# CITY OF GROVE CITY, OHIO

# COUNCIL MINUTES

November 20, 2023 Regular Meeting

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

Roll was called and the following members were present:

*Roby Schottke* *Mark Sigrist* *Ted Berry* *Randy Holt* *Christine Houk*

1. Mr. Berry moved to approve the minutes of the previous meeting, as written; seconded by Mr. Schottke.

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| Mr. Schottke | Yes |
| Mr. Sigrist | Yes |
| Mr. Berry | Yes |
| Mr. Holt | Yes |
| Ms. Houk | 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. Resolution CR-42-23 (Approve the Development Plan for Bluegrass Park Medical Office Building located west of Hoover Road and South of Bluegrass Lane) was given its reading and public hearing.

Ms. Rebecca Mott, attorney for petitioner, was present to share the history of this parcel and answer any questions of Council.

Mr. Schottke asked if the pond will service the entire lot. Ms. Mott said yes. This is a regional pond that will service Subareas A & B. Mr. Schottke stated that there were architectural detail recommended in the Staff Report but they were not stipulated by Planning Commission. Mr. Rauch, Dir. of Dev., stated that staff felt that the grey areas of the building were long spances that needed some detail to break this up and recommended small black awnings over the windows, however, Planning Commission did not agree.

Mr. Schottke moved to amend Section 1 to add the following stipulation: 1. Black metal canopies shall be installed over the windows in the light grey blend brick portions fronting Hoover Rd and Birchbark Trail; seconded by Mr. Berry.

Ms. Mott explained the materials of the building and the use of the brownfield brick, being two different sizes and offsets to add architectural interest. She said the architect has awnings over the doors to call out the entrances and believes that adding them to the windows would cause confusion as to where the entrances are. She requested this not be added.

Mr. Schottke stated that he looks the building looks institutional and the eyebrow awnings would make it look nicer.

Ms. Houk said she believes they have done quite a bit to provide the architectural interest; providing significant trees; and feels it is in sync of a medical office building.

There being no additional questions, the vote was called on the amendment.

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| Mr. Sigrist | No |
| Mr. Berry | Yes |
| Mr. Holt | No |
| Ms. Houk | No |
| Mr. Schottke | Yes |

Mr. Berry shared his concern for not having enough trees around the building. He said we are looking to increase the canopy and this should have more. Mr. Rauch said this plan meets Code, but a discussion to amend the Code requirements could take place.

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

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| Mr. Berry | Yes |
| Mr. Holt | Yes |
| Ms. Houk | Yes |
| Mr. Schottke | Yes |
| Mr. Sigrist | Yes |

2. Resolution CR-43-23 (Approve the Development Plan for Keenland Place located west of Hoover Road and north of Kroger Shopping Center) was given its reading and public hearing.

Ms. Mott, attorney representing developer, accepted the stipulations, except for #5. She shared statistics from two other developments from Mr. Ruma on their charging station use. She said these have four and six ports and only have an average of 5.67 hours per day. This project proposes four (4) ports and the installation of infrastructure for all garages to have the electrical voltage panels to support EV Chargers. They will increase the installation of infrastructure on all the pink areas shown on their plan, so the development will be ready for charging stations, as needed. She explained that the developer does not want to install them now because they become obsolete in the weather. The speeding charge becomes less over time, so once they would be needed, the chargers would need to be replaced. She said they want this project to be ready for electric cars, but not install chargers that will need replaced before they would be needed. It was agreed that having the infrastructure installed for all garages and all the "pink" areas for future charging stations to be installed, along with the two stations shown on the plan would be the requirement for this plan.

Mr. Schottke moved that Section 1 be amended to remove #5 as a required stipulation; seconded by Mr. Holt.

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| Mr. Holt | Yes |
| Ms. Houk | Yes |
| Mr. Schottke | Yes |
| Mr. Sigrist | Yes |
| Mr. Berry | No |

Ms. Mott reviewed the 384 unit apartment plan, noting that there will be a mix of one and two bedroom units. The plan meets all zoning text requirements, except for the fence – which they would like to have at six feet.

Mr. Schottke asked if she agreed to the stipulations set by Planning Commission. Ms. Mott said yes.

Mr. Holt asked if there would be any wall-mounted air conditioners. Ms. Mott said no. Mr. Holt asked about the stairways and if there were any exterior stairways. The stairways were shown on the elevations, which are open breezeways, but are interior to the building. Mr. Holt asked about the traffic impact. Ms. Mott said they did an extensive traffic study for the entire area at the time of zoning and this development meets the requirements.

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

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| Ms. Houk | Yes |
| Mr. Schottke | Yes |
| Mr. Sigrist | Yes |
| Mr. Berry | Yes |
| Mr. Holt | Yes |

3. Resolution CR-44-23 (Approve the Preliminary Development Plan for 4371 Broadway) was given its reading and public hearing.

Mr. Alexander Yaknitski, representing petitioner, agreed to the stipulations and offered to answer any questions. He said the idea is to use the existing warehouse and building. If the zoning goes forward, they would redevelop the area and add buildings in the future. He said the building out front would be used for a commercial flooring showroom/office and the warehouse would be to store the equipment and vans inside.

Mayor Stage asked if a compliance audit had been conducted on the site by the Chief Building Official. Mr. Boso, Chief Bldg. Official, said they have not done a complete audit. They have been watching it but haven't been in the back area. Mayor Stage said this should be done to make sure there is compliance before moving forward.

