CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

January 16, 2018 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. Davis moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Ms. Houk.

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

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

3. The Chair recognized Mayor Stage who, with the assistance of Chief Pearson, recognized Lt. Jeff Lawless; Off. Kert Lanam; and Off. Doug Fraley, who are celebrating 30 years of service with the City this month.

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

1. Ordinance C-64-17 (Amend Section 194.06 of the Codified Ordinances titled Credit for Tax paid to Other Municipalities) was given its second reading and public hearing.

Ms. Houk asked to be excused from voting. She said she spoke to the Law Director about this issue. Mr. Smith, Law Dir., explained that this is issue specific as Ms. Houk's firm was involved in bringing this issue to the City's attention. It will not preclude her from participating in other tax matters moving forward.

Mr. Davis moved to excuse Ms. Honk from voting; seconded by Mr. Robinette.

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

Ms. Houk recused herself from the meeting for this item.

Mr. Donnelly, Tax Admin., explained that this is a clarification to the Code to make tax payers more aware that a Partnership Tax Payer with a partnership with Grove City is entitled to a tax credit, rather than digging to find it. Mr. Davis commented that this is in direct response to an appeal. Mr. Smith said it was, however all discussions are confidential with respect to the appeal. Mr. Robinette asked if he believes others would come forward and ask for a credit they didn't receive and if so, how many years can they go back. Mr. Donnelly said this is the first year for the credit and they try to assist those who are eligible for such a credit to receive it. He doesn't feel many would come forward who haven't already received it. Mr. Davis asked if this was a pro taxpayer or pro city tax effort. Mr. Donnelly said he believes it is pro taxpayer, since we are making it easier for a tax payer to see that they are eligible for a credit.

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

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

Ms. Houk returned.

2. Ordinance C-01-18 (Appropriate $1,000,000.00 from the Capital Improvement Fund for the Current Expense of the Gantz Road Improvement Project) was given its second reading and public hearing and Mr. Davis moved it be approved; seconded by Mr. Robinette.

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

3. Ordinance C-03-18 (Authorize the City Administrator to enter into an Agreement with Thayer Power and Communication Line Construction Co., LLC for Maintenance of the City's Fiber Optic Network) was given its first reading. Second reading and public hearing will be held on 2/5/18.

4. Ordinance C-04-18 (Authorize City Administrator to enter into a Reimbursement Agreement with Grove City Town Center, Inc.) was given its first reading. Second reading and public hearing will be held on 2/5/18.

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

1. Ordinance C-05-18 (Amend Section 351.07 of the Codified Ordinances titled Unattended Vehicle: Duty to Stop Engine, Remove Key, Set Brake and Turn Wheels) was given its first reading. Second reading and public hearing will be held on 2/5/18.

The Chair recognized Mr. Berry, Chairman of Service, for discussion and voting under said Committee.

1. Resolution CR-01-18 (Authorize the City's Consulting Engineer to Prepare Plans, Specifications and Cost Estimates for the Construction and Repair of Sidewalks on Sheldon Place, Thomas Avenue, Homecomer Drive, Dennis Lane, and Louise Ave.) was given its reading and public hearing.

Mr. Berry explained that this is the first piece of legislation to begin the 2018 Sidewalk Program.

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

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

The Chair recognized Mr. Schottke, Chairman of Lands, for discussion and voting under said Committee.

1. Ordinance C-65-17 (Approve the Rezoning of 6.584+ acres located at 2384 Stringtown Road from C-2 to PUD-R with Zoning Text) was given its second reading and public hearing.

Ms. Julie Ruzicka, Edwards Rd; had questions about easements between her property and this one. Mr. Rauch, Dir. of Dev; said he thinks she is referencing the pedestrian easement. He said they are looking at the overall area and trying to keep options open for connectivity. The development will have no encroachment on the setbacks required by Code.

Mr. Mark Catalano & Mr. Matt Vekasy, representing developers, were present to answer any questions. Mr. Schottke asked why they are including three (3) bedroom apartments in this development. He said most are one and two bedrooms. Mr. Catalano said they are offering 12 units as they believe there is some demand in the market for them. Mr. Schottke said the exterior of the surrounding area is all brick. He said their units have little brick and vinyl siding. He doesn't feel it will fit into the area. Mr. Catalano said they felt it would break up the look because of the size of the buildings. It also adds to the architectural design. Mr. Schottke asked about the garages & wondered if they could put the garages at-grade with the building above. Mr. Catalano said that is expensive and a different price point than they are suggesting here.

