

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

December 04, 2017

Regular Meeting

The regular meeting of Council was called to order by President Schottke at 7:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Steve Bennett *Steven Robinette* *Roby Schottke* *Jeff Davis* *Ted Berry*

1. Mr. Davis moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Bennett.

Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes

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

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

1. Ordinance C-58-17 (Providing for the Issuance and Sale of Notes in the Maximum Principal Amount of \$6,000,000.00 in the anticipation of the Issuance of Bonds, for the purpose of Paying the Costs of Improving and Extending Columbus Street between Certain Termini by constructing certain roadway improvements, including widening, opening, improving, excavating, grading, draining, paving, extending, or changing the line of roads, streets, sidewalks, alleys or curbs and gutters and landscaping, any related public utility improvements, street lighting, traffic signalization, electrical lines, and signage and Acquiring necessary Real Estate and Interests therefor, together with all necessary and related appurtenances thereto) was given its second reading and public hearing.

Mr. Roger Burket, Grassle Rd, voiced opposition to this Ordinance. He believes it is not necessary to extend Columbus Street to enter a redeveloped Beulah Park. He said the City could buy a small chunk of property on Front Street to gain access and build a plaza with almost the same distance to the Town Center. He also fears the potential for property taxes to be raised. Finally, he said this would be very hard on their existing businesses on Grant Ave. He said this is the big one for them. He asked for five no votes.

Ms. Christine Houk, Stargrass Ave., gave her synopsis of meetings held about the Beulah Park project. She questioned the timing for this Ordinance. She said hastily making a decision to fund the extension of Columbus Street would be irresponsible, in light of the concerns of loss of revenue and the challenges for future budgetary needs. She said this extension is just a piece of the puzzle. She said that as the balance of the decisions related to the Beulah Park redevelopment will be made after she begins her term on Council, she asked that Council holds off of voting until she can officially be part of the discussion.

There being no additional questions or comments, Mr. Davis moved to table this ordinance; seconded by Mr. Robinette.

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes

2. Ordinance C-62-17 (Appropriate \$6,000.00 from the Senior Nutrition Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on Dec. 18, 2017.
3. Ordinance C-63-17 (Authorize the City Administrator to Convey Excess Personal Property to the Village of Zaleski, Ohio) was given its first reading. Second reading and public hearing will be held on Dec. 18, 2017.
4. Ordinance C-64-17 (Amend Section 194.06 of the Codified Ordinances titled Credit for Tax Paid to Other Municipalities) was given its first reading. Second reading and public hearing will be held on Dec. 18, 2017.

The Chair recognized Mr. Robinette, Chairman of Safety, took the floor for discussion and voting under said Committee.

1. Ordinance C-59-17 (Amend Various Sections of Chapter 1411 to Adopt the 2018 International Property Maintenance Code by Reference with Certain Administrative and Technical Amendments to suit the particular needs of Grove City) was given its second reading and public hearing.

Mr. Robinette stated that this and the next ordinance are adopting Maintenance Codes. He asked Mr. Mike Boss, Chief Bldg. and Zoning Official, to explain. Mr. Boso said that this is an update to the International Property Maintenance Code, which is a Model Code that leaves Sections blank that we fill in to correspond to our geographic area. He said they run parallel with the Buildings Codes. Mr. Robinette asked about enforceability. Mr. Boso said enforcement works as adoption of these Codes helps keep us more up-to-date.

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

Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes

2. Ordinance C-60-17 (Repeal and Replace Chapter 1325 titled Swimming Pools with the 2018 International Swimming Pool and Spa Code by Reference with Certain Administrative and Technical Amendments to Suit the Particular Needs of Grove City) was given its second reading and public hearing and Mr. Robinette moved it be approved; seconded by Mr. Schottke.

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

The Chair recognized Mr. Bennett, Chairman of Lands, took the floor for discussion and voting under said Committee.

1. Ordinance C-61-17 (Accept the Plat of Becknell SouthPark Place located at 3265 SouthPark Place) was given its second reading and public hearing.

Ms. Amanda Spencer was present on behalf of the owner to answer any questions.

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

Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes

2. Ordinance C-65-17 (Approve the Rezoning of 6.584 acres located at 2384 Stringtown Road from C-2 to PUD-R with Zoning Text) was given its first reading. Second reading and public hearing will be held on January 16, 2018.
3. Resolution CR-49-17 (Approve the Preliminary Development Plan for Beulah Park located South of Southwest Blvd. and East of Demorest Road) was given its reading and public hearing.

Mr. Donald Plank - attorney for petitioner, and Mr. Kelley - owner, were present to answer any questions. Mr. Plank this preliminary plan is asking for approval of the concept only. He said they have proposed many items that are set out in their Standards Text. He said they will come back for zoning approval and approval for each subarea. He said this process gives them the opportunity to share their vision and he turned it over to Mr. Gary Schmidt, Land Planner, who shared a slideshow of the potential planning of the project. He said the plan is based on New Urbanism design. A primary component to this type of development is walk-ability to shops/restaurants/parks. He said they see the extension of Columbus Street to be key to this connectivity. It puts homes closer to the sidewalk. They plan to donate a large park. He shared samples of possible architecture of the buildings in each subarea.

