

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 21, 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 Ms. Houk.

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

2. 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. Rauch, Dir. of Dev., provided an update to this project. He explained that this project has raised many concerns about traffic in the area and at the SR104/665 intersection. He shared that two meetings have occurred with the Ohio Department of Transportation and ODOT is adamant about making improvements on I-270 and S.R. 23 to divert traffic away from State Routes 104 and 665 to help with the traffic situation. He said the City and Developer are trying to understand what is necessary from ODOT for this intersection long term. They want to take a balanced approach so the improvements do not invite more traffic to the area. He said the City is also discussing funding options with Pulte.

Mr. Schottke commented that even though this intersection is not inside the corporation limits of Grove City, it makes sense to improve this now and figure out how to pay for it now. He stated that Pulte has requested that their items be postponed in order to report on the proposed changed and how to pay for it.

Mr. John Riley, resident on SR665, stated that he appreciates not having the road improvements kicked around anymore. He said this development surrounds his property. He has been asked by area residents to speak and remind Council that they are still here, still oppose this rezoning and the development plan; still feel that traffic is a major issue; density is not correct for the surrounding area; storm water is not being correctly addressed; development specific safety concerns are not being properly considered, along with other issues. He asked that Council listen to them and hear the concerns they have. He asked that they consider the people who have lived there for decades know what is right for Grove City

There being no additional questions or comments, Mr. Schottke moved it be postponed to 03/06/23; seconded by Mr. Berry.

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

2. Ordinance C-03-23 (Rescind the B.M.R. Farms Plat located north of Holton Rd. and east of S.R.104) was given its second reading and public hearing.

Mr. Schottke explained that this Plat was approved in 1965 and the land is now part of the Metro Park. Since no homes will be built, this is a housekeeping measure to rescind the plat.

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

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

3. Ordinance C-04-23 (Approve the Plat of Holton Run, Section 4 located S of Demorest Dr. & N of Chancellor Dr.) was given its first reading. Second reading and public hearing will be held 03/06/23.
4. Ordinance C-05-23 (Approve the Plat of Holton Run, Section 5 located S of Demorest Dr. & N of Chancellor Dr.) was given its first reading. Second reading and public hearing will be held 03/06/23.
5. 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 first reading. Second reading and public hearing will be held 03/06/23.
6. Resolution CR-49-22 (Approve the Development Plan for Beulah Park, Subarea C, permitting Lennar Homes Venture Collection) was given its reading and at the written request of the petitioner's agent, Mr. Schottke moved it be withdrawn; seconded by Ms. Houk.

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

7. 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 03/06/23; seconded by Mr. Sigrist.

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

8. Resolution CR-06-23 (Approve a Certificate of Appropriateness to install Tesla Charging Stations to Meijer's Parking Lot located at 2811 London-Groveport Road) was given its reading and public hearing.

Mr. Michael Lovet, representing Tesla, was present to answer any questions. Ms. Houk asked about the location. Mr. Lovet said they have a partnership with Meijer and they try to stay away from the front doors of the store. He said they had proposed other locations, but Meijer chose this area.

Mr. Jeff Buskirk, resident, asked if the charging stations will accommodate other vehicles. It was explained that these will fit Tesla vehicles only.

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

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

9. Resolution CR-07-23 (Approve the Development Plan for Courtyards at Mulberry Run located N & S of White Road) was given its reading and at the written request of the petitioner, Mr. Schottke moved it be postponed to 03/06/23; seconded by Mr. Holt.

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

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

1. Resolution CR-08-23 (Authorize the City's Consulting Engineer to Prepare Plans, Specifications and Cost Estimates for the Construction and Repair of Sidewalks on Addison Dr., Angela Dr., Eleanor Ave., Haughn Rd., Kingston Ave., Parlin Dr. and Reaver Ave.) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this is the first step in the Sidewalk Program. Under State Law, Council must cause the engineer to prepare plans, cost estimates, etc. He said these are streets that have been in previous programs and not completed, due to cost.

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

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

The Chair recognized Mr. Sigrist, Chairman of Safety, for discussion and voting under said Committee.

1. Resolution CR-09-23 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Wine & Arts Festival on June 16 – 17, 2023 in the Town Center) was given its reading and public hearing.

Mr. Sigrist explained that this and the next two Resolutions are waiving provisions for certain annual events.

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

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

2. Resolution CR-10-23 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Taco's & Tequila Festival on July 15, 2023 in the Town Center) was given its reading and public hearing and Mr. Sigrist moved it be approved; seconded by Mr. Holt.

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

3. Resolution CR-11-23 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Craft Distillers Festival on August 12, 2023 in the Town Center) was given its reading and public hearing and Mr. Sigrist moved it be approved; seconded by Mr. Holt.

Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes
Mr. Schottke	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 first reading. Second reading and public hearing will be held on 03/06/23.

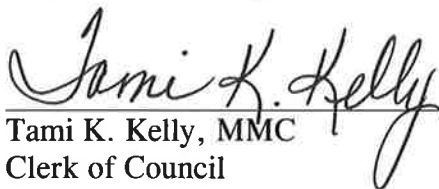
The Chair asked that any new business to be brought before the attention of Council be done so at this time.

1. Ms. Starla Swartz, Hillside Ct., spoke in support of the Rec School Program and how wonderful the teaching staff, program format and philosophy, and location are. She said the parents will do anything to make sure this program continues and she believes that the City cannot and will not go wrong in getting a permanent building in one of the city's parks for the future classes in Rec School. She believes this should be a priority so this program can have a wonderful impact on the students and staff in the years to come.
2. Mr. Stone Savage, provided a short slideshow presentation about his desire to see the property donated by the Roach family on Holton Road be turned into a natural park. He shared that urbanization has stripped away habitat for the animal world and 1/3rd of America's animal species are in danger. Restoring the smallest area allows animals to flourish. He explained that the grass in yards has less nutrients, less habitat and is overall a bad option. He said tall grasses, trails, replanting indigenous flowers is a way to use this area. He said the schools could use it for teaching; a nature preserve is the cheapest way to use the land; and everyone can use nature. He feels this would be the perfect area for such a space in the City.

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

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

Adjourned at 7:50 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

February 21, 2023

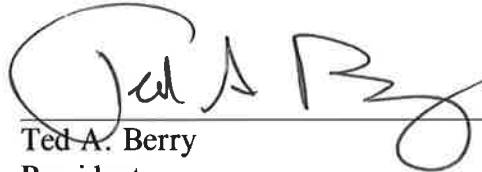
Council met at 6:30 p.m. in the Council Chambers, City Hall, 4035 Broadway.

Ms. Kelly, Clerk of Council, reported that she is working on getting the New Ward Map on the website so voters will be aware of the upcoming changes; provided an update on the Council Chamber renovation timeline and alternate accommodations for the meetings; passed out a letter from Ms. Pennell concerning a proposal to develop the corner of Cleveland & Front; and the passing of Virginia Cotton – former Council employee, Mayor's Secretary, mother of Council Member Charles Cotton and wife of City Administrator Austin Cotton.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President