

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

January 06, 2019

Regular Meeting

The regular meeting of Council was called to order by President Houk at 7:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

Roll was called and the following members were present:

Roby Schottke Aaron Schlabach Christine Houk Randy Holt Ted Berry

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

Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes

2. 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-69-19 (Approve the Rezoning of 15.8 acres located East of Broadway and North of Orders Road from SF-1 to PUD-R with Zoning Text) was given its second reading and public hearing.

Mr. Schottke moved to replace the Zoning Text with the version dated 11/12/19; seconded by Ms. Houk.

Ms. Houk	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Mr. Schlabach	Yes
Mr. Schottke	Yes

Mr. Forrest Gibson, OHM Advisors, explained that these units will be Fee Simple, for sale product, with common ownership of the outside of the buildings. The outside will be commonly maintained. He noted that the only change in the Zoning Text was to change the name of the development – Hidden Chase. He stated that this area falls within the “variety of housing stock” as shown in the GC2050 Plan. He said these are individual units connected by a common wall. It is intended to create a maintenance free lifestyle at an affordable price point. He said there will be front and back porches and basements.

Mr. Schottke stated that on page 4 of the Zoning Text, VIII, 7, c, has language about foundations. He said this in direct conflict to a new Section of City Code. He moved that this Section of the Zoning Text be changed to say “For basements, all exposed courses of foundations shall be brick, stone, brick or stone veneer.”; seconded by Ms. Houk.

Mr. Berry	Yes
Mr. Holt	Yes
Mr. Schlabach	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

Mr. Holt questioned the road width for this development. He asked if that would be determined with the development plan. Mr. Rauch said for this project, the pavement width has been addressed in the zoning text. It will be confirmed with the development plan.

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

Mr. Holt	Yes
Mr. Schlabach	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Berry	Yes

2. Ordinance C-73-19 (Approve a Special Use Permit for Outdoor Seating for Dairy Queen located at 3094 Southwest Blvd.) was given its second reading and public hearing.

Mr. Josh Home, Hadler Company Project Manager, was present and agreed to the stipulations set by Planning Commission.

Mayor Stage asked for the large sign that faces Broadway to be tidied up. Mr. Holt also requested that the property needs spruced up to make it look better and in keeping with the neighborhood.

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

Mr. Schlabach	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Berry	Yes
Mr. Holt	Yes

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

1. Ordinance C-01-20 (Amend Ordinance C-51-19 to change the Payment Terms for the Purchase of Real Property) was given its first reading. Second reading and public hearing will be held on 1/21/20.

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

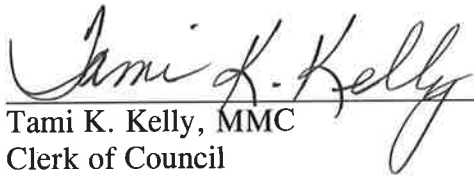
The Chair recognized members of Administration and Council for closing comments.

1. Mayor Stage reported that the Central Ohio Mayor's Association will be addressing a House Bill concerning front license plates. He said he may ask Council for a resolution to support keeping front license plates in Ohio. He noted that they will be meeting with the Franklin County

Engineer's office soon to discuss the Orders Road shortfall.

2. Mr. Kyle Rauch, Dir. of Development, and Ms. Kim Shields provided a Department Report concerning development trends and the changes in our population & housing patterns. Ms. Shields provided specific information about the number of apartments in the City. A copy of their presentation is attached to these minutes.
3. Ms. Kelly, Clerk of Council, presented a Liquor Permit request to Council for Front Row. Council had no objections.
4. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 7:56 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
Chair



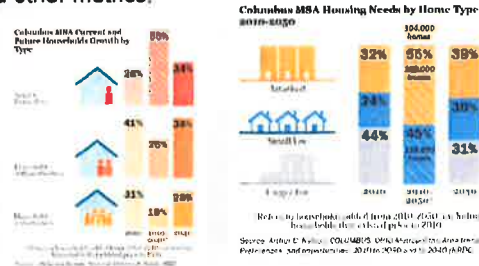
Grove City Development Trends

Trends Impacting Development

In 2015, the Mid-Ohio Regional Planning Commission published their insight2050 report. This document was the first to estimate that Central Ohio could become a region of 3 million residents by 2050. Further, the document showed how land use decisions can reduce land consumption, greenhouse gas emissions, vehicle miles traveled and other metrics.



