

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 18, 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:

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

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

Ms. Houk moved to add Resolution CR-10-19 to the agenda, under Finance; seconded by Mr. Schottke.

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

3. The Chair recognized Mr. Randy Seymour and Mr. Grody of the Elks, who provided a donation of \$1,500.00 for the DARE Program and the Canine Unit.

The Chair then recognized Mayor Stage who administered the Oath of office to: Kyle Coffee, Police Officer; Sgt. Rick Forney; and Lt. Doug Olmstead.

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

1. Ordinance C-11-19 (Approve the Special Use Permit for a Drive-Thru Window for Bank of America located at 2336 Stringtown Road) first reading. Second reading and public hearing will be held April 15, 2019.
2. 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 public hearing.

Mr. Cory Theuerkauf, Rockford Homes, said they are requesting an amendment to the condos in Section 5. The new units have a reduced square footage and would be a story and a half rather than 2-stories.

Mr. Schottke questioned the dormers on the front and the roof line. He said the previous design had more break-up of the roof line. Mr. Schottke asked if they could do something to the front to break up the mass of the roof line. Mr. Theuerkauf said he could look at enhancing the front, but his architect is not here tonight. Mr. Schottke asked about the rear design, that Planning Commission asked be changed. Mr. Theuerkauf said they have not made any changes. Most of the units back up to the wooded area. There are some that will back up to Borror Road and they could add some landscaping to hide them.

Mr. Robinette asked what the percentage of stone is on the proposed standard versus the current Standard. Mr. Theuerkauf said the proposed is 17%. Mr. Robinette asked if they could increase it. Mr. Theuerkauf said the proposed percentage meets the requirement of the Zoning Text.

Mr. Berry asked what the price point is on the proposed unit. Mr. Theuerkauf said about \$300,000 per unit. Mr. Berry asked what the price is for the current unit. Mr. Theuerkauf said they were \$340,000 in Hilliard, but it all depends on site development. Mr. Berry said this proposal is boring. It looks like an apartment building with garages. Rockford builds a quality product and he just doesn't see it with this. Mr. Theuerkauf said these have been very successful in Hilliard. They are trying to provide something affordable. Mr. Berry said he thinks they can do better, that doesn't look like all garages. He said he doesn't think it fits into the current neighborhood and asked that they do more.

Ms. Houk said comparing the two is hard because the proposal is a sketch and the approved unit is a color rendering. She said she understands that Rockford is trying to provide an affordable unit. She said what is really changing is 2-story to 1 ½ story; square footage and price point.

Mr. Berry asked if they could bring back something that would enhance the façade and fit into the neighborhood better. Council agreed that this looks more like an office or institution and would like to see something with more curb appeal. Mr. Theuerkauf said he could try to bring something back and still stay within a certain price point.

Mayor Stage asked why they aren't proposing the same unit that is in Chestnut Farms. He said that product really took off, once the recession was over. Mr. Theuerkauf said the building pad would not fit in this area. Mayor State said if they are looking for some direction, those units in Chestnut Farms have some personality. They could be used as an example.

There being no additional questions or comments, Mr. Berry moved it be postponed to April 1, 2019; seconded by Ms. Houk.

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

3. Resolution CR-07-19 (Approve the Development Plan for The Residences at Brown's Farm/The Cottages at Brown's Farm) was given its reading and at the request of the Petitioner, Mr. Schottke moved it be postponed to April 15, 2019; seconded by Ms. Houk.

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	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. John Sharron, resident, voiced opposition to this project. He said this proposal is exactly the same as Redwood project, which was eventually withdrawn. He read from the Staff Report from the 2017 project where this type of development did not meet certain requirements and was recommended for disapproval. In 2019, the Staff Report says findings are met and recommended approval. Mr. Sharron said the GC2050 Plan suggests a lower density and read excerpts concerning the rural area and State Route 104 remaining the same. He asked what happened in the last 17 months that changed the Staff recommendation. He said he likes parts of this project, but none of this changes the fact that the density is 5 units per acre and it is incompatible with the single-family character of the neighborhood. He asked that they deny this request based on the misinterpretation and arbitrary application of the rules.

Mr. Schottke said the Developer has requested a postponement, so Council will not be going through the whole development tonight. He said if anyone is interested, they can go on the City's website to see all the drawings and the full proposal.

Mr. Mark Babbitt, resident, asked what the price per unit for these would be. He shared concerns over the proximity to the Conservation Club.

Ms. Suzanne Hirth, Holton Road resident, asked that Council consider carefully the appropriateness of this development as far as the land use and materials. She asked to please consider what is around this area. Pinnacle Golf Course is not far away. She said she feels we want to attract the best possible use of the property for the surrounding area. She said she is really concerned over just sticking something in there.

Mr. Jeff Broaden, Holton Rd. resident, voiced concern over the architecture. He said it looks like a school building. He said he hopes Council really considers this plan. He said he was hoping to see something better, as he is not impressed with what is presented.

