

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 19, 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

Ted Berry

1. Ms. Houk moved to excuse Mr. Davis; seconded by Mr. Schottke.

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

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

Ms. Houk	Yes
Mr. Robinette	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 Mayor Stage who, with the assistance of Linda Rosine, shared that the City achieved the Gold Tier Award for Sustainability 2050 from MORPC.

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. Rauch, Dir. of Dev., stated that Staff has worked with the Developer on the Zoning Text. Subarea H has been amended in the Revised Text that has been provided to Council tonight, dated 3/14/19. He commented that this development has been reviewed in the same way as Beulah, Pinnacle, and other large developments. He commented briefly about traffic, stating that most traffic will go through State Routes. Mr. Schottke confirmed that the Revised Text still requires a separate development for Subarea H.

Mr. Jason Wisniewski, Fischer Homes, was present to answer questions. He said he was present for the Town meeting Ms. Houk held for her constituency. He said this development offers housing options for every level. It allows someone to age in place. He explained the development and every component therein. He said they have preserved 66 acres of green space; provided 3 miles of trails;

left an opportunity for a school site; committed to contributing to a traffic signal if/when it is needed. He said the amenities are based on all the components that make up the whole development. He said they must have some assurances so they can sell some of those components. He said they feel it is a good balance that makes up a community that benefits the city, the area residents and Fischer Homes.

Mr. Berry said this ordinance is a debate for a PUD-R zoning. If he votes for this, he would be allowing apartments. He referenced the G.C. 2050 Plan, which shows this area as low density-single family residential. He said he believes Fischer builds an outstanding product, but he doesn't understand placing apartments in this area and doesn't see any reference in the 2050 Plan for them in this area.

Mr. Berry moved to remove the use of Apartments from the Zoning Text in Subarea H; second by Ms. Houk.

Mr. Wisniewski asked what the objection is to apartments. He said they have a rental product that is a townhome/row home product. He asked if the objection is that they are for rent or the look, feel, scale of the units. Mr. Berry said it is the high-density housing. GC 2050 Plan calls for low-density, single-family homes. Mr. Wisniewski said they have made concessions based on the number of units proposed. Their financial model would be different had this been brought up during the preliminary plan. Mr. Berry pointed out that he shared his opinion 30 days ago.

Ms. Houk said the low-density housing has not been accomplished with the plan. She cited 60' and 50' wide lots throughout the development. She said as for multi-family housing, there are demands on the school system that come with that type of housing. She said she is trying to keep multi-family close to jobs, bus lines, etc. and this development does not fit that mold for her.

Mr. Robinette share concerns over this area being opened up more and this development seems to constrict things. He voiced concern over Subarea I with the homes around the school. He asked if their financial model would allow them to move those homes into Subarea H and leave the area around the school open. Mr. Wisniewski said yes, they would consider that. He said it goes back to his question over Subarea H. Is it apartments? If that word is taken out, does that solve the issue? Mr. Robinette said it comes down to density. If they come back with 100+ condos, it hasn't really solved anything.

Mr. Schottke stated that removing apartments/multi-family would help him. He said this Subarea must come back with a development plan. He said he looks at it as part of the general zoning of the whole area.

Mr. Berry said if we allow apartments in the zoning, then they would have to approve a development plan with apartments in the area. Mr. Robinette agreed. He said this is the point where it is decided what is allowable on the ground.

Ms. Houk asked if the green space was able to be developed. Mr. Rauch said certain parts could be, while others are not. Some of the best ground should be preserved because of the trees, wetlands and natural features.

Mr. Wisniewski asked Council to postpone this so he could address Council's concerns.

Council discussed their concerns and the Zoning Text. Mr. Smith, Dir. of Law, reminded Council they have not replaced the Zoning Text that was submitted before the meeting.

Mr. Berry withdrew his motion; Ms. Houk withdrew her second.

Council discussed the school site and other components of the development.

There being no additional questions or comments, Mr. Schottke moved it be postponed to 3/4/19; seconded by Mr. Robinette.

Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	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 Mr. Schottke moved it be postponed to 3/4/19; seconded by Mr. Robinette.

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

3. 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 first reading. Second reading and public hearing will be held on March 04, 2019.
4. Ordinance C-07-19 (Approve the Rezoning of 0.92 acres located at 1240 & 1250 Stringtown Road from SF-1 (residential) to C-2 (commercial)) was given its first reading. Second reading and public hearing will be held on April 01, 2019.
5. Resolution CR-01-19 (Approve the Development Plan for Farmstead – Hancock Property located at 62 Jackson Pike) was given its reading and at the request of the petitioner, Mr. Schottke moved it be postponed to 3/4/19; seconded by Ms. Houk.

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Berry	Yes
Mr. Schottke	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. Rauch provided an overview of the project and noted that it complements the GC2050 Plan. He said a Traffic Study was completed and it shows no turn lanes are warranted.

Mr. Jack Reynolds, attorney for petitioners, was present to answer questions and provide an overview of project. He said they meet all provisions of the Code. It is a new product for Grove City that they feel will be well received.

Mr. Schottke said he had questions concerning the need for turn lanes, especially going west on White Road. Mr. Reynolds said the Traffic Study showed the volume as very low and no turn lanes would be needed.