Mr. Davis said the apartments shown are in a more suburban setting rather than close to a downtown like this area. He asked if that makes a difference. Mr. Plank said the buildings would be out front with parking in the back and access for walk-ability. Mr. Davis said the office area looks like retail buildings. Mr. Plank & Mr. Schmidt said the flex buildings do look like retail. He said that area is very preliminary and have no one ready to build them at this time. Mr. Davis asked why they believe Columbus Street must be extended. Mr. Plank said when the alignment and extension of Columbus St. was done there were discussions to further extend Columbus St. to the railroad. Because of these discussions, interest in developing Beulah became prevalent from many entities, including the Epcon Group. Mr. Schmidt said from a land planning state, if Columbus Street isn't connected, you lose a huge opportunity. He also stated that there are potential developers who totally expect that connection to happen and why they are interested in the project.

Mr. Robinette asked if Park Street was ever considered to be the east/west connector, as the main entrance. Mr. Schmidt said he has been under the impression that Columbus Street would be the main, front door to the subdivision. He said they are extending Park Street and there is a need for both connections. Mr. Robinette asked if the land where they show a park would be developable. Mr. Schmidt said yes.

Mr. Schottke asked if this approval binds us to density. Mr. Smith said no. This is concept only and has no binding effect on future approvals.

Mr. Berry commented that he is not impressed with the pictures and feel they can do better in many areas before the development plan comes forward. Mr. Berry asked why there is a road going through the middle of the park. Mr. Schmidt said there are two green space areas. It isn't going through the middle. It outlines the active park. Mr. Plank said they looked carefully at the road system to make sure traffic flows. Mr. Berry shared his concerns for this preliminary design and his desired changes for the Development Plan. Mr. Berry asked about the green space. Mr. Rauch said they are required to provide 45 acres. Mr. Berry said this is short by about 15 acres. Mr. Rauch said, yes between 11 to 15 acres. Mr. Plank said there is significant land being donated to the City for park ground and they believe they are contributing much more than required by Code.

Mr. Robinette asked what would happen if the related Ordinance was approved or denied. Mr. Plank said they need connectivity and if that connection from Columbus is lost, they will not have any interest. If it is approved, they are ready to move forward early next year with multiple areas under construction.

Mr. Bennett gave his final comments and pointed out that many people are expecting Columbus Street to go through. They are depending on this to maintain their livelihood.

Mr. Berry asked if there would be any warehouses in this ground. Mr. Plank said they are asking for a flex office space, which has office in front and allows for a truck to come in the back. Mr. Berry said if it smells like a warehouse, he will not vote for it. He doesn't want to see back yards against the house; wants to see the road moved so it doesn't go through the center of the park; was not expecting the housing that was shown - needs to be better; agreed that Park Street would not be the best option for the primary entrance; would like to see more park land; he said the apartments south of the park should be changed to park ground.

Mayor Stage said we are a partner in this project. He said we still have a way to go and just received new numbers today. He said they feel the stream relocation land is outside the green space allocation since that property flows to the city anyway. He said the zoning text will be critical. He recommended delaying the Bond Ordinance for a couple of weeks, in light of receiving new figures today. Mr. Plank said if that doesn't pass, it creates problems for them as they have buyers ready to put under contract.

Mr. Bennett read the stipulations from Planning Commission. Mr. Plank said they agree to the first and hope to convince Council at a later time to change the second and permit homes to back up to the park.

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

Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes

Mr. Bennett moved to take Ord. C-58-17 from the Table and add it back to the agenda; seconded by Mr. Schottke.

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes

Ord. C-58-17 was discussed in reference to the Mayor's request to postpone this item until the next meeting. Each Council Member shared their thoughts over postponing this item.

Mr. Davis moved to postpone Ord. C-58-17; seconded by Mr. Robinette.

Mr. Schottke	No
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	No

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 commented that we had a great weekend with Mistletoe Marked and Santa Claus coming to town, thanks to Town Center, Inc.; he introduced Mr. Dan Havener who is a new employee in the Development Dept.; he said that the Budget has been delivered and one thing that has been done is to show shared money coming from the schools distinct for the fiber network.
2. Ms. Kelly stated that a Transfer for the Liquor Permit for Grove City Mobil at 4441 Broadway was received and the Safety Department recommends that Council not request a hearing. Mr. Vedra, Dir. of Safety, stated that this business was recently shut down for violations and there continue to be property violations. The application is also incomplete.

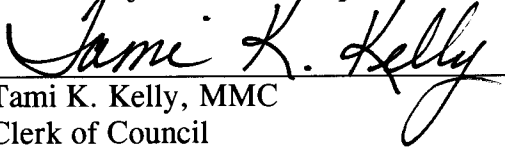
Mr. Schottke moved to request a hearing for this liquor permit request; seconded by Mr. Davis.

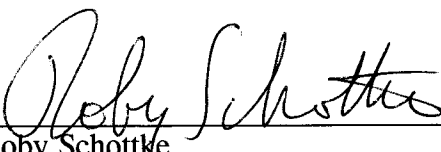
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Robinette	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

3. Mr. Davis announced a Special Meeting of Council to review the 2018 Annual Appropriation Ordinance for Monday, Dec 11, 2017 at 6:00 p.m.

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

Council adjourned at 8:50 p.m.


Tami K. Kelly, MMC
Clerk of Council


Roby Schottke
President

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

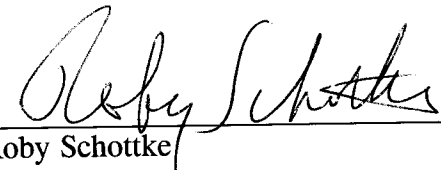
Dec. 04, 2017

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


Roby Schottke
Chair