The report also described the changing market demand. The two largest age brackets (baby boomers and millennials) both want similar things. The number of households without children is increasing and housing demand for this lifestyle is different than those with children. Additionally, national trends show that younger generations do not see housing as the same sure investment as it was before the Great Recession.



To build on the findings of insight2050, the City of Grove City began work on GroveCity2050, an initiative to update the City's plans and policies to ensure Grove City is strategically positioned to accommodate the region's growth and changing demographics while keeping Grove City economically competitive, fiscally healthy, and a desirable place to live, work, play and invest.

How has Grove City's population changed?

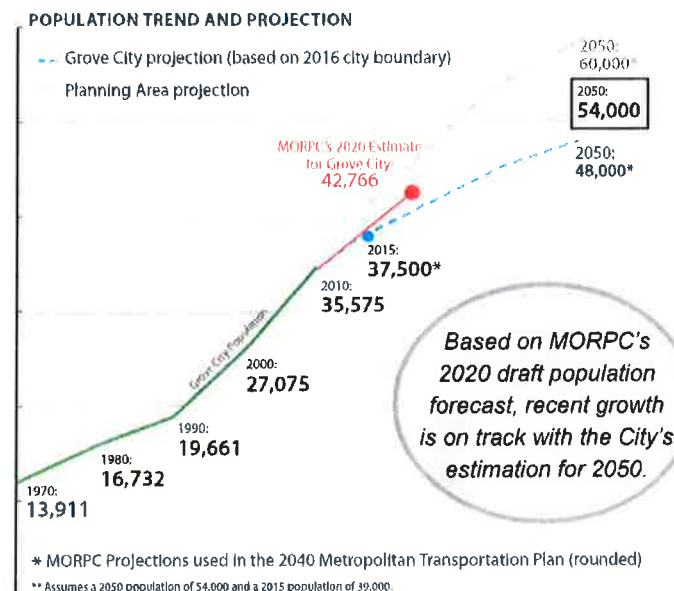
The population is growing

The population for Grove City was forecasted in the GroveCity2050 Community Plan to be 54,000 in 2050. This number was derived from an average of MORPC projections for the City's current boundary and the planning area.

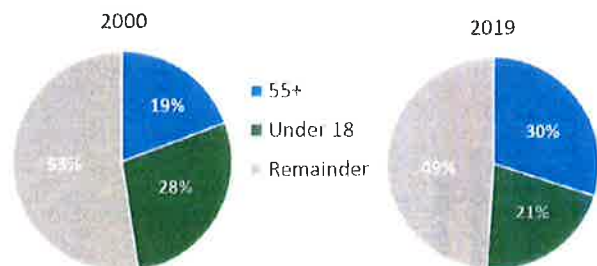
The population is aging

Grove City's median age has increased by almost 5 years since 2000. The population 55+ accounts for an estimated 30% of the population.

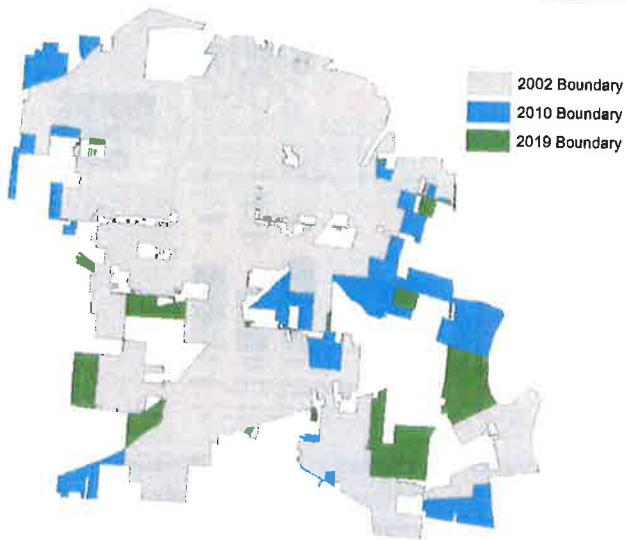
The aging population has had a large impact on recent development patterns.



Year	Median Age	Population 55+
2000	35.0	19.3%
2010	37.8	24.0%
2019	39.8	29.9%



How is growth different than in the past?



