CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 21, 2023 Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in Room A of the Grove City Library – 3959 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 from the previous meeting and approve as written; seconded by Ms. Houk.

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. Ordinance C-28-23 (prove the Rezoning of 96.3± acres located at 2088 and 2134 London Groveport Road from SF-1 to PUD-R with Text) was given its second reading and public hearing.

Mr. Kyle Rauch, Dir. of Dev., explained that there have been some changes to the plan since the Preliminary Development Plan was approved and to the zoning text. There are now four (4) subareas with a decrease in units to 271. A Traffic Study was also done and it shows that a left turn lane into the site, off S.R. 665, is necessary since it is at capacity now.

Mr. Joe Ciminello, petitioner, explained that the Plan has evolved, taking in the suggestions of the City and the residents. He said Subarea A will be a new product from Epcon, which are all detached, single-family homes. He said the adjustments save the tree lines on the property and the change in the design of Hawthorne Parkway allows for the homes to back up on this interior road rather than on State Route 665. He said now, all homes will front SR66t and Borror Road. The road now feels more like a residential road, rather than a cut-through. He said Subarea B will be Epcon home units; Subarea D will be townhomes; and Subarea C will have a few estates lots, next to Dr. Harris' home. He said there is an access point in Subarea D out to Borror Rd., but they are willing to close that and put in an emergency access in that spot. He said they have also agreed to additional landscaping along the southwest property line per the neighbor's request. He said they are down 52 units from the Preliminary plan and the TIFF will pay for Hawthorne Pkwy. with the County portion. Extra TIFF dollars can be used to solve the global traffic issues on SR665 and in the general area.

Mr. Schottke stated that he was unsure about Subarea D; has concerns over not having a traffic light at Hawthorne Pkwy. and SR665; and concern over the Borror/SR665 intersection.

Mayor Stage stated that this project will springboard the long-term objective to address the traffic issues, such as the unsafe intersection at Borror/SR665.

Ms. Houk stated that her difficulty is the transition from SF-1 zoning to PUD-R, when there are 271 units on this site when we know that there are existing traffic issues that need multi-jurisdictional efforts to get them addressed. She said this type of zoning is so closely aligned with the development plan that she wants to feel as comfortable as possible with the overall issues and traffic plan.

Mr. Ciminello reiterated that the plan evolved with community input and comments from Council. He said he cannot affect change to SR665 or Borror, but they can put in the last leg of Hawthorne Pkwy. and turn lanes. He said putting together a TIFF that will have excess revenue to help pay for other road improvements in the area, will do a lot to help the City address the traffic concerns. He said he feels this development will go much more than its part for the global traffic improvements. Ms. Houk said we do not have a clear idea of how to fix the traffic. We have many ideas, but not a definite plan.

Mr. Schottke said he likes the new design; Subarea B & C; the redesign of Hawthorne Pkwy and believes that the concerns for Subarea D will sort itself out with the development plan. This ordinance is for the Rezoning.

Ms. Jodi Burroughs, resident, voiced concern over the rezoning. She acknowledged Mr. Ciminello's willingness to adjust the development to address resident's concerns. She said the GC2050 Plan is a guiding document and may not have gotten it right for this area, over five years ago. She said Plum Run took five postponements before it got approved. She feels the 4.8 units per net acre on this plan is still too high. She asked that Council take the time to do their due diligence on this project.

Mr. Mike Mason, resident, said his east property line abuts this development. He said he likes the new plan, but adding 300 homes increases the traffic and this is already a problem. He said Council is being asked to say "ok" when they don't know about the road improvements. He said he hopes the roads and streets get improved.

Mr. Rick Gibson, voiced concern over traffic and said the Borror/SR665 intersection is a risk. He appreciates the exit to Borror being taken out. Other than that, he likes the development and is all for it.

Mr. Chris Hines, resident, said this plan may be the best for Epcon, but is it the best for area residents. He shared concern over Subarea D. He asked if the change to Hawthorne Pkwy. fits the vision of what the City wants. He said he moved from Columbus to get away from this type of look.

Mr. Holt explained that the way traffic gets solved is through development. He said it gives the City the money and opportunity to solve the traffic problems. He acknowledged that it is a bit of a chicken/egg issue and there are some details that will need to be figured out later.