Ms. Brenda Steinhoff, Holton Rd, voiced opposition to the architecture. She said the developer talks about maintaining a rural, farm look. She said this doesn't look like rural/farm. She asked what the State will do with S.R. 104. She said this puts more traffic on an already overtaxed roadway. Mr. Boso said this Development Plan would call for a realignment of Holton Road to create a new intersection into the Metro Park and be controlled by a traffic light. Ms. Steinhoff said she appreciates those improvements but that doesn't take care of S.R. 104.

Ms. Jessica Moritz, Holton Rd, voiced concern over the property beside this lot. She said that is one of the most beautiful properties in Grove City. She said you usually see this type of development set behind commercial areas. They are not set in the middle of a rural area. She said she doesn't want to see the existing homes squeezed out, as has happened in other areas.

Ms. Courtney Clark, Natalie Dr., said she they don't live near this area, but frequent the Metro Park

often. She said we are blessed to have some rural parts of Grove City. She said this doesn't look rural at all. She said \$2,000.00 per month seem extremely high. That is more expensive than her very nice home. She said this is very far from any bus lines and doesn't seem to be the best fit for apartments. More apartments may be needed, but this is not the area for them to be.

Mr. Rick Young, Holton Rd., stated that he doesn't feel this is a good fit for this piece of land. He voiced concern over the entrance onto Holton Rd. He said adding more traffic to this area is not a good idea. Holton is a speedway and adding more traffic to SR 104 is bad.

There being no additional questions or comments, Mr. Schottke moved it be postponed to 4-01-19; seconded by Ms. Houk.

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

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

1. Ordinance C-10-19 (Amend Various Section of Chapter 161 titled Employment Provisions for City Employees) was given its second reading and public hearing.

Mr. Boso, City Admin., explained that this changes the Employment Provisions to place all Part-Time employees in one category; the addition of a new Planner position; and a change in some salaries. It also provides for a transition in the Safety Dept. to account for retirements, etc. so that an officer could be hired before that transition.

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

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

2. 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 first reading. Second reading and public hearing will be held on April 01, 2019.
3. 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 first reading. Second reading and public hearing will be held on April 01, 2019.
4. Resolution CR-09-19 (Establish a Grove City Citizen Financial Review Task Force) was given its reading and public hearing.

Ms. Houk explained that this was discussed in the goal setting meeting. She said this is an attempt to get ahead of any financed discussions that may be necessary. She explained the duties and that they

will take resumes from those interested in serving. The hope is that after a six month process, there are some options presented that suggest how the City can accomplish their goals while staying on sound, financial footing.

Mayor Stage there is no red flag that is prompting this. It is just to have a more global view. He said we do have many shared services with the County, Township and School District. Those all come in to play, when looking at long term goals.

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

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

5. Resolution CR-10-19 (Support the proposed increase in the Ohio Motor Fuel Tax of \$0.18 per gallon and Oppose the proposal to remove the requirement for both a Front and Rear License Plate in Ohio House Bill 62 and Urging Senator Kunze and Representative Lanese to support same) was given its reading and public hearing.

Mr. Schottke stated that he and Mayor Stage are members of Mid-Ohio Regional Planning Commission and share in their support of this increase. It will provide the City with over a million dollars for our street improvements. The last increase was in 2005.

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

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	No
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. Schottke said we passed an Ordinance over throwing newspapers and bags in the street, etc. He asked if there is any update. Mr. Robinette said he and Ms. Houk have met a couple of times with The Columbus Dispatch. Ms. Houk said the Dispatch has shared some ideas to uphold the new ordinance. She asked the public to be patient while this is being worked out. She also asked the public to let them know about any problem areas.

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

1. Mayor Stage submitted a Mayors Court Report and Mr. Schottke moved to accept same; seconded by Mr. Davis.

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

Mayor Stage reported that they did sign a Letter of Intent with COTA to be the Pilot program for the Last Mile. He said with all the things that are happening in the State Legislature, it might be a good idea to get an update from Representative Lanese. He said we have three lobbyists, but we are only hearing their side.

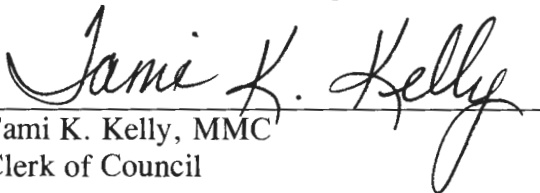
2. Chair Robinette asked the Law Director for a report on the Press Box Liquor Permit. Mr. Smith indicated that the Police have done a very good job working with the new owners to address the issues and requested that Council withdraw their request for a hearing on this permit.

Mr. Robinette moved to withdraw the Request for a Hearing on the Press Box Liquor Permit; seconded by Mr. Davis.

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

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

Council adjourned at 8:30 p.m.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
President