

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 04, 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. Ms. Houk moved to excuse Mayor Stage; seconded by Mr. Berry.

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

2. Ms. Houk moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Schottke.

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

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

4. President Robinette recognized Dr. Wise and members of the SWCS staff and Children's Hospital for Reach Out and Read Month. He presented them with a Proclamation and some books from Council Members to kick off their campaign.

President Robinette recognized Mr. Steve Johnston, President of the Historical Society for their Annual Report. Mr. Johnston provided a year in review for their 2018 Annual Report. He provided highlights of what they accomplished and their goals for 2019. He noted that they were voted as having the best outreach program in the State. He thanked City Staff and honored John Mannering, Adam Rowe, Cody Johnson, Jason Stickle, and Bobbie Walker for all their work on the Train Depot.

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

1. Ordinance C-68-18 (Approve a PUD-R Zoning Classification with Zoning Text for a 209.5 acre parcel located West of S.R. 104 and North of S.R. 665) was given its second reading and public hearing.

Mr. Schottke noted that there is a revised Zoning Text for this request. He moved to replace Exhibit "A" with the new Zoning Text dated 2-25-19; seconded by Ms. Houk.

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

Mr. Jason Wisniewski, Fischer Homes, said he submitted a letter from the School District concerning the school site. He reviewed the changes in the revised Zoning Text. He shared some slides to show the surrounding area and the subareas for their project. He said they have agreed to road improvements, as approved by the City's Engineers. They are also donating money for a traffic light if one is warranted at S.R. 665 and S.R. 104. He feels they have offered a quality development with a variety of housing options. It has a large amount of open space and three (3) miles of trails. They are providing a school site option. He said they have been consistent with their request and thanked Council for their consideration.

Mr. Schottke commented that Indian Trails has been a cornerstone for this area of Grove City. He said he appreciates the addition of the Park and trails to this Subdivision.

Mr. Tom Boomer, Jackson Pike resident, voiced concern over the amount of traffic this will add to State Routes 104 and 665. He said it is already very busy at all hours. It was explained that a Traffic Study was completed and a light is not warranted at this time. ODOT has reviewed and approved that Study. Mr. Bloomer said he still feels that the addition of 700 cars will have a detrimental impact. He said he appreciates the Study, but he travels it every day and knows the volume.

Mr. Berry asked the Administration's opinion on having Townhomes or Apartments in this area. Mr. Boso said without knowing the product, it is difficult to say. Mr. Berry said he objects to multi-family in this area. He moved to amend the Zoning Text under Section IV, C, to remove b. Townhouses and c. Attached and/or detached Apartments, or Condominiums; seconded by Ms. Houk.

Mr. Schottke commented that he believes that condominiums would be acceptable in this area. Mr. Berry asked if our Code defines Condo's differently from Apartments. Mr. Smith, Dir. of Law, said it does not define them different. Multi-family is multi-family.

Mr. Davis	No
Mr. Berry	Yes
Mr. Schottke	No
Ms. Houk	Yes
Mr. Robinette	No

Ms. Houk and Mr. Berry commented that this offers a quality product, but the density and inclusion of multi-family is not something they are comfortable with. The strain on the road and the timing is something Ms. Houk felt was also of concern.

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

Mr. Berry	No
Mr. Schottke	Yes
Ms. Houk	No
Mr. Robinette	Yes
Mr. Davis	Yes

2. Ordinance C-69-18 (Approve the Annexation of 209.5 acres located West of S.R. 104 and North of S.R. 665) was given its second reading and public hearing and Mr. Schottke moved it be approved; seconded by Mr. Davis.

Mr. Schottke	Yes
Ms. Houk	No
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	No

3. Ordinance C-03-19 (Approve the Rezoning of 0.495 acres located at 615 Grant Avenue from D-1 to R-2) was given its second reading and public hearing.

Mr. Schottke noted that the owner apologized for not being able to attend. He explained that this changes the zoning to a higher & better use to R-2- single-family residential.

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

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

4. Ordinance C-06-19 (Authorize the City Admin. to enter into a Developers Agreement with Grand Communities LLC for Public Improvements in the proposed Farmstead Development) was given its second reading and public hearing.

Mr. Boso stated that this Agreement provides for the Developer to supply water, storm water, sewer and electric to the school site.

Ms. Houk noted that there would be a number of acres that the City will have to maintain.

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

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	No

5. Resolution CR-01-19 (Approve the Development Plan for Farmstead – Hancock Property located at 62 Jackson Pike) was given its reading and public hearing.

