

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

January 03, 2023

Regular Meeting

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

Roll was called and the following members were present:

Roby Schottke Mark Sigrist Ted Berry Randy Holt

1. President Berry moved to excuse Ms. Houk and Mayor Stage; seconded by Mr. Holt.

Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes

2. Mr. Schottke moved to approve the Minutes from the previous meeting and approve as written; seconded by Mr. Holt.

Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Mr. Schottke	Yes

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-65-22 (Accept the Annexation of 10.63+ acres located North of White Road and East of McDowell Road in Jackson Twp. to the City of Grove City) was given its second reading and public hearing.

Mr. Craig Moncrief, attorney for petitioner, was present to answer any questions.

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

Mr. Berry	Yes
Mr. Holt	Yes
Mr. Schottke	Yes
Mr. Sigrist	Yes

2. Ordinance C-72-22 (Approve the Rezoning of 10.63+ acres and 13.961+ acres located north and South of White Road from SF-1 and R-1 respectively to PUD-R) was given its second reading and public hearing.

Mr. Schottke explained that there was a request to expand the legal description in Section 1 of the ordinance, which has been done and he moved to replace Ord. C-72-22 with the version showing the expanded legal description; seconded by Mr. Holt.

Mr. Smith, Dir. of Law, stated that this doesn't change anything whatsoever. This just clarified the 13+ acre parcel.

The being no further questions or comments, the vote was called:

Mr. Holt	Yes
Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes

Mr. Schottke reviewed the stipulation set by Planning Commission and asked why this was recommended rather than fencing. Mr. Rauch, Dir. of Dev., explained that the Development Department felt that a landscape buffer would be more long-term appropriate than a six-foot privacy fence. He said in the past, this has resulted in a number of quality projects with Epcon. He said there are a number of properties in the area with existing fences and stacking two fences is not ideal. He said to prevent this and looking at other projects, supplemental landscaping was suggested.

Ms. Rebecca Mott, attorney for petitioner, requested that this stipulation be removed. She said they had a meeting with the residents in August, 2022 and residents in the northern portion desired the fence. She said there is currently a farm fence that would be removed and replaced if it is on Epcon's property. She then explained the rezoning request for the two parcels that are divided by White Road. The density would be 3.1 units per acre with a variety of homes offered by Epcon and outlined the Zoning Text.

Mr. Stanley Ray, resident, stated that when it comes time to develop this property, he feels there should be some recognition of Mr. Geyer, and the Geyer name, who is an important member of Grove City. He said when other communities are giving up their history, Leroy realized that Grove City would be great if and when they remember their own history. He then asked what infrastructure changes would be made to White Road and McDowell Road to keep it from being a huge traffic problem. Mr. Schottke said this issue is for zoning and asked Mr. Ray to come back when the Development Plan is proposed.

Mr. Jason Wolfe, Michelle Dr., voiced concerns for the use of this land and the density of the homes. He said he has opposition to this use and would like to see it become park land. Mr. Schottke stated that the property is currently zoned for residential use and the issue tonight is for a planned unit - residential zoning. He said the City did discuss purchasing this property at one time for park ground, but could not offer the same price as private developers. Mr. Wolf stated that this is the last remaining bit of green space that is perfect addition to Keller Farm Park. He said it is a terrible location for further development. It is a traffic nightmare and we have a really good opportunity to do something good. He doesn't want that to slip away because of short-term cost.

Ms. Kelly Wolfe, Michelle Dr., said she would like to see this remain SF-1 & R-1 and asked that this rezoning be denied. She said there are safety issues on McDowell and White roads. She said there are curb cuts and crosswalks proposed and there is a dip in White Road that causes traffic not to see cars and pedestrians. Approving this will cause a nightmare.

Mr. Ted Basinger, resident, requested denial. He said this has been zoned since 1972. He said they love Grove City, but we make it too easy for developers. He asked that we step back and look at what is right for the area. Step back and slow down. He said White Road is the pathway to the High School for students and adults. Adding 75 homes is not a good idea. There is enough development going on and Grove City is going to turn in to something no one likes.