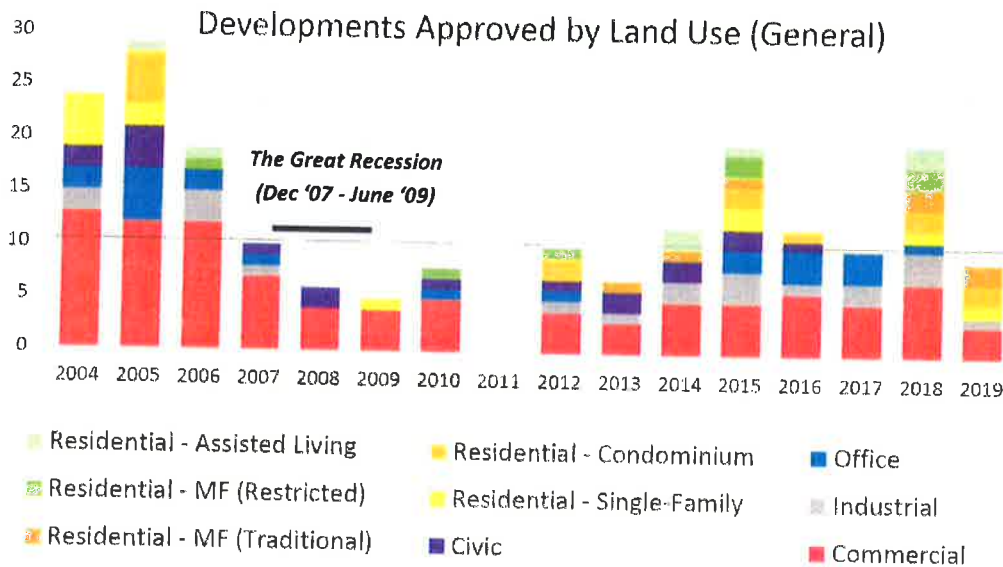
Grove City grew by fewer people between 2010 and 2020 than between 2000 and 2010.

	Population Increase	Household Increase
Between 2000 and 2010	31.4%	36.0%
Between 2010 and 2019	19.2%	16.1%

Grove City annexed less land between 2010 and 2020 than between 2000 and 2010.

	Population Added	Land Annexed
Between 2000 and 2010	8,500	2.15 sq. miles
Between 2010 and 2019	7,191	0.9 sq. miles

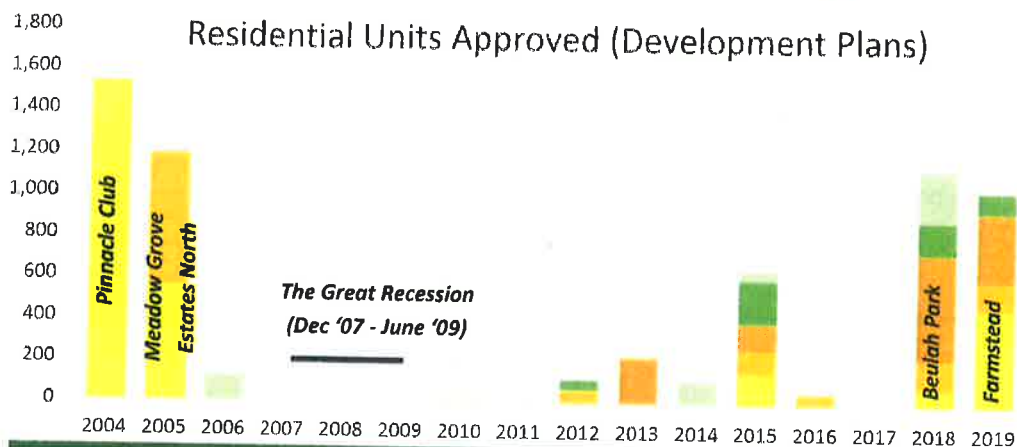
How have development patterns changed?



Approximately 1,500 single-family lots were approved in 2004 with an additional 1,150 single-family lots and condo units approved in 2005.

This created an inventory of homes that is still being built out.

Development starting in 2015 has been more diverse and balanced, including a variety of development and housing options.



After The Great Recession:

Lamplighter Senior Village (55+ age-restricted) was the first apartment development approved in 10 years (2002-2012).

