CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

January 22, 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* *Jeff Davis* *Ted Berry*

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

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

2. President Robinette recognized Mayor Stage, who administered the Oath of Office to: Tom McCoy, Sergeant and Jason Stern, Lieutenant; as well as Ben Swanger, Information Systems Coordinator.

3. 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-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., provided an overview of the project and the Zoning Text. He noted that they have been working on a Development Agreement with the developer and they do have a good Draft. Mr. Robinette asked if there was any detail for Sub-area H. Mr. Rauch said there is Text for it, but that area will come back with a separate plan to be approved, as it is unclear who would build that piece.

Mr. Berry asked for the Developer. Mr. Jason Wisniewski, Fischer Homes, was present to answer questions. Mr. Berry stated that the Text shows Subarea H would have 120 multi-family units and asked if they have submitted anything for these units. Mr. Wisniewski said they have only addressed it in the Text. Mr. Berry asked if a Traffic Study has been completed. Mr. Wisniewski said yes. The City's Engineer has reviewed this and approved the Report. He said the recommendations are: a north bound left turn lane into Hawthorne Parkway extension; and a south bound, right turn lane on Jackson Pike, into the community. Those improvements will be installed as part of Phase I. Mr. Berry explained his concerns over adding multi-family units in Sub-area H. Mr. Berry moved to remove Sub- area H from the Zoning Text as Multi-family; NO second. Motion died.

Ms. Houk said she shared Mr. Berry's concern over multi-family; the infrastructure issues; and she is concerned over the school site. She said existing elementary schools sit on 12 acres. New elementary schools sit on 20 acres. She feels that to 10.71 acres set aside for a school in this project is short sited. She said there is no end date for when the School District would have to utilize the site. Mr. Rauch stated that the layout of the streets and the size of the school site had been worked out with Dr. Wise, Superintendent of SWCS. He said the Development Agreement does spell out a time frame to close on the property. Ms. Houk said she understands that the School District was consulted, but it still feels shortsighted when new elementary schools are placed on 20 acres. Mayor Stage stated that they worked with three different locations to find the best site for the School District. Mr. Davis asked if the Traffic Study included the traffic for a school. Mr. Wisniewski said yes. Mr. Davis said a light was not warranted. Mr. Rauch said no, but the developer is willing to give the City $150,000.00 for a future light, along Hawthorne Parkway.

Mr. Berry said State Route 104 is a two lane road, as is S.R. 665 in this area. He said if you look at the surrounding property, multi-family has no place in this development. He said there is no way the City could pay to widen those roads without industry and industry doesn't belong here. He said back-up of traffic occurs now. When 550 cars are added we will only be compounding the problem. He said if multi-family remains, he cannot support this development.

Ms. Houk said she has had many residents in her Ward share concerns over this project. She said there are many questions left unresolved. She said there are real issues traveling on S.R. 104 currently. She cited many road issues, like the speed limit, that are safety concerns. She said she hates to sign off on a plan when Council hasn't seen the Development Agreement. She asked what the demands are on the Township; the School District; the residents and their quality of life when we don't fully address the infrastructure issues. She said we need to weigh all the costs before making a decision.

Mr. Davis said he is not anti-growth. However, we are growing outside of our natural borders into infrastructure that we do not control. He said he is not opposed to the product, but hopes Mr. Wisniewski would take some time and work with Ms. Houk and Mr. Berry on these issues.

Mr. Schottke shared his concerns and said he would feel more comfortable with a light being installed. He said he believes it is a good, quality development, but traffic is the issue.

Mr. Rauch voiced support for this project and stated that it meets the vision of GC2020. He said S.R. 104 is much like Harrisburg Pike and carries a lot of traffic. In the future, he said he wants it to remain a two-lane, rural looking, road that has improvements that make it more safe. He said this project provides 60 acres of open space and better connectivity.

Council discussed the different zoning areas within the project and the concerns over the traffic and density.

Mr. Wisniewski stated that they are open and willing to discuss this. However, as a developer they are a little leery over the unknown. He said both the City's Engineer and the Engineer paid to conduct the Traffic Study agreed that the Study is correct. He said he doesn't know how to address the traffic issues any other way.