Mr. Schottke asked about the paving for the entire lot. Mr. Rauch said the gravel lot is an existing, non-conforming use and felt it was not necessary due to the lack of visibility for the rear area. Mr. Schottke asked if the first stipulation required fencing around the entire back area. Mr. Yaknitski said no, it is only for the front. Mr. Schottke said it will be seen from the skating rink and does not believe it is being brought up to the same standards as the rest of the city and it needs to be brought into full compliance.

Ms. Houk said she feels this is an incremental win for a blighted lot. She appreciates Mr. Schottke's opinion, and hopes that it would be brought up to the same standards through time.

Ms. Holt agreed with Mr. Schottke and Mr. Berry suggested a privacy fence and landscaping along the skating rink side to shield the view.

Mr. Yaknitski stated that the owner plans to develop this and pave the whole parking lot. This is just the first step in getting it rezoned for the desired use. Once the zoning is decided, then they will show a final development.

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

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| Mr. Schottke | No |
| Mr. Sigrist | Yes |
| Mr. Berry | Yes |
| Mr. Holt | No |
| Ms. Houk | Yes |

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

1. Ordinance C-44-23 (Authorize the City Administrator to Reimburse the Developer for Sewer Improvements, specifically materials only cost for upsizing the sewer line, under Section 1101.11 of the Codified Ordinances and Appropriate $91,743.93 from the Sewer Fund for said improvements) was given its second reading and public hearing.

Mr. Boso, City Admin., explained that the Developer for Hidden Chase increased the sewer line from 12" to 18" to accommodate future development. He shared a slide to show how this opens up 700+ acres for development and reduces the cost by putting a larger line now.

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

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| Mr. Sigrist | Yes |
| Mr. Berry | Yes |
| Mr. Holt | Yes |
| Ms. Houk | Yes |
| Mr. Schottke | Yes |

2. Ordinance C-45-23 (Authorize the City Administrator to enter into an Agreement with Flock Safety and Appropriate $150,429.00 from the Drug Law Enforcement Fund for the Current Expense of said agreement) was given its second reading and public hearing.

Mr. Teaford, Dir. of Safety, explained that this is for license plate readers, which is being paid for with federal grant monies. He said this camera system can identify license plates and can be used for apprehension of suspects. It provides officers with another set of eyes on the street.

Mr. Holt commented that this would fund 32 cameras and the additional grant monies would be used sometime next year.

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

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| Mr. Berry | Yes |
| Mr. Holt | Yes |
| Ms. Houk | Yes |
| Mr. Schottke | Yes |
| Mr. Sigrist | Yes |

3. Ordinance C-46-23 (Amend Various Sections of Chapter 194 of the Codified Ordinances titled Income Tax) was given its second reading and public hearing.

Mr. Richard Donnelly, Finance Dept., explained that the State has made changes that need incorporated into the City Code before the next codification, due to the effective date of these changes. He provided an overview of these changes.

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

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| Mr. Holt | Yes |
| Ms. Houk | Yes |
| Mr. Schottke | Yes |
| Mr. Sigrist | Yes |
| Mr. Berry | Yes |

4. Resolution CR-45-23 (Appoint Members to the Board of Tax Review) was given its reading and public hearing.

Mr. Holt explained that Council has two appointments to this Board and it is time to appoint those members (Michael Farnsworth & Cindi Sgalla).

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

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| Ms. Houk | Yes |
| Mr. Schottke | Yes |
| Mr. Sigrist | Yes |
| Mr. Berry | Yes |
| Mr. Holt | Yes |

5. Resolution CR-46-23 (Waive the Bidding provisions of Section 139.05 of the Codified Ordinances for Various Water Facility Rehabilitation Projects) was given its reading and public hearing.

Ms. Fitzpatrick, Dir. of Service, explained that this project was put out for bid and received no responses. She said it is very specialized work and is asking to waive the bidding procedure in order to reach out to specialty companies for proposals.

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

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| Mr. Schottke | Yes |
| Mr. Sigrist | Yes |
| Mr. Berry | Yes |
| Mr. Holt | Yes |
| Ms. Houk | 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 reported that: this Saturday is Shop Small Business day; Forge Biologics was bought out and they have contacted the new owner; students from Hong King were here last week; a pedestrian crossing to Grant Homestead has been installed; there are two Community Surveys being conducted throughout the city; they are watching the State House on – the impact of Issue 2 and House Bill 296 which would increase police pension contributions.

He then provided a high level overview of the 2024 Annual Appropriation. He shared some slides showing: the anticipated income tax has been kept flat for 2024; the overall budget is up 6.8% in total over last year; operating costs increase by 8.3% based on added employees in 2023 that will be paid a full year in 2024; they strive to maintain that operations do not go over the income tax collected and this budget keeps it below that anticipated figure; the General Fund balance shows four (4) months of operations in reserve; they anticipated ending the year with $12 million, which is substantially less, but there are many Capital Improvements funded. He then showed the list of all the Capital Improvements. Mr. Berry noted that there are others that show up in different areas, as well.

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

Adjourned at 8:30 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry

Ted A. Berry
President

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

November 20, 2023

Council met at 6:30 p.m. in City Hall, 4035 Broadway.

Ms. Kelly reminded everyone that the Christmas parade is December 1. There will be a tractor available for members and their families to ride in, if desired.

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

Ted A. Berry
Ted A. Berry
President of Council