The Summit Apartments was the first traditional (unrestricted) apartment development in 11 years (2002-2013).

Are other Columbus suburbs seeing the same change in development patterns?

Grove City ranks 3rd behind Westerville and Dublin for the number of new apartment units approved between 2015 and 2019.

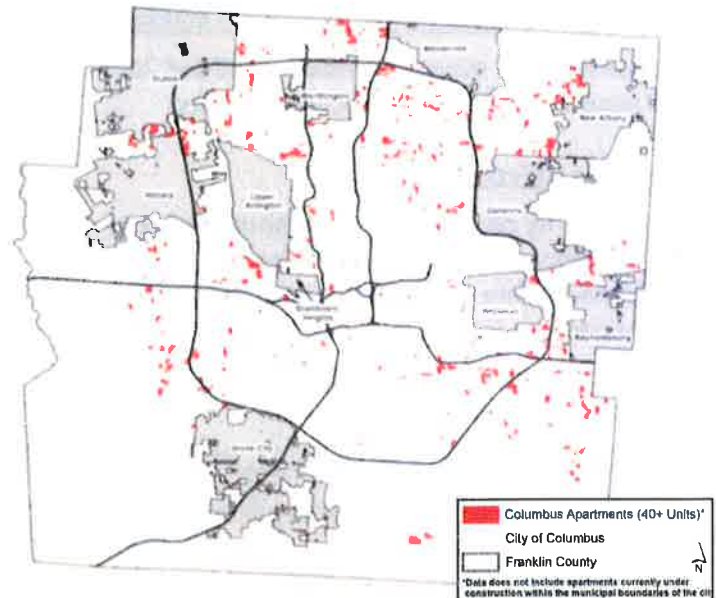


Grove City's average apartment development is older than those in comparable Columbus suburbs.

Average Age of Apartment Developments, 40+ Units	
Whitehall	51
Reynoldsburg	39
Worthington	35
Gahanna	34
Grove City	33
Grandview Heights	25
Westerville	22
Hilliard	18
Dublin	16
Upper Arlington	14
New Albany	3

Source: County Auditor Property Data

In addition to apartments within each suburb, apartments are being developed in Columbus adjacent to most suburbs as shown in the image below.



Kerstin Carr, Director of Planning & Sustainability, MORPC:

From 1/6/20 Email

"It is a fair statement to say that most of your fellow suburbs are looking at changes in development and zoning to reflect the insight2050 data. For example both Westerville and Reynoldsburg have recently updated their comp plans and zoning codes to reflect more compact, walkable, mixed use development. Franklin County and Worthington recently passed Complete Streets policies. Columbus and others have charged MORPC to develop a regional housing strategy to address housing affordability. And private developers are excited about the Regional Trail Vision."

What is Grove City's current housing stock?

As of May 2019, Grove City's housing stock was composed of units as noted in the chart to the right. This chart is part of the "Grove City Residential Analysis", containing definitions and examples of all housing types noted. The full analysis can be made available upon request.

Dwelling Type	Amount	Percentage
Single-Family	12499	64.8%
Fee Simple Units	11949	61.9%
Attached Single-Family	80	0.4%
Detached Condos	470	2.4%
Multi-Family	6677	34.6%
Attached Condos	2388	12.4%
Non-Complex Apartments	495	2.6%
Complex Apartments	3794	19.7%
TBD	120	0.6%
Total	19296	100.0%

Is Grove City's development in line with the GroveCity2050 Community Plan?

Land Use Objective 4:

Ensure that areas will exhibit strong neighborhood qualities including walkability, integrated open space (parks) and a variety of housing options.

