

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 21, 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 Steve 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-07-17 (Appropriate \$2,000,000.00 from the Water and Sewer Funds for the Current Expense of the Construction to provide water and sewer services on Stringtown Road) was given its first reading. Second reading and public hearing will be held on 3/6/17.

Mr. Davis provided a quick review of the appropriation and how it relates to the Ohio Health project.

2. Ordinance C-08-17 (Appropriate \$103,303.08 from the General Fund for the Current Expense of Purchasing and Installing an Accessible Playground and other related improvements for the Dream Field at Windsor Park) was given its first reading. Second reading and public hearing will be held
3. Ordinance C-09-17 (Declare the Improvement of Certain Parcels located along Stringtown Road to be a Public Purpose and Exempt from Taxation; providing for the Collection and Deposit of Service Payments and specifying the purposes for which those service payments may be expended; Authorizing Make-Whole Compensation Payments to the South Western City School District; and Authorizing the Execution of a Tax Increment Financing Agreement and an Economic Development Agreement with OhioHealth Corporation) was given its first reading. Second reading and public hearing will be held on 3/6/17.

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

1. Ordinance C-06-17 (Approve the Rezoning of 2102 Edwards Road from SF-1 to C-1 (Service

Commercial)) was given its second reading and public hearing.

Mr. Robert Nygren, petitioner, explained that they are asking to rezone this property in the same way they did for the property directly to the north. He said it is their desire to look into developing a small strip center.

Mr. Rauch, Dir. of Dev; explained that staff did support the rezoning as a transition from the Industrial to the east.

Ms. Julie Ruzika, Edwards Rd. resident, voiced concern for the development of the site. She said they were looking for information. She said she and her neighbors would rather see this remain residential. They are happy with their street and don't want to see it change. She said they don't want to be forced into annexation. Mr. Bennett said the City doesn't force annexation on to property owners. Mr. Nygren explained their intent and offered to keep in contact with the residents and answer all of their questions.

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

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

2. Ordinance C-10-17 (Approve a Special Use Permit for a Drive-thru for Brew Thru located at 3188 Southwest Blvd.) was given its first reading. Second reading and public hearing will be held on 3/6/17.

Mr. Schottke voiced concern over a tenant submitting an application when the Special Use Permit is attached to the property. He would rather see the Property Owner make application. He also asked why this business is operating today. Mr. Smith, Dir. of Law, said we do have the property owner to sign an affidavit that is notarized to permit the applicant to represent him. He also noted that this tenant was notified of the violation and quickly took steps to rectify it and obtain approval. The City usually allows someone to continue if they are working toward compliance. Mr. Schottke said this area is starting to upgrade and he will be interested in speaking with the property owner at the next meeting.

Mayor Stage said this and the property to the west is a blighted area and steps are being taken to bring it up.

3. Resolution CR-04-17 (Approve the Development Plan for Buckeye Grove Medical Office Building located at the Northeast corner of Hoover Rd. and S.R. 665) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., provided an overview of the project from staff's perspective.

Mr. Frank Petruziello, petitioner, was present to answer any questions. He explained that it will be owner occupied and compliments the property to the north. There will be no additional access from Hoover Rd. or S.R. 665.

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

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

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

1. Mr. Matt Wunderle, Fed Ex Representative, and Ms. Cindy Williams, Electric Dog Fence Co., explained that they have had eight breaches in their fencing and are experience problems with thieves stealing products. He said there is landscaping and a ditch that helps hide the thieves. He said they would like to add an electric fence inside their existing fence to protect their property & reputation. He said the electric fence cannot be seen and will not be visible from S.R. 665. He said they are spending thousands per month to secure this facility in other ways. He said because of the culverts, where it is situated, and its size, the Police are hard pressed to correct this problem.

Mr. Schottke said he has seen this type of fence system and can see the electric fence through the first one. He asked if there isn't another security system to handle this. Mr. Wunderle said not for two miles of fence. They have security cameras with motion detectors. He said they have this system at other facilities and it works well to deter breaches.

Ms. Cindy Williams explained that this is a pulse system, which makes it safe. It is battery operated and is proven as a deterrent. She said it is 7,000 volts and is uncomfortable. While it is safe, no one would want to touch it again. She said it stops the crime. She said in order to come in contact with this fence, you have to be trespassing. Mr. Bennett asked if it amplifies the voltage on the next pulse. Ms. Williams said no. She said they are happy to put an on/off switch for police/fire. She said they own the fence and maintain it. She said they would do a hold-harmless agreement with the City, if needed.

Mr. Robinette said he has concern over opening this door and asked if they have proprietary systems. Ms. Williams said no. She offered an ordinance to charge the Code by industry standards.

