust Fund and Reduce Appropriation Amounts for Various Funds) was given its first reading. Second reading and public hearing will be held on 12/19/22.

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 passed out information to Council. He read from Section 161.15(d)(11) of the City Code. He played an audio recording from the Gahanna Police division where vulgar language was used against him.

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

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

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

The Mayor then reported on a luncheon he attended with the Cancer Thrift Shop, which funds free cancer screenings for women – the only one in the State. He said it is a hidden gem, right here in Grove City for 56 years. He also reported on: after three years, the Showstoppers were back on stage at the Senior Center; the Community Winds also had their concert Saturday; the Christmas Parade and Tree Lighting was successful and complimented Andy Furr (Heart of G.C.); there is a Bill in the House concerning Police Pensions. He said it would significantly increase the required funding if this goes through.

2. Mr. Bill Vedra, Asst. City Admin., reported on Phantom Fireworks, who have leased the old HH Gregg building. He said they have been working on this since the Spring, which is the time the City was aware of this potential tenant. He said they have discussed this with the State Fire Marshall; the Office of Industrial Compliance; our Building & Zoning Division; etc. He stated that they have been going down each of the requirements and understanding what is required. He said they will be going through these requirements to make sure there is compliance. *Mr. Schottke* said he thought the State Legislature has made changes to Fireworks laws that removes local governance. *Mr. Smith*, Dir. of Law, stated that the State has made a comprehensive change to Fireworks. They have allowed local government to say whether fireworks can be set off in their communities, but has not said that cities can determine where they can be located. *Mr. Berry* asked if we can require the store to give information to buyers about not being allowed to set fireworks off in Grove City. *Mr. Smith* said they have had discussions about this. The State does require certain information to be provided to buyers. He said they intend to have Phantom work with them to help educate surrounding properties about the laws.
3. Mr. Chuck Boso, City Admin., reported on the Gantz Barn and the bat infestation that occurred. He said they met with an exterminator to go over options. They have also heard from the Insurance Company who has taken the stand that this is not covered. It is their suggestion that the Barn be torn down. *Mr. Smith*, explained what the insurance company has done and resolving the issue before going down a lawsuit to see if they are liable. *Mr. Berry* asked if it is something that can be corrected. *Mr. Vedra* stated that the damage was all into the roof and down the concrete walls. He said it is too significant to try and clean.
4. Ms. Kelly, Clerk of Council, referenced a letter received by Mr. Wolske concerning the Rezoning of Plum Run.
5. Mr. Todd Hurley, Dir. of IS, commented on the accusations from Mr. Weaver. He said those statements are false and he has been listening to them for over six months at Council meetings. He said in January, he will have 30 years of service and in his time here, there has never been a

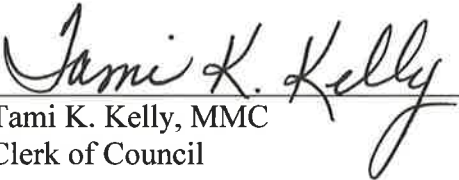
permanent deletion and loss of record in any system he manages. He said he takes offence to the accusations that Mr. Weaver continues to make. He said he appreciates Mr. Smith correcting some of the statements Mr. Weaver has made, so tonight it is his turn to state that Mr. Weaver's comments are incorrect and no records have been permanently lost.

Ms. Houk commented that it is important that everyone at the dais speaks up about the defamatory statements that are being made about the Staff. She said Council needs to enforce their own rules of decorum. No one, in the interest of respectful conversation and discourse, should be entitled to stand at the microphone and make unfounded, false statements. She said New Business should be new and business.

President Berry stated that certain actions that have been tolerated over many months will no longer be tolerated. If someone stands up and starts defaming a member of Council or City Staff, they will be removed if it continues.

4. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:12 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
Chair

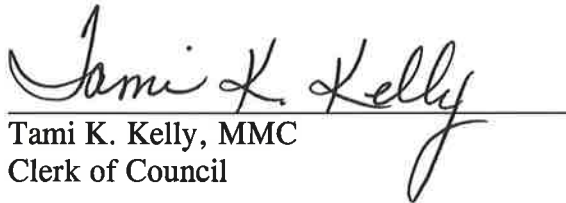
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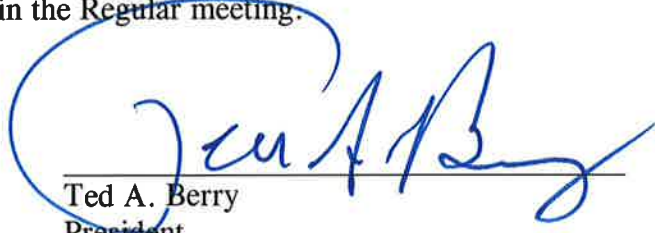
December 05, 2022

Council met at 6:30 p.m. in the Council Chambers, 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


Ted A. Berry
President