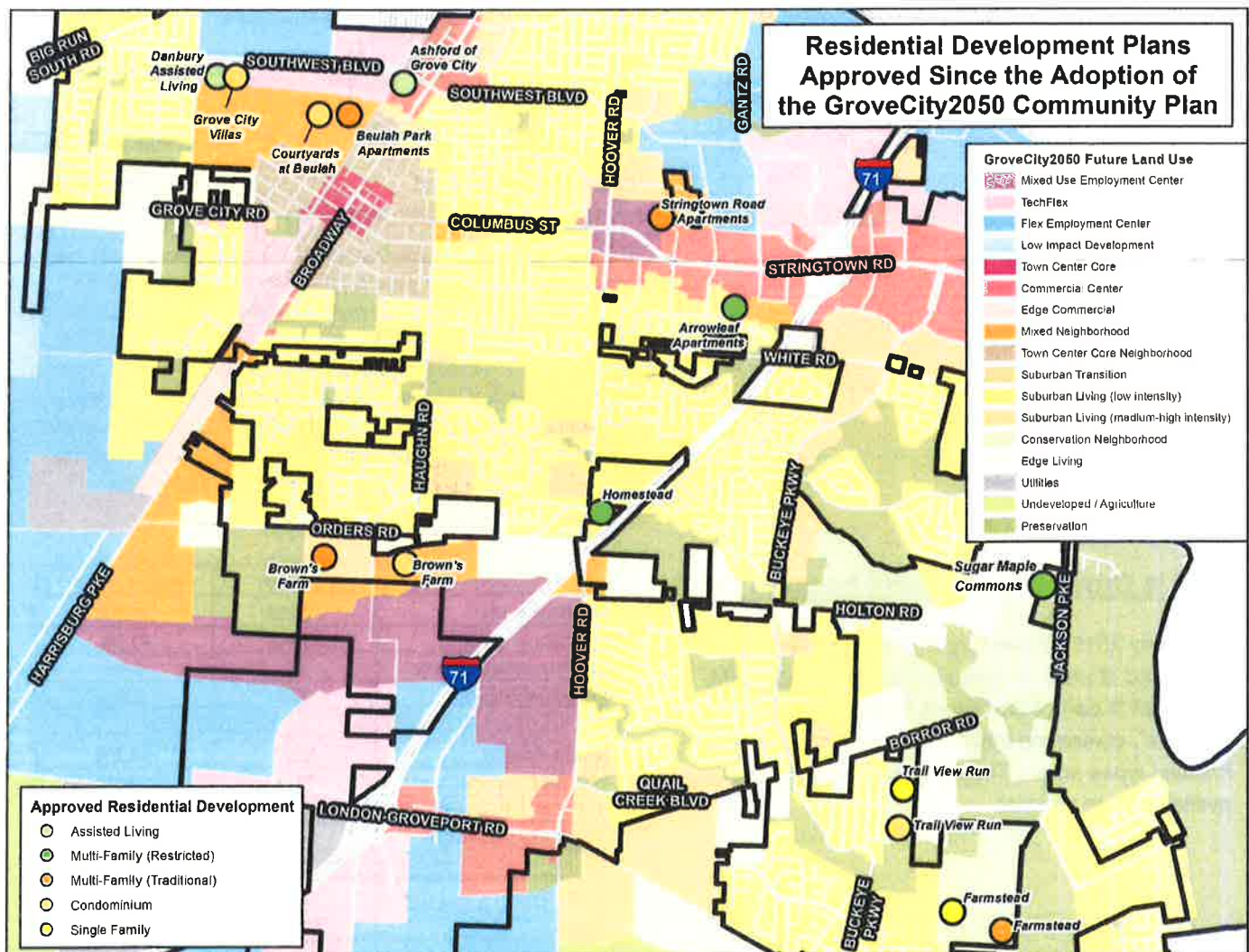
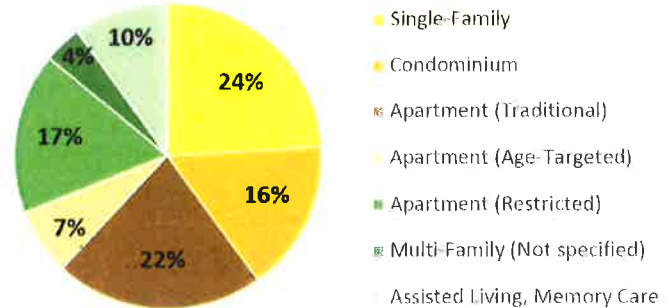
Residential units approved between 2015 and 2019 will result in a variety of new housing options.

Land Use Objective 2:

Place priority on developing under-utilized land or land adjacent to existing development served by infrastructure over undeveloped land on the City's edge.

Most residential development approved in 2018 and 2019 was on sites adjacent to existing development, many served by existing infrastructure.

Residential Units Approved, by Type (2015-2019)



CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

January 06, 2020

Council met immediately following the Organizational Meeting 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, MMC
Clerk of Council


Christine Houk
Chair