Mr. Jason Wisniewski was present to answer any questions and agreed to the five stipulations set by Planning Commission.

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

Mr. Davis	Yes
Mr. Berry	No
Mr. Schottke	Yes
Ms. Houk	No
Mr. Robinette	Yes

6. Resolution CR-03-19 (Approve the Preliminary Development Plan for The Villas at Pinnacle located at 1283 White Road) was given its reading and public hearing.

Mr. Schottke noted that the Developer held a meeting for the surrounding residents to answer any concerns.

Mr. Jack Reynolds, attorney for petitioners, was present to answer questions and provide an overview of project.

Mr. Berry said in the community meeting there was a question of water flow. Mr. Dennison, Engineer, said the water flow will maintain its existing flow. Mr. Berry asked if the homes would be built up above grade, resulting in water draining to neighbor's lots. Mr. Dennison said the City Code does not permit them to allow the water to flow onto other people's lots.

Mr. Patrick Oravec, Carnoustie Court, said MI told many of the homeowners that the area behind them would never be built on. He asked if there would be details to the landscaping. It was explained that the final Development Plan would have all the detail.

Ms. Houk said she looks forward to reading the Traffic Study and thanked the Developer very much for holding a meeting for the area residents.

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

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

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

1. Ordinance C-08-19 (Authorize the City Administrator to execute the Acknowledgement with the Franklin County General Health District and Clarke Environmental Mosquito Management, Inc. for Mosquito Services) was given its second reading and public hearing.

Mr. Boso, City Admin., said this is a three way agreement for a Regional approach for mosquito control. It is a three year contract.

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

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

2. Resolution CR-05-19 (Establish a Grove City Environmental Sustainability Committee) was given its reading and public hearing.

Mr. Berry explained that this is a result of the Goal setting meeting this year. He said it is to create a Comprehensive Plan for the City with respect to Sustainability. He shared some of the topics to be focused on.

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

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

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

1. Ordinance C-09-19 (Replace Exhibit "A" of the Town Center Commercial Revitalization Grant Program, as approved by Ord. C-31-18) was given its second reading and public hearing.

Mr. Jason Feltz, 3262 Rose Ave., voiced support for this ordinance. He said the vitality of this Program is to beautify the town and enhance revitalization. He said an expansion to the North will enhance the entire corridor and help revitalize the whole corridor and further develop the Town Center.

Mr. Berry voiced support for this ordinance. He said it only makes sense to extend it to Southwest Blvd. As you cross over Southwest Blvd., you enter the heart of the City.

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	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

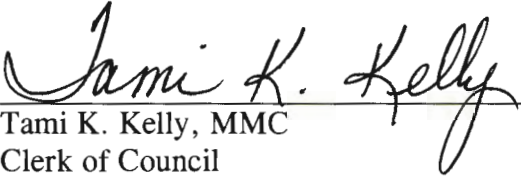
2. Ordinance C-10-19 (Amend Various Section of Chapter 161 titled Employment Provisions for City Employees) was given its first reading. Second reading and public hearing will be held on 3/18/19.

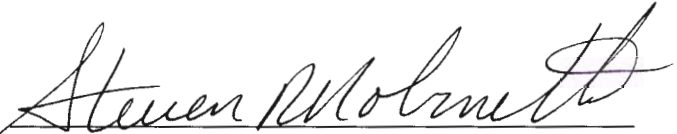
The Chair asked that any new business to be brought before the attention of Council be done so at this time.

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

1. 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

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

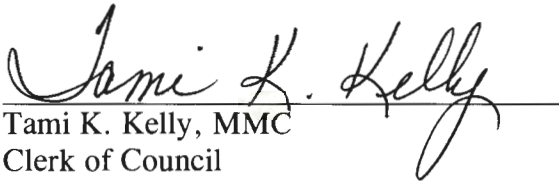
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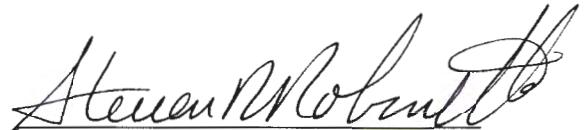
Council met at 6:30 p.m. in the Council Caucus Room, City Hall, 4035 Broadway.

Council Members reviewed the Agenda items.

Ms. Kelly announced that there are two Liquor Permits requesting stock changes. Once is for Fiesta Mariachi and the other is for Turkey Hill (Kroger) on Stringtown Road. Council had no objection to either Permit and Ms. Kelly said she would mark them as not requesting a hearing.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
Chair