Mr. Schottke asked if the developer would be willing to leave Subarea H out of the legislation for PUD-R. Mr. Wisniewski asked Council to consider their application as it has been submitted.

Mr. Paul Kline, 6379 Jackson Pike, voiced concern over traffic on S.R. 104. He said traffic backs up beyond your site. He said he can't believe a traffic light and reducing the speed limit are not warranted. He said 70% of the traffic is trucks and this is not the place to add 500 more homes. He said he likes the look of the development, but he nearly gets hit every day trying to get out of his driveway.

Mr. Wisniewski asked that Council postpone their items so they can address the concerns. After further discussion between parties, it was decided to request a date of 2/19/19.

There being no additional questions or comments, Mr. Berry moved it be postponed to 2/19; seconded by Mr. Schottke.

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	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. Berry moved it be postponed to 2/19; seconded by Mr. Schottke.

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

3. Ordinance C-03-19 (Approve the Rezoning of 3615 Grant Avenue from R-2 & D-1 to R-2(single-family residential)) was given its first reading. Second reading and public hearing will be held on March 04, 2019.

4. Resolution CR-01-19 (Approve the Development Plan for Farmstead – Hancock Property located at 62 Jackson Pike) was given its reading and public hearing.

Mr. Wisniewski asked this be postponed until 2/19/18, but asked to hear from any residents so he can understand the concerns.

Mr. Charles Huff, Rising Sun, voiced concern over the park. He asked if it will be expanded. He also asked how far Hawthorne Parkway would be extended. It was explained that the Park would be expanded. The roadway and traffic pattern was explained.

Mr. Schottke asked if the developer would look into eliminating one row of homes to expand the school site. He then asked who would be paying for the school site. Mr. Boso said the option is to the City until 2027. Mr. Robinette asked to clarify storm-water.

There being no additional questions or comments, Mr. Berry moved it be postponed to 2/19; seconded by Mr. Robinette.

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

5. Resolution CR-02-19 (Approve a Certificate of Appropriateness for a Sign for Broadway Station Apartments located at 3443 Park Street in the Historical Preservation Area) was given its reading and public hearing.

Mr. Schottke pointed out that this will repeal the previous sign approval for this sign and approves a sign with internal lighting.

Mayor Stage said he asked them to resubmit their request. He said during the time of approving signs, we have lost site of the Code requirement that states the sign should reflect the era.

Mr. Berry commented that while this isn't germane to the sign, it has come to his attention that this apartment complex is now charging for parking spaces. Mr. Michael Wasz, rep. of Broadway Station, said they do charge for reserved spots. Mr. Berry said because of this fee, the tenants are now parking on the City parking lots. He said the City has decided to allow for free parking throughout the Town Center. He said their charging for parking spaces is causing problems other places and goes against what we are trying to do in the Town Center. He said he hopes that they will get rid of the premiere parking space charge to alleviate this problem. Mr. Wasz said it will be discussed and taken seriously.

Mr. Robinette asked if the signage was the same as the last request. It was confirmed that the size of the sign is the same. The only difference is an internally lit sign.

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

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

Mayor Stage shared statistics from a survey of the Broadway station apartments and the Town Center merchants. He said comparing the two shows the apartments have had a positive impact on the area.

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

1. Ordinance C-04-19 (Amend Chapter 541 of the Codified Ordinances titled Property Offenses to include a new Section 541.11 titled Unsolicited Written Material) was given its first reading. Second reading and public hearing will be held on February 04, 2019.

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

1. Ordinance C-56-18 (Approve the Electric Vehicle Charging Station Grant Program and Appropriate $25,000.00 from the General Fund for same) was given its reading and public hearing.

Mr. Brad Chadwell, works for AEP but here as an individual to support this ordinance. He said a Level 2 charger has many benefits for an electric vehicle owner, rather than a Level 1 charger. He explained the benefit to the community by not overloading the grid and allows it to stagger without any modifications. He said there are many rebate programs for commercial businesses but not for individuals. He said this would put Grove City first in promoting such a residential program that would allow you to differentiate the community from others in the area in promoting clean and sustainable transportation to all who are looking to locate or remain in Grove City. Mr. Robinette asked if a Level 1 Charger comes with the car. Mr. Chadwell said standard chargers are low level chargers that take all night long to charge a car. A Level 2 Charger is like a dryer outlet and charges a car within a couple of hours and interacts with the electric grid.

