CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 15, 2021 Regular Meeting

Council reviewed the agenda in Caucus at 6:30 and the regular meeting of Council was called to order by President Houk at 7:00 p.m. by a virtual Webex connection due to the Coronavirus-19 pandemic, as temporarily allowed by the State.

Roll was called and the following members were present:

Roby Schottke *Aaron Schlabach* *Christine Houk* *Randy Holt* *Ted Berry*

1. Mr. Schottke moved to dispense with the reading of the minutes from the previous regular and special meetings and approve as written; seconded by Mr. Holt

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

2. The Chair read the agenda items and Mr. Schottke moved to add Ord. C-14-21 to the Lands Committee; seconded by Mr. Schlabach.

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

All other items were approved by unanimous consent.

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

1. Ordinance C-11-21 (Rezone 3353 Grove City Road from Ind-1 (Light Industry) to C-2 (Retail Commercial)) was given its first reading. Second reading and public hearing will be held on 04/19/21.

2. Ordinance C-12-21 (Approve a Special Use Permit for an Automotive Dealer for Gibby's Auto Exchange located at 3422 Mill Street) was given its first reading. Second reading and public hearing will be held on 04/05/21.

3. Ordinance C-13-21 (Approve a Special Use Permit for a Car Wash for Moo Moo Express Car Wash located at 2607 London-Groveport Road) was given its first reading. Second reading and public hearing will be held on 04/05/21.

4. Ordinance C-14-21 (Amend Sections 1131.03 and 1137.05 of the Codified Ordinances to device "Privacy Fence" and restrict their use) was given its first reading. Second reading and public hearing will be held on 04/05/21.

5. Resolution CR-14-21 (Approve a Development Plan for Moo Moo Express Car Wash located at 2607 London-Groveport Road) was given its reading and at the request of the petitioner, Mr. Schottke moved it be postponed to 04/05/21; seconded by Ms. Houk.

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

6. Resolution CR-15-21 (Approve a Development Plan for Beulah Park – Sub-Area G located north of Curtis Avenue) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., provided an overview of the project and noted that it meets the Zoning Text.

Mr. Schottke reviewed the stipulations and asked if the sod is required to be installed before or after the end of construction. Ms. Fitzpatrick, Dir. of Service, stated that the timing varies for each development, but for this project, it is intended to go in last. Mr. Pat Kelley, Developer, agreed to the stipulations.

Mr. Berry stated that these units were to be owner occupied Townhomes, not rental units. He also voiced concern over a three-story building height. Mr. Pat Kelley explained that they will be set up for Condo ownership, but the units will start out as rental units. The three-story buildings across from the park will be large units and available for purchase.

Mr. Holt asked if these had elevators or stairways that were exposed to the outside. Mr. Kelley said no. The stairs are all enclosed and there would be no elevators. Mr. Holt shared concern over the vinyl siding.

Ms. Houk confirmed with Mr. Kelley that the units across from the park would be available for purchase right away. She asked if the rest of the units would be converted to condos for purchase at a later date. Mr. Kelley said yes. That is why they are being set up as condos from the onset. He said this area is in an opportunity zone and that is the reason for the design and marketed in this manner. Ms. Houk pointed out that the Zoning Text allow for 154 units and this plan shows 82. Mr. Kelley said these are larger units.

Mr. Berry asked if Mr. Kelley would commit that the three-story units will be sold and not rented. Mr. Kelley said he could not do that now, but it is their plan. He said they need to gets costs confirmed.

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

Mr. Holt	No
Mr. Berry	No
Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes

7. Resolution CR-16-21 (Adopt the Park at Beulah Master Plan dated February 24, 2021) was given its reading and public hearing.

Mr. Schottke read the "whereas" statements in the Resolution to review the timeline of this Plan.

Mr. Chuck Boso, City Admin., provided an overview of the Plan and the cost estimates.

Mr. Sam Clark, Chairman of the Park Board, voiced support for this Plan on behalf of the Board.

Mr. Kintz, stated that there have been a number of different proposals come forth. He questioned if an amphitheater makes sense for this park as opposed to one of the other proposed parks that have been looked at over the past year. Mr. Schottke commented that this Park Plan has always shown an Amphitheater. He said programming would determine the size and uses. He feels it is an appropriate location for an amphitheater.

Ms. Houk stated that she fees this Plan has already been agreed to some time ago. She said this is a dynamic, long term planning document for the park and hopes that as this park space gets developed, we keep our eyes/ears open for changes that we haven't thought of before. She said the Parks & Rec. Department & Park Board are those that prioritize the amenities for the park spaces throughout the community and makes sure they are a representation of what the residents want to see.

Mr. Holt stated that it is his desire to move this forward as there is massive development in the area and an expectation for a park in the area. He said the Parade of Homes will be there later in the year and we have an opportunity to move forward and make a difference.

Mr. Schlabach agreed with Ms. Houk's comments and believes we are in too big of a rush. He would rather have more discussion over the design rather than to piecemeal it.

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

Mr. Berry	Yes
Mr. Schottke	Yes
Mr. Schlabach	No
Ms. Houk	Yes
Mr. Holt	Yes

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

1. Resolution CR-17-21 (Authorize the City Administrator to enter into an Agreement and Cooperate with the Ohio Director of Transportation for the Resurfacing of State Route 104) was given its reading and public hearing.

   Mr. Boso, City Admin., explained that ODOT is planning improvements in the area. He said there will be improvements at White Road with turn lanes. He said there will not be any charges to the City.

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

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

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

1. Resolution CR-18-21 (Waive the Provisions of Section 139.05 titled Bidding Purchases & Procedures for the Replacement and Upsizing of a portion of the Hoover Road and Kingston Avenue Storm Sewer) was given its reading and public hearing.

   Ms. Fitzpatrick explained that we discovered a bottleneck in the storm sewer lines while reviewing the plans for the new Schoedinger development on Hoover Road. The Contractor on-site for Schoedinger is willing to perform the needed upgrade to our lines at the same time he is performing the necessary work for this development. This is the most efficient and economical way to get the upgrade completed. This is the reason for the request to waive the bidding procedures. She said it will help eliminate street flooding at Kingston & Knapp and along Hoover Rd.

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

Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	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 gave his report and noted that we are working on vehicles being hijacked, which is happening all around the region.

2. Mr. Smith, Dir. of Law, noted that he and his team are working on the Electric Aggregation efforts and it has not been forgotten about. He will update Council as they move along.

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

Adjourn at 8:17 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
Chair