Mayor Stage said we are sorry Fed Ex has this problem but they are not alone. Mr. Wunderle said if this is permitted they will go through the system with the Police Dept., which they have a very good relationship with, and make sure they know how it operates.

Mr. Davis said he was open to this conversation because of the size of business (third largest hub in the company) and realizing that Fed Ex knows their business and needed security very well. He suggested that the Example ordinance be redistributed to Council for review and comment. Mr. Wunderle offered to give Council a tour of their facility.

2. Mr. Ed Fleming, resident, asked Council to look at a device ban while operating a motor vehicle. He said Bexley has one and he brought a copy of an ordinance from Elmwood, Texas for them to review. He said he brought a few friends to show support.

Mr. Davis said he is willing to review this.

Mr. Schottke asked Mr. Smith about enforcement. Mr. Smith said the law about texting while driving is very difficult to enforce. He said there are ways to further combat this and it would need to be reviewed.

Mr. Berry said New York has this and they had to hire more officers to enforce this. He said there are many things that can distract a driver and accidents happen. He said it will take some review.

Chief Pearson said we have visitors to the City and it is difficult to educate drivers to an ordinance in just Grove City. He said he likes the concept but would like to see this at the State level. He said there are different levels of distracted driving. It is a complicated issue.

Mr. Bennett said this is a sensitive area as legislation can fix one problem and cause problems in other areas. Mr. Davis agreed and said we don't want to be overreaching.

Mr. Jason Feltz, chiropractor, voiced support of or this type of device ban.

3. Mr. David Meyers, resident on Southwest Court, said six of the ten residents are here to voice concern over two homes that are running drugs out of them and ruining the neighborhood. He said there have been Police around but are worried. He said one home, they believe, was condemned. However, the sign was taken down and someone is working on it now. He said a coat of paint is not going to fix it.

Mr. Schottke asked Chief Pearson to comment. Chief Pearson said they are very aware of the situation and can't say much more, as they are working on issues. Mr. Schottke asked if there is a nuisance law that can be used. Mr. Smith said there is, but it takes a long time to see any action. Mr. Schottke asked Mr. Boso, Chief Bldg. Official, to comment. Mr. Boso said they were called in by Police and did condemn the home until certain items were taken care of. Those immediate items were addressed so they took the Order down, but they continue to monitor and work with the property owner to fix issues. Mayor Stage said they are working on this and it takes a long time to rectify these issues. They don't like it either and don't take it lightly.

Mr. Owen Stotts, Southwest Ct., also shared concern over the issues on their street. It is a nuisance property and the only time there is a police officer around is when the residents call them. He said the rest of the neighbors are beat down and are tired of fighting this. He asked for the City to help.

Ms. Tonia Willey, Southwest Ct., also shared stories of their street and the desire for a safe neighborhood. She is frustrated over the 15 years that this has gone on. She said they need answers.

Mr. Richard Thomas, Southwest Ct., voiced frustration over this problem. He said they are all ant the end of their rope and someone is going to get hurt.

Mr. Kevin Truss, Southwest Ct., said he is fed up and this is getting out of hand. This has to stop. There is no respect for the law or for anything. Mayor Stage, again, said they will get it corrected.

4. Mr. Roger Bucket, Grassley Rd, voiced concern over a taxing issue whereby the City can increase property taxes without an additional vote of the people. He feels this is wrong and should be erased. He said a Charter change would be needed and is speaking up now because the Charter

is being reviewed. He asked Council to take whatever steps are necessary to remove this.

Mr. Boso, City Admin., explained that without this Charter provision, the City could levy up to 10 mills rather than the limit of 7 that has been placed on Grove City. He said eight municipalities have property tax rates that are higher than Grove City. Five are lower, but those five have a higher income tax rate than Grove City. He said he agrees that no one likes more taxes but it is a complex issue.

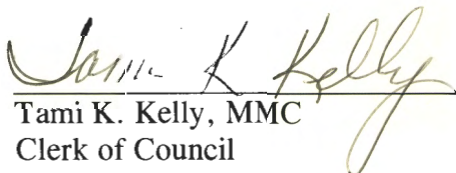
The Chair recognized members of Administration and Council for closing comments.

1. Mayor Stage submitted the Clerk of Courts reports from Oct, 2016 – Jan., 2017 and Mr. Robinette moved to accept same; seconded by Mr. Bennett.

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

2. It was announced that Council will meet with the G.C. 2050 Consultant in a workshop on Saturday, 2/25/17 at 8:00 a.m. in City Hall Council Chambers.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:06 p.m.


Tami K. Kelly, MMC
Clerk of Council


Roby Schottke
Chair