CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

March 06, 2023 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* *Randy Holt* *Christine Houk*

1. Mr. Berry moved to approve the Minutes from the previous meeting and approve as written; seconded by Mr. Sigrist.

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

2. President Berry recognized Mayor Stage who, with the assistance of Safety Director Teaford and Chief Fambro, administered the Oath of Office to the new Sergeants – Brittany Hennessy & Jeremy Roach; and new officers – Clayton Saunders, Donovan Perez-Jackson and Russell McCune.

   President Berry recognized Mr. Steve Jackson, President of SWFC Historical Society, who provided Council with their Annual Report.

3. 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 S.R. 665 and east of S.R. 104 from SF-1 to PUD-R with zoning text) was given its second reading and public hearing.

   Mr. Mike Keller, City's Consulting Engineer, provided an overview of the potential road improvements along S.R. 104 and the SR104/665 intersection. He explained that ODOT is working on improvements away from this area to improve the traffic.

   Mr. Boso, City Admin., stated that there is a proposal to establish a Non-School Tax Increment Financing area to help pay for the road improvements.

   There being no additional questions or comments, Mr. Schottke moved it be postponed to 04/03/23; seconded by Ms. Houk.

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

2. Ordinance C-04-23 (Approve the Plat of Holton Run, Section 4 located S of Demorest Dr. & N of

Chancellor Dr.) was given its second reading and public hearing.

Mr. Tom Tolbert, representing petitioner, was present to answer questions on this and Ord. C-05-23.

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

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

3. Ordinance C-05-23 (Approve the Plat of Holton Run, Section 5 located S of Demorest Dr. & N of Chancellor Dr.) was given its second reading and public hearing and Mr. Schottke moved it be approved; seconded by Mr. Holt.

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

4. Ordinance C-06-23 (Approve a Special Use Permit for a Day Care for Daystarz Child Care LLC located at 5968 Hoover Road) was given its second reading and public hearing.

Ms. Shields, Dev. Dept., provided an overview of the proposal. She said the applicant provided additional information regarding their operations and a revised site plan to show the play area that includes the canopy area.

Mr. Schottke moved to replace the site plan with the one dated 3/6/23; seconded by Ms. Houk.

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

Ms. Donyette Dunlap, owner, was present to answer any questions.

Ms. Daphne Hawk, Landings Way, voiced opposition to this request. She feels this is not an adequate location due to the traffic congestion at the intersection with Hoover Road. She said the peak business times coincides with the peak rush hour times. She also has concerns with people cutting thru the condo complex. She said these are private roads and there are no sidewalks. She shared safety concerns for the condo residents walking in their neighborhood.

Mr. Steve Mills, Landings Way, voiced concerns with appropriate parking. He said the information shows 12 – 15 staff members with only 16 parking spaces provided. He said they are cutting off the entire back area that could be used for parking. He also shared concerns for the circulation and traffic congestion at this intersection. He fears that when people discover that they can get thru the condo association, there will be increased traffic through their neighborhood and over their small decorative bridge that the Association must maintain. He said he believes this will adversely affect the use of the adjacent properties and will impose a significant and different traffic impact due to the anticipated use of the old bank property. He said this will affect the homeowners and will affect the Day Care users who will get frustrated attempting to get out.

Mayor Stage shared a picture of the striping coming out of Kroger that shows an arrow allowing traffic to go straight across. He said there needs to be a sign that says no outlet and the "private property" sign of the Condo Association needs to be bigger. He said the City will work with the Landings to help stop the cut-thru traffic. He said this is regardless of the Day Care or any other tenant.

Mr. Mike Ward, Landings resident, voiced concern over noise of the proposed play area. He said it would be located very close to the back yards of the condos. He said he feels this will adversely affect the use of his property and its resale value.

Ms. Houk explained that a Special Use request is a time to weigh the impact on the surrounding community. She shared concerns over parking for staff and parents at key times of the day, parking for special events or activities; traffic flow at the intersection; proximity of the playground to the residential neighborhood, as it is very close to the property line and the rear of the homes. She said she does believe that this Use impacts the safe movement in the corridor and the character of the surrounding neighborhood.

Mr. Holt commented that he doesn't feel the traffic will be an issue, as it will be less than what the bank had. It has always been commercially zoned and doesn't know what better neighbor could go in there, other than a day care. He said he is not willing to strand this property for purposes of a day care and limited problems of traffic.

Mr. Schottke asked about the location of the playground area. Ms. Shields said the site plan showed an expansion of the play area and it was taken out due to phasing. Ms. Donyette Williams explained that the play area shown is temporary. It will be relocated to the yellow triangle on the map, once they get moved from their current location and can get it constructed – hopefully, within the first 12 months.