Mr. Chuck Boso, City Admin., explained what a TIFF is and how it redirects tax dollars from the County & Township – not from the schools. He said this is not a tax reduction in any way for the new homes. He said without this development, there is no revenue to pay for road improvements, unless taxes were raised.

Mr. Berry commented that he liked the adjusted plan. He is not crazy about Subarea D. He asked if Council could receive the same information about the TIFF as they did for the Plum Run project.

Mr. Boso said they can't get all the details by the next meeting, but can provide some estimates. He said Council will decide what the TIFF funds would be used for.

Ms. Leslie Lutz, resident, stated that she already has traffic problems on SR6665 and this density will bring even more traffic problems. She said in theory, the TIFF sounds good, but they need to consider if there is another downturn, there may not be any monies in the TIFF.

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

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

2. Ordinance C-30-23 (Accept the Annexation of 0.918 acres located at 3972 Orders Road to the City of Grove City) was given its second reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, stated that her client has been cleaning up the property and will continue to do so, as they are aware of the City's regulations. She expressed some frustration, as she has reached out to the City several times and received no reply. *Mayor Stage* stated that if Council approves this tonight, he will reserve his 10 day veto power, as he wants the property fixed by then.

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

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

3. Ordinance C-31-23 (Approve a Special Use Permit for a Day Care Center for Enchanted Dreamers Childcare Learning Center, LLC located at 4461 Broadway) was given its first reading. Second reading and public hearing will be held on 09/05/23.

4. Ordinance C-32-23 (Approve the Rezoning of 3.407+ acres located West of Front Street and North and South of Cleveland avenue from R-2 to PUD-C) was given its first reading. Second reading and public hearing will be 10/02/23.

5. Ordinance C-33-23 (Amend the Zoning Text for Beulah Park, Subarea B, located South of Southwest Blvd. and East of Demorest Rd. as adopted by Ord. C-24-18) was given its first reading. Second reading and public hearing will be held on 10/02/23.

6. Resolution CR-34-23 (Approve the Development Plan for Buffalo Wild Wings located at 4108 Buckeye Parkway) was given its reading and public hearing.

Mr. Jamie Shaffer, representing Buffalo Wild Wings was present to answer any questions.

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

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

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

1. Ordinance C-34-23 (Vacate and Transfer portions of Cleveland Avenue and Front Street Public Right-Of-Way) was given its first reading. Second reading and public hearing will be held on 10/02/23.

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

1. Ordinance C-35-23 (Amend Chapter 161.10 of the Codified Ordinances titled Employee Status, Number of Employees per Department, Pay Grades) was given its first reading. Second reading and public hearing will be held on 09/05/23.

2. Ordinance C-36-23 (Authorize the City Administrator to enter into an Agreement with Arcadia Infrastructure I, LLC) was given its first reading. Second reading and public hearing will be held on 09/05/23.

3. Resolution CR-35-23 (Authorize the City Administrator to seek financial assistance from the State Capital Improvement Program/Local Transportation Improvement Program for funding of the North Meadows Drive Realignment Project) was given its reading and public hearing.

   Mr. Boso, City Admin., explained the improvement to North Meadows Dr. and how it is a component to the anticipation of building a bridge over I-71 in that area.

   Ms. Houk asked for information to see the improvement in its totality and all funding sources.

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

Ms. Houk	Yes
Mr. Schottke	Yes
Mr. Sigrist	Yes
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.

1. Ms. Chris Moore shared her vision for Grove City which includes: restaurants that are not bars with food; more affordable housing; people that serve others rather than themselves which makes a person happier.

2. Ms. Lynn Erlach, read a letter from the Church on Rensch Road which was sent to the City asking to withdraw from the annexation. *Mr. Smith, Dir. of Law*, explained that there is a point in the process to be able to withdraw, but that occurs before the Franklin County Commissioners approves the annexation and sends it on to the municipality.

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

1. Mayor Stage shared upcoming events and noted that the pedestrian, all-purpose path along Orders Rd. is almost done.

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

Adjourned at 8:35 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry
President

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

August 21, 2023

Council met at 6:30 p.m. in Room A, Grove City Library, 3959 Broadway.

Ms. Kelly, Clerk of Council, reviewed the Liquor Permit for Hop Yard with Council, who had no objections.

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