Mr. Robinette asked about the Gate for the entrance. Mr. Reynolds showed the area for the Gate and said there is room to turn around.

Ms. Gail Oravec, Carnoustie Circle, voiced concern over privacy for the existing homes. Mr. Todd Farris, representing developer, said they are providing landscape buffers for the existing home. She voiced her desire to be able to see the horse farm rather than homes and voiced concern for a decrease in her property value and the time for construction. Mr. Schottke explained that this is a Preliminary Plan and it is to consider the concept only. Many other steps need to take place first.

Mrs. Rachel Williamson, Carnoustie Circle, said they paid an extra \$10,000.00 for a premium lot because there are no homes behind them. She asked who was going to reimburse them. Mr. Schottke explained that he also paid extra for a lot and sued the developer, but they lost. She asked if we really have to develop every square inch and turn it into a concrete jungle. She said they want the GC2050 "green" and keep it a beautiful area. She also shared the traffic issues that a Traffic Study won't show.

Mr. Vic Williamson, Carnoustie Circle, asked if this project will become part of the Pinnacle Community and have access to all the amenities. Mr. Boso, City Admin., said yes. As part of the Pre-annexation Agreement, it will become part of it and the TIFF. Mr. Williamson said the pool and other amenities are already taxed and asked for a study to the common use facilities.

Mr. Berry asked what the size of the lots are projected to be. Mr. Reynolds said 65 x 105 is the smallest. The lots on Carnoustie are 60 x 150 approx. Mr. Rauch reminded Council that this is a Preliminary Plan and is a concept only. Mr. Berry said this land is not in the City. He explained to the residents that as they are thinking about what they don't want in their back yard, please realize the City has no control over this property yet. If it remains in the Township any number of things could be put on it without City approval. He said there many concerns he has with this and would like to discuss them with the builder.

Council thanked the residents for attending and explained that this is the right time to become involved so the developer is aware of the concerns. They can be addressed as the process continues. It was pointed out that Bob Webb Builders is one of the premier builders in Central Ohio and is serious about creating a development that compliments everyone.

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

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

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 first reading. Second reading and public hearing will be held on March 04, 2019.

2. Resolution CR-04-19 (Authorize the City Administrator to Apply for and Accept Assistance from the Clean Ohio Conservation Program Fund administered through the Ohio Public Works Commission) was given its reading and public hearing.

Mr. Boso said this is a large project to improve the drainage course through Gantz Park. There are a number of erosion problems that could affect Home Road and some of our utilities. It is estimated to cost \$1.2 million and this grant is for about \$700,000.00

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

Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	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 first reading. Second reading and public hearing will be held on March 04, 2019.

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

1. Mr. Jason Feltz, Tree of Life Chiropractic, said he met with Mr. Boso and Mr. Rauch about extending the Town Center Grant Program to the north. He said there are future developers that are interested in this area. He said the immediate Town Center has had this benefit for a couple of decades. He said the 100 year old homes north of the main corridor that have small businesses need those assistances too. He wants to beautify the City and will encourage others in this corridor to do the same.

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

1. Mayor Stage said they have had conversations with COTA and are being considered for their First Mile/ Last Mile program. He voices condolences for the loss of Fr. Romano; John Barnes and Bob Hummel.
2. Mr. Jack Reynolds asked for some clarification over the negative vote for the Bob Webb project. He said they want to work with the neighbors and Council Members. He said he didn't hear anything tonight that would warrant a negative decision on this Preliminary plan. Ms. Houk and Mr. Berry shared their concerns over the plan. Mr. Schottke asked what the purpose is for a Prelim. Plan. He said it sounds like we are getting into Final Plan issues. Mr. Rauch said a preliminary is to approve the concept of the development only.

Mr. Berry moved to reconsider CR-03-19; seconded by Ms. Houk.

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

Mr. Berry moved to postpone CR-03-19 to 3/4/19; seconded by Ms. Houk.

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

2. 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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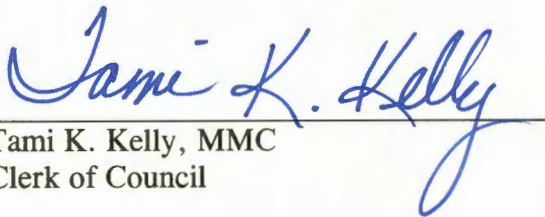
Council met at 6:30 p.m. in the Council Caucus Room, City Hall, 4035 Broadway.

Council Members reviewed the Agenda items.

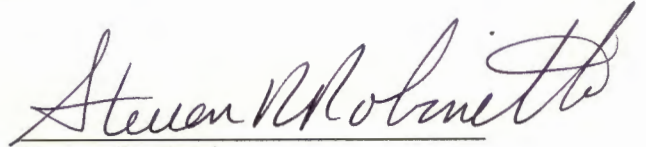
Ms. Kelly announced that a friend of Ray Kline's has stepped up to be Curator of The Art Concern for a time. His name is Dean Kette and our first show is up. The artist is Bob Tanner and a reception will be held on Thursday, 2/28 at 6:30 p.m.

Mayor Stage noted that they have been talking with COTA and hope to be part of the First Mile/Last Mile program.

Council retired to the Chambers to begin the Regular meeting.



Tami K. Kelly, MMC
Clerk of Council



Steven R. Robinette
Chair