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

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

5. Resolution CR-56-22 (Approve the Development Plan for Communities at Plum Run located north of S.R. 665 and east of S.R. 104) was given its reading and at the request of the petitioner, Mr. Schottke moved it be postponed to 04/03/23; seconded by Ms. Houk.

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

6. Resolution CR-07-23 (Approve the Development Plan for Courtyards at Mulberry Run located N & S of White Road) was given its reading and public hearing.

Mt. Smith, Dir. of Law, explained that Ms. Houk discussed a potential conflict with this project and he recommended that she not participate.

Mr. Berry moved to excuse Ms. Houk from discussion and voting of this project; seconded by Mr. Holt.

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

Mr. Schottke stated that he spoke to the developer about his concerns over the straight stretch of road within the development and suggestions were discussed to address this issue. Mr. Schottke moved that Section 1 be amended to include the following stipulation: *Features such as curb bump-outs, road curvature, additional landscaping, and varied building setbacks shall be added to Lynn Drive between lots 4 and 18 to add visual interest to the roadway*; seconded by Mr. Berry.

Mr. Holt	Yes
Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes

Ms. Shields, Dev. Dept., provided an overview of the project. She explained that the developer has chosen to extend the sidewalk from their property west to the McDowell intersection for safe crossing rather than putting in striping across White Road from their entrance.

Mr. Mike Reeves, representing petitioner, explained that they will be extending the sidewalk within City owned right-of-way. He said there is sufficient space from the curb to the barrier to fit a five foot sidewalk.

Mr. Stanley Ray, Michelle Dr., asked if there was any relief between Michelle Drive back yards and the new development. He said at one time there was a mound or a fence proposed. Ms. Shields confirmed that there will be mounding and landscaping installed, as shown in the stipulation.

Mayor Stage said Epcon has agreed to remove the rural fencing along White Road and replace it with a more decorative fencing and he asked that this be added as a stipulation.

Mr. Schottke moved to amend Section 1 to include a second stipulation, as follows: *The rural fencing along White Road will be removed and replaced with a decorative fence*; seconded by Mr. Berry.

Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes

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

Mr. Sigrist	No
Mr. Berry	Yes

Mr. Holt	Yes
Mr. Schottke	Yes

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

1. Resolution CR-08-23 (Declaring the necessity of constructing certain sidewalks on Addison Dr., Angela Dr., Eleanor Ave., Haughn Rd., Kingston Ave., Parlin Dr. and Reaver Ave. and requiring that abutting property owners construct same) was given its reading and public hearing.

   Ms. Houk explained that this is the second step in the Sidewalk Program. Once approved, the property owners will receive notice of the required improvement and the details.

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

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

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

1. Ordinance C-07-23 (Provide for the Issuance and Sale of Bonds in the maximum principal amount of $9,000,000.00 for the purpose of paying the costs of improving the City's Parks & Recreational facilities by constructing the Beulah Community Park to include, among other improvements, various utility, roadway and pedestrian related improvements, fitness areas together with related equipment, a splash pad, various structures, landscaping, street lighting, signage and parking, together with all other necessary appurtenances thereto) was given its second reading and public hearing.

   Mr. Holt explained that this takes the Notes that we have for Beulah Park and turns them into Bonds.

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

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

2. Ordinance C-08-23 (Make amendments to Section 161.10 of the Codified Ordinances titled Employee Status, Number of Employees per Department, Pay Grades) was given its first reading. Second reading and public hearing will be held on 03/20/23.

3. Ordinance C-09-23 (Appropriate $8,450,000.00 from the Pinnacle Tax Increment Financing Fund for the Current Expense of Improvements to Holton Road) was given its first reading. Second reading and public hearing will be held on 03/20/23.

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 the Mayor's Monthly Report and Mr. Berry moved to accept same; seconded by Mr. Holt.

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

He then reported on The Sunshine Gang, who presented crocheted blankets for the Police Officers to have in the cruisers for children. It is Red Cross Month, which we have had in the City since 1990. It is the 100th anniversary of the Masonic Lodge. He said the starting guard for UCLA in last night's game was Gina Conti, a 2017 GCHS graduate. Finally, he expressed condolences for the loss of Jimmy Toles, Virginia Cotton, and former Council Member Ron Margello.

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

Adjourned at 9:20 p.m.

Tami K. Kelly
Tami K. Kelly, MMC
Clerk of Council

Ted A Berry
Ted A. Berry
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

March 06, 2023

Council met at 6:30 p.m. in the Council Chambers, City Hall, 4035 Broadway.

Council Members reviewed the Agenda items.

Ms. Kelly, Clerk of Council, updated Council on the Pre-bid meeting for the Council Chambers Renovation.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry

Ted A. Berry
President