Mr. John Paul d 'Aversa, representing MORPC, read a statement in support for the ordinance. He said Local Government have a vested interest in insuring that planning for charging infrastructure occurs with careful consideration of the community's interest. He said EV's and charging have the potential to drive economic development; improve environmental issues; and increase the quality of life for residents. He said there would be a reduction in energy consumption - these savings translate into direct consumer savings; a more resilient transportation network – one with multiple fuels will be more likely to withstand shocks in pricing; greater economic vibrancy – as interest in EV's grow, this aspect can be used to attract new talent and enterprises to a region; and better air quality and increased health. He said MORPC, Clean Fuels Ohio, and ODOT are adding alternative fuels to I-270 & I-17. He said they fully expect the shift to electric vehicles to continue and as it does, we applaud our local communities that take the initiative to lead the region into a more sustainable future. Mr. Berry asked how this increases economic development. Mr. d 'Aversa said it signals to the market that you are ready; you are concerned for your future; you are interested in new technologies and you are willing to adopt them.

Mr. Roger Burket, Grassle Rd, said he has worked on cars his whole career. He said electric cars are no where near taking over. He said Tesla is laying off 7% of its work force. He said it would be nice if the Electric Car Dealers or Manufacturers financed in-home charging stations. He said no tax dollars should be used for individual garages.

Mr. Davis said he has heard from many residents and the majority has been positive. He said the issue before them is giving money to individuals, after their purchase of an electric car or not. He said if we are a community that wants to addresses the issue of sustainability, there are many ways to do that, which make more sense and he is all in for that conversation. He said the dilemma for him is the individual responsibility. He said when one buys an electric vehicle the individual has the responsibility of deciding how they want to charge their car. He said he is not philosophically agreeable to this proposal that incents a relatively small number of individuals to put the money in their own garage.

Mr. Robinette said his struggle is if you buy an electric car, you get a charger. This enhances the charger. He said this proposal opens the door to discuss an energy policy for the City. He said he would rather see charging units placed in the public areas rather than individual garages.

Mr. Schottke said he is torn on this issue. He cited many incentives the City has for individuals and businesses. He said government is constantly balancing tax dollars with encouraging the public to take the next step. He struggles if the charging units should be in more public places. He said he believes there are other resources that could stretch the money and take it farther.

Mr. Berry stated that he respects the opinions of his fellow Council Members. He shared the other types of grants & incentives the City offers that benefit individuals. He said this is a minor amount of money to find out if it will be utilized. IT is also a way to attract new businesses to the area, as MORPC cited. He said 73% of the City favors this. He said he is proposing a Pilot Project to see if we can change some habits and blaze the trail in leading the region to show we are serious in making clean, renewable fuels accessible to people.

Mr. Schottke asked if this could be earmarked from the Bed Tax funds. Mr. Smith stated that we have many revenue dollars that are not tax dollars. He said there is an ability to make sure the dollars come from those types of accounts.

Mr. Davis said it isn't the Fund being used. Mr. Berry makes a point on his desire for us to step out front and be a Green City. He said he thinks we can do that in a much bigger and much more planned way that gets at the practicality of doing this that puts us out front. He said he would like to do this is a different way than with Mr. Berry's proposal.

Mr. Robinette said his conflict is due to not providing the first step. That step comes with the car, so he doesn't see where this ordinance encourages anyone to buy an electric car. He feels this conversation needs to be much broader.

Mrs. Houk stated that philosophically, we don't all come at this from the same direction. She complimented the Mayor and Mr. Berry for opening this conversation. She said this ordinance has morphed many times, with another suggestion tonight. She feels this topic needs more discussion. She said we should feel that the monies being spent have an impactful effect.

Mr. Berry said we need to take action soon. He said the environment is changing. As a City, we should be a leader in changing the way people approach the environment and how they use alternative energies. We have an opportunity to lead on the economic development front. There are green technologies in California and across the Country that we could have in Grove City. He said we can't continue to wait and charged them all to live by their word and address this issue. He said he will make a list of items for the Special Meeting on Saturday.

