CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 02, 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:

Christine Houk *Steve Robinette* *Jeff Davis* *Ted Berry*

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

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

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

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

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

4. President Robinette recognized Mayor Stage and Acting Chief Scott, who administered the Oath of Office to the following new officers: Kara Warren; Nicholas Kingsbury; Derek Jones; Sergeant – Joshua Smith. Also taking an Oath of Office was GIS Analogist, Michelle Hooper.

The Chair recognized Ms. Houk, in the absence of Mr. Schottke, Chairman of Lands, for discussion and voting under said Committee.

1. Ordinance C-67-19 (Approve a Special Use Permit for a Drive-Thru for Turkey Hill located at 1910 Stringtown Road) was given its second reading and public hearing.

   Mr. Ranch, Dir. of Dev., provided an overview and explained that there was an existing Special Use Permit for this space that became abandoned and a new one is needed.

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

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

2. Ordinance C-70-19 (Accept the Plat of Beulah Park – Subarea E) was given its first reading. Second reading and public hearing will be held on 12/16/19.

3. Resolution CR-56-19 (Approve the Development Plan for Beulah Park – Subarea E located South of Southwest Blvd.) was given its reading and public hearing.

Ms. Houk asked Mr. Rauch to explain the deviations and stipulations for this project and specifically the offset for the garage. Mr. Rauch said there are a number of stipulations and deviations and staff believes they are minor in nature. He said the Zoning Text requires a 2' offset for the garage and these homes only have a one foot (1') offset, but from the porch there is more than the one foot (1') projection that the developer proposes. Mr. Ranch said there is a porch structure on every design.

Mr. Robinette questioned stipulation #3. Mr. Ranch said the developer wanted some exposed foundation. Staff recommended 6" but Planning Commission recommended 8" for all homes. He said when the Zoning Text was written, it was the intent to have no exposed foundations.

Mr. Pat Kelley, owner, commented that they really need single-family housing and this is an entry-level home. He said they need to bring a home that is affordable to young families. He said when the zoning text was written, they had no builder. Naturally, deviations occur once a builder is decided. He said most of the homes will be on a slab and the foundations will be minimal, once landscaping is installed. Mr. Kelley said he spoke to Mr. Schottke about the exposed foundation and the builder will do something different for two-story homes.

Mr. Matt Callahan, Pulte Homes, said his product has not been built in Central Ohio yet. This will be a new architectural design for the area.

Mr. Keith Phillipkowski, Pulte Homes, explained that the exposed foundation for their homes is a poured wall with a brick stamping. He said it won't be seen once landscaping goes in. He said real brick would add quite a bit of cost. Mr. Robinette asked about basements. Mr. Phillipkowski said basements will be an option and noted that 19 out of the 52 homes will have mandatory basements.

Ms. Houk said the Zoning Text was written to achieve a better look for this development, which this development does. She said she has no objection to the proposal.

Mr. Berry said he had no problem with the stamped brick.

Mr. Robinette commented that he struggles with allowing the foundation deviation, and setting a precedence.

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

Mr. Berry	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-71-19 (Authorize the City Administrator to enter into an Agreement and Cooperate with the Ohio Department of Transportation for the State Route 104 Improvements and declare an emergency) was given its first reading.

Mr. Boso, City Admin., explained that that ODOT is resurfacing State Route 104. He said the City will pay 20% of the cost with the State paying the remaining 80%.

Mr. Berry explained that this is a timing issue for the State as they need this Agreement back in order to resurface S.R.104.

There being no additional questions or comments, Mr. Berry moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Mr. Davis.

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

Mr. Berry moved it be approved as an emergency measure; seconded by Mr. Davis.

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

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

1. Ordinance C-72-19 (Reduce the Appropriation Amount for the Recreation Development Fund and declare an emergency) was given its first reading.

Mr. Turner, Dir. of Finance, explained that the City estimates what will be received during the year and less monies were received. In order to keep proper accounting, the budget appropriation needs reduced before the 2019 financial books can be closed out.

Ms. Houk explained the reason for requesting an emergency.

There being no additional questions or comments, Ms. Houk moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Mr. Davis.

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

Ms. Houk moved it be approved as an emergency measure; seconded by Mr. Davis.

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

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

1. Mr. Wayne Coakley, representing the G.C. Chamber, asked for Community Development funds to help make their events better. He said they have a vision to expand their business base and bring people to Grove City from beyond Central Ohio. Mr. Ed Fleming said they have 630 members and want to add to their event efforts. Mr. Berry asked if they had a budget. Mr. Coakley said they do have a letter prepared and gave it to Ms. Kelly for distribution.

2. Braden, a Boy Scout from Troop 275, spoke about making school Bus Stops safer by adding signs and painting the curbs orange where the school busses stop. Pack Leader Brian Sowers said his Troop came up with a suggestion to make bus stops more visible. He said they would like to help design signage that may be used here and throughout the State. Council thanked them for bringing their project to the City for consideration. Mayor Stage suggested that they invite the Service Director to their next meeting to discuss this proposal.

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

1. Mayor Stage submitted the Mayor's Court report. Mr. Davis moved to accept same; seconded by Ms. Houk.

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

Mayor Stage reminded everyone of the Christmas Events this Saturday. He said the Parade steps off at 7:00 p.m. He reported on Senate Bill 206 that trumps Home Rule and tries to get into municipal income tax by taking 10% once $100,000,000.00 is received. He asked if Council had any budget items for him to consider. Mr. Berry said he would like to get the study going on the new Downtown Park and get money in place to begin those efforts.

2. Ms. Houk announced the Special Meeting of Council to review the 2020 Budget on 12/9/19 at 6:00 p.m. She asked that anyone share their items now so preparations can be made for the special meeting.

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

Council adjourned at 8:02 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Steven R Robinette

Steven R. Robinette
Chair