Mr. Berry voiced concern over the development text. He said with three-bedroom units, you invite families. There is no park ground with this development or any park or green space close for this development to enjoy. He said it is also an abated property that will not pay property taxes to the school district. That would be about $1,000,000.00 of tax not being paid. He said he doesn't like the open staircases; the garages are a distraction. He likes the idea of putting the parking under the buildings, which would open up space for green areas. He said he has seen their other developments and likes them, but they are much better than what is being offered here. He said he isn't opposed to apartments in this area, but this plan needs work. He asked if the street would be dedicated to the City. Mr. Catalano said no, it would be private. Discussions over the road and connectivity through an existing parking lot took place. Mr. Berry said he would like to see this postponed to discuss these issues. Mr. Vekasy said they are designing to a specific price point and feels it fits the area and the market. He said if they were in the Short North, the design would be different. Mr. Berry said there is a safety issue with no place for children to play in this plan.

Mr. Rauch, Dir. of Dev; shared that they have had discussions over connectivity. He commented that because this is an urban area, the Dev. Dept. felt it was appropriate to deviate from the Code on open space. Mr. Davis asked if it meets the GC2050 Plan. Mr. Rauch said yes.

Mayor Stage said there are questions about the connectivity and the Zoning Text speaks specifically to that. He said he has had meetings with the developer about this and nothing has changed in the Text or the Plan. Mr. Catalano explained that he thinks it has plenty of connectivity and more than most sites he has worked on. Mayor Stage said there are apartments to the north that have no connection. Mr. Catalano said they are agreeable to commit to an easement to the east. He said they could talk about it. He explained that there is an REA between Kmart and their property. He said the private drive cannot be cut off at any time. Mayor Stage asked why that was not listed in the Zoning Text. Mr. Catalano asked what other concerns Mayor Stage had. The Mayor said there needs to be provisions for Edwards Road for a long range connection. He also voiced concern for the connection to the North toward Sonora. He said nothing has been submitted to the City to address these issues. Mr. Vekasy said they are ready to commit to that tonight. Discussions continued about connectivity to the surrounding area.

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

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

2. Ordinance C-02-18 (Accept the Annexation of 1.065 acres located at 5070 Haughn Road) was given its second reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions. She explained that this property had a well dry up and needed water.

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

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

3. Resolution CR-02-18 (Grant an Exceptional Circumstance for property located at 4160 Broadway and making it eligible for the Town Center Commercial Revitalization Grant Program) was given its reading and public hearing.

Mr. Ed Fleming, Guffy Dr., expressed opposition to this Resolution. He said the business in the building is a pill mill and is fueling the upload problem. He said you can set your watch by the cars that start lining up at this location. He said we should do nothing to assist this business. He asked that they at least pause this and look into the business.

Mr. Berry asked if there are any issues or calls for service at this location. Chief Pearson said there have been calls for service. Specifically, nuisance calls. He said it is a legitimate business and have the right to operate at that location. They have a counseling center and a clinic to assist individuals.

Mr. Schottke stated that this request is for the property owner and for property improvements. It has nothing to do with the tenants.

Mr. Veda, Safety Dir., said a Doctor rents the space and feels he is offing a valuable service to help with the opioid epidemic. Mr. Veda confirmed that this is for the Property Owner, not the tenant, as Mr. Schottke pointed out.

It was explained that applications were made for improvements for asphalt, cracked sealing, striping, catch basin, and HVAC, but because it it's outside the area boundary, but within the 100 feet, it needs to be approved by Council to be part of the area. The applications got lost in the shuffle and with Mr. Schottke's help they were submitted to Council for consideration.

Ms. Houk asked about the timetable. Mr. Rauch explained that there is a 180 day window to complete the improvements and submit the paperwork for reimbursements. He said there are times when that timeline gets extended. He said he would have to go back and check when the improvements were done and when the applications were filed.

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

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

4. Resolution CR-03-18 (Approve the Development Plan for Grove City Apartments located at 2384 Stringtown Road) was given its reading and public hearing.

Mr. Catalano said they are agreeable to all but the stipulation to add striping to the western drive as they cannot do it. He said they would be witling to make a 3-way stop in that area to help with the issue and slow down traffic.

Mayor Stage said there were three items that he brought up on Jan 3, in a meeting. He said one was the easement and the line of sight from Stringtown Road. He asked if they have done anything to embellish the look in that area. Mr. Catalano said they have beefed up the landscaping around the entry off Parkmead and enhanced the architecture detail around the sign to create a sense of place. Mayor Stage asked about a light pole in the middle of the drawing. Mr. Catalano said they now own it and would come down. Mayor Stage said that pole is the right point for the line of sight from Stringtown Road. He said the six (6) garages will be what are seen.