Mr. Schottke referenced the requirement to install a flashing beacon on White Road on page three of the Zoning Text. He voiced concern for the effectiveness of these beacons. He said safety for the residents is paramount and this portion of the Text should be reviewed to offer more than beacons. *Mr. Smith* stated that there is language in the Zoning Text that allows Council to address this in the Development Plan.

Mr. Sigrist stated that he has many reservations over safety with this zoning change. He said as a person who uses the paths for bicycling and walking in the city regularly, all who do know that the culture in Grove City for looking out for pedestrians and cyclers on those paths is horrible. He said heading down this path without addressing the safety concerns is what they are doing by approving this PUD-R zoning.

Mr. Berry commented that he would love to see the north piece become a park, but the City cannot tell property owners who to sell to.

Ms. Kelly read a statement from Ms. Houk voicing her concerns about this rezoning, which is attached to the minutes for reference.

Discussion took place over the stipulation of landscaping over a fencing requirement. Ms. Mott stated that whatever the residents want that are directly affected is what Epcon will do. *Mr. Basinger*, who is directly affected, stated that he would rather have the landscape buffer and keep it as natural as possible. *Ms. Lauren Hardin*, said she would like to see mounding and landscaping rather than a fence.

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

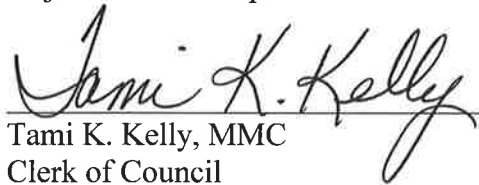
Mr. Schottke	Yes
Mr. Sigrist	No
Mr. Berry	Yes
Mr. Holt	Yes

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. President Berry announced that the next meeting of Council would be on Tuesday, 1/17, in observance of Martin Luther King Day.
2. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:00 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
Chair

Kelly, Tami

From: Houk, Christine
Sent: Tuesday, January 3, 2023 5:08 PM
To: Kelly, Tami
Subject: Ordinance C-72-22

Tami,

If Council decides to vote on Ordinance C-72-22 this evening, please read my comments below for the record. In the event that the rezoning vote is postponed to January 17, I will address these items in person at that time. Thank you!

White Road serves as an alternate for east/west movement in our community, acting as relief to the increasingly congested, difficult to navigate Stringtown Road. Adding 74 units on less than 25 acres in the form of a single development divided between two parcels, one north and one south of White Road, is ill-advised. Additional demand tied to the 74 units, as well as the entry roads from both McDowell Road and White Road will further congest a very busy area. In addition, this use is inconsistent with Grove City 2050.

As I have mentioned on several other occasions, PUD-R zoning is closely tied to the Development Plan itself. In this particular text, I have concerns regarding the use of the pedestrian crossing with rapid flashing beacon. Although proper use in ideal conditions may allow this to be an effective tool in facilitating pedestrian safety, I am concerned about the illusion of safety these signals create for young residents and/or residents utilizing this crossing in less than ideal conditions.

Finally, I would like to ask for clarification on the single stipulation. Was this stipulation the preferred privacy buffer for the existing homeowners in Keller Farms?

Christine Houk
2099 Stargrass Avenue
(614) 216-8895

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

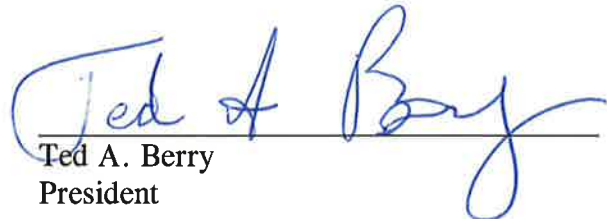
January 03, 2023

Council met at 6:30 p.m. in the Council Chambers, 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


Ted A. Berry
President