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

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

2. Ordinance C-01-19 (Levying Special Assessments for the Construction of Various Sidewalks in the City of Grove City) was given its second reading and public hearing.

Ms. Houk stated that Council has received two objections to the Assessment. She acknowledged those speakers.

Mr. Steve Edwards passed out pictures of the existing sidewalk before replacement. He said you can see that it was in perfect condition and didn't need replaced. He shared pictures of the next door neighbor and the neighbor across the street, whose sidewalks are in worse condition and they were not made to replace their sidewalks. He said his property is being treated differently and asked that the Assessment be removed. Mr. Schottke stated that he can see where a couple of the panels are flaking and should have been replaced. Mr. Edwards said he respectfully disagrees. If the sidewalks next door did not have to be replaced, neither should his.

Mr. Roger Burket, who filed an objection to the Assessment amount, went through the detailed Exhibits he submitted with his appeal. He said he met with a City Employee and walked the site. It was agreed which panels would be replaced. Then he got an e-mail with a different reason for replacing the whole sidewalk. He said the new reason is excessive pitch. He said there is no excessive pitch reference in the Criteria. It only has a note for negative pitch. He said the entire sidewalk, except for the driveway area, should be refunded. He said he was told that the repair for the asphalt driveway needed to be wide enough for the compactor – approx. 2'. He said he accepted that at the time, but not anymore. There is a 7" repair of the street in seven different areas that are much narrower than what they were told was needed for the compactor. He said there is a charge for a roof drain that hasn't been hooked up for more that 20 years. That should be removed. He said there is a sidewalk two properties down that still isn't fixed. He feels no one should be assessed until that property is finished. He said if there were problems with the pitch, it should have been pointed out at the time of the walk though. He requested that the asphalt patch, the roof drain and the 4" sidewalk be removed. He asked that $952.25 be removed from the Property Owner's Assessment. Mr. Schottke asked if Panels 3, 4, 5 and 14 were acceptable replacements. Mr. Burket said yes.

Ms. Fitzpatrick explained the difference in the pricing. She said she did meet with Mr. Burket on site. They did agree on the panels that were to be replaced, but she did not know that other panels did not meet the ADA compliance for 2% crossflow. She said she did meet with Mr. Burket to explain this. He did request a meeting with Mr. Boso but that didn't occur in time and replacement occurred. She said when we encounter a roof drain under the sidewalk, it is replaced. That work was done. As for the 2' on his property but only 7" at the roadway, she said they have not accepted this from the contractor and it is on their punch list to be corrected. Finally, the property owner a few doors down has gone into the Code Compliance Office and a summons to Mayor's Court is underway to get this addressed.

Ms. Houk thanked Mr. Edwards and Mr. Burket for explaining their appeals and asked if there were any amendments to the Exhibit.

Ms. Houk announced that a review of the final assessment figures by Ms. Fitzpatrick has resulted in some amendments and she moved to replace Exhibit A with Exhibit A1; seconded by Mr. Davis.

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

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

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

3. Ordinance C-02-19 (Authorize the City Administrator to execute the Central Ohio Health Care Consortium Joint Self-Insurance Agreement) was given its second reading and public hearing.

Mr. Boso, City Admin., explained that this authorizes a new three (3) year agreement with the COHCC to provide health insurance to our employees. It consists of 11 different communities and we have been a member for about 25 years.

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

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

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 submitted the Mayor's Court reports for November and December. Mr. Schottke moved to accept same; seconded by Ms. Houk.

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

Mayor Stage reported that the opening of Demorest Drive occurred a week ago; we will be featured on WOSU Neighborhood Spotlight. He said they have worked for two years to make this happen. We will have a Press Conference to participate in 911 Text – for the hearing impaired. He expressed condolences to the families of F. Ray Kline, curator of The Art Concern and Mr. Floyd Kelly, one of the first Volunteer Fire Fighter's in Jackson Township.

2. Ms. Kelly shared a Liquor Permit request for a change in Stock for Ruby Tuesdays. Council did not request a hearing by unanimous consent.

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

Council adjourned at 9:49 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Steven Robinette

Steven R. Robinette
President

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

January 22, 2018

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

Tami K. Kelly, MMC
Clerk of Council

Steven R. Robinette
Chair