Mr. Berry reiterated some of his issues that he shared over the rezoning. He asked them to look at moving the garages. Mr. Vekasy said they needed the CRA to make this a viable project. He said the project isn't set up to have parking under the units. Mr. Berry asked how much this developer will owe the City for not meeting the required green space. Mr. Rauch estimated $180,000.00. Mr. Vekasy said that wouldn't pay for the garages.

Mr. Davis asked Mr. Rauch why the Development Dept. was supportive of this development from the beginning. Mr. Rauch said this development matches the long term vision of GC2050. While the majority of Grove City will be single-family residential, there are certain instances where higher density could be taken advantage of. They felt this was one of those spaces. It is close to a bus line, which accommodates the higher density. He said it matches pretty well with the intent of GC2050.

Mr. Schottke said the idea of having apartments in this area is really what he is agreeing to. He asked if the Dev. Dept. was happy with this plan with all its stipulations. Mr. Rauch said his department is happy with the end result. He feels the stipulations are minor in nature. He said it has been an effort to get to this point, but they are happy with where it currently sits. Mr. Schottke said he doesn't like the line of garages. He also doesn't think the product is good enough and Grove City deserves a better product.

Mr. Schottke moved that Section 1 be amended to read, in part: "except for stipulation #12 and including the following: 1. A three way stop shall be added at the southwest corner of the private street."; seconded by Mr. Robinette.

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

Mayor Stage said he would like to have the six (6) garages removed and waive the provisions of the Code for parking. He would also like a 30' pedestrian easement going to the east granted to the City.

Mr. Berry moved to add the following stipulations to Section 1: 2. Eliminate the six (6) garages by the K-mart parking lot and waive the provisions of the Code for parking; 3. Grant a 30' pedestrian easement going to the East to the City; seconded by Mr. Schottke.

The developers said they would commit to the second stipulation but did not want to eliminate the garages. They are using them as a buffer. Discussion over these stipulations took place.

Mr. Schottke moved to divide the motion; seconded by Ms. Houk.

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

A vote was called on the first part of the motion to eliminate the six garages.

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

A vote was called on the second part of the motion to grant the City a 30' pedestrian easement to the east property line.

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

Mr. Berry said he felt there were still issues that needed to be addressed and moved to postpone the Resolution to 2/5/18; seconded by Mr. Schottke.

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

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

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

5. Resolution CR-04-18 (Accept the Grove City 2050 Community Plan) was given its reading and public hearing.

Ms. Shields, Dev. Dept., said they are very existed about this plan and the process they went through. She introduced Mr. Jamie Green, Consultant for the City. He shared some highlights: 30 people were on a committee to put this together; there was great collaboration with City Staff and the community; there are three Key Directions: 1. Focused Growth; 2. Mobility and 3. Economics. He shared a slideshow to explain these Key points.

Mr. Robinette asked about the Implementation Committee. Ms. Shields said they are working on putting this together. She said eight (8) members of the Steering Committee are willing to be on it and a new resident voiced interest. She said the details are being worked out and then they will move forward. She said they will look to Jamie & other municipalities for coordination of this committee.

Mayor Stage said this is a guiding document. It is a dynamic document that will get used for guidance. He said properties have existing zoning that will not change with this plan. It may set a vision but we must work with property owners to execute the visions, since the zoning doesn't change. He said the Development Dept. should create a small checklist to use with new development. He also feels we have an obligation to take this to Jackson Township, the School District and maybe Pleasant Township and ask them to endorse it.

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

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	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 shared a bit of information over the emergency in the Service Dept. with a fire in the complex and the loss of seven (7) trucks. He thanked Jackson Township, Upper Arlington, Westerville & ODOT for loaning us trucks. He said Piada had its grand opening today. He expressed condolences to Mr. Davis on the loss of his mother. He also advised Council that he is considering his option on C-65-17 and may veto this ordinance.

2. Mr. Smith, Dir. of Law, updated Council on the Star City Inn. The hearing has been postponed to August 31. He said they have hired a new realtor that specializes in hotel redevelopment. He said once there is a final order, will allow for a one-year closure. All this delayed time is bonus time that this remains closed. He said the owner will continue to market it through the Spring and Summer to try and get some action.

3. Ms. Kelly submitted two Liquor Permits. One for a transfer of G.C. Lanes to Zassy's Taproom and one for LT Nails for spirituous liquors to go with the wine permit previously approved. Council had no objections to these permits.

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

Council adjourned at 9:22 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Steven R. Robinette

Steven R. Robinette
President

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

Jan. 16, 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

Steven R. Robinette
Chair