

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

October 02, 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 9/5/23 and 9/18/23 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-32-23 (Approve the rezoning of 3.407 acres located west of Front St and north and south of Cleveland Ave. from R-2 to PUD-C) was given its second reading and public hearing.

Mr. Rauch, Dir. of Development provided an overview and explained that the modification of this zoning text which will include multi-family as a permitted use in this area. Both the north and south buildings could be three-story with multi-family on the second floor, third floor, and a small portion of the first floor. He said the GC 2505 Plan identifies this area as a mixed neighborhood, and Staff felt comfortable with what was being proposed.

Mr. Schottke questioned the zoning text. Mr. Rauch explained that the original text needs amended for the north and south portions and the new acreage needs rezoned with the zoning text included for this portion as well. Mr. Schottke said much of the Zoning Text has to do with the development plan. He asked Mr. Rauch what advantage PUD gives to the City. Mr. Rauch said this modified the zoning standards that were originally approved. Council also saw a preliminary development plan and the Developer added the concerns they heard in the preliminary plan in the attached Text.

Ms. Rebecca Mott, attorney for petitioner, explained the existing zoning for Subarea B in Beulah Park and the additional acreage requesting to be added, along with the right-of-way to be vacated. She stated that the Grove City 2050 Plan shows this area as a mixed neighborhood and gave the definition. She explained the text changes and agreed to the Planning Commission's stipulations. She feels that the changes made are more protective and add more regulation on development.

Mr. Sigrist asked what their plans are for the southern alley and Ms. Mott explained that they have not modified it.

Matthew Fuchs, adjacent property owner, stated that his attorney has been in touch with Mr. Kelley. He expressed that he does not want to be next to this development, however he does understand how these things work. He wishes to keep his home as residential feeling as possible. He said he has

heard about disposable income and restaurants; that Beulah Park was supposed to be an attraction to entice people to come downtown. So far, there is nothing developed that will achieve this. He said he is o.k. with some kind of commercial activity – dining. However, this allows for apartments and he doesn't want that. He shared prices for homes and apartment rentals in the area; he sees golf carts all around – there is disposable income in the area. He said he is against the plan as-is. He said there are no tenants for any of this. He said if this zoning is changed, all the intentions can fall through and you are going to get something else. That is what he objects to.

Mr. Wolfgang Brawn, Grant Ave., stated that he is really upset about coming cross Columbus Street. He said there is plenty of room there and feels that is where they should stay. He said they don't need a bunch of traffic coming down the alley and through their neighborhood. He voiced opposition to the ordinance.

Ms. Nancy Pennell, Grant Ave., question where the flood water will go when they close the streets. She said they have taken Grant Ave. Now they want Cleveland and Front St. and they want to take the alley for an industrial service road. She asked if there is nothing Council won't take away and give to a developer. She asked if there is nothing they won't take away from the residents who live in this lovely neighborhood. She said none of this is in compliance. She said the developer covets a part of their neighborhood and he is going to put something there that is not compatible. She said this is a quiet neighborhood and it won't be for long. She said she is against the whole thing.

Mr. Pat Kelley, developer, explained that this is all part of the development of Beulah Park. He said the whole purpose of doing this is to attract an upscale restaurant. He said this area is the gateway to Beulah and it will be very nice. He said the purpose of this additional property is to be able to develop it right and make it look nice. He said they are talking to restaurants now and cannot sign a deal when they do not have zoning. He said they will bring them into the process during development.

Mr. Berry asked about the alley access. Mr. Mike Reeves, engineer for Beulah Park, explained that their access is off Front Street, not the alley. Mr. Berry asked Ms. Fitzpatrick, Dir. of Service, about flooding in this area. Ms. Fitzpatrick she does not believe there are any flooding concerns in this area. She explained the improvements that have been made in this area. Mr. Berry asked if there were any expanded water storage areas installed. Ms. Fitzpatrick said yes, with the Columbus St. extension, there was underground storage installed.

Mr. Holt asked about the first floor residential. Mr. Kelley said while they do not want first floor residential, the Americans with Disabilities Act requires something. He said if they could get around it, they would, as they do not want residential on the first floor.

Mr. Brian Bishop, Grant Ave., voiced opposition to this rezoning and plan. He said he built a new home in this area for a reason – it was a quiet, very neighborly, neighborhood. He said he is against any commercial development in this area. He said adding restaurants is a great idea, but this is just not the right spot for it. He said most of the neighbors have been there for 20 – 30 years and love their quiet area.

Mr. Berry asked about buffering along Cleveland Ave. Ms. Mott stated that the Zoning Text explains the landscaping requirements and the layout will be determined with the final Development Plan. Mr. Berry stated that he wants to make sure it is dense enough so the residents cannot see a parking lot.

Mr. Chris Zelich, Grant Ave. property owner, stated that the expansion presented is indifferent to him. He said he was in favor at one time. He said when he was before Council for his commercial

building, he was told that they wanted to keep the neighborhood. His point was, there is change in the air and Beulah is a big deal. He said this is no longer residential. This is urban development. He said his proposal was rejected and he felt it could be added to this project. He said Front is going to be developed at some point.

Mr. Michael Mirannigel, Grant Ave., asked where the line of migration stops and where do you stop to save the existing residential neighborhood. He said the area along Cleveland Ave. is currently a beautiful, scenic area. It could be a nice, nested area for a walking path, benches and what is already there. He said he is not against development, but is saying that there should be a line of migration. He shared concerns over traffic and how this should be congruent with the lovely, existing residences.

Mr. Schottke said he believes it is logical to change this to PUD-C since Front Street already has commercial and will continue to move into commercial.

Ms. Houk stated that this is a hard one for her. She has accepted the fact that the curve of Columbus Street is commercial and there is a lot of interest in the Town Center for more commercial. She said these are the projects that provide a catalyst for a complete renaissance for the downtown area. She said it could turn into a very nice, walkable neighborhood. She also appreciates the people that have been invested in the area for so long and the discomfort that comes with this kind of change. She hope the development plan is mindful of being a very good neighbor to the existing area.

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

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

2. 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 second reading and public hearing and 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-34-23 (Vacate and transfer portions of Cleveland Ave. and Front St. public right-of-way) was given its second reading and public hearing.

Mr. Shamp, Asst. to Dir. of Law, explained that the City hold this area of the street in right-of-way. This says that these areas have been looked at and it has been determined that, beyond easements that we are holding, there is no need for this right-of-way any longer. As such, it will be deeded back to Mr. Kelley, as the property owner.

Mr. Michael Mirannigel, asked if there were any storm water structures involved in the area. Mr. Boso, City Administrator, said yes and the city will still maintain easements for those structures.

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

4. Ordinance C-38-23 (Accept the Plat of Farmstead, Phase 10, located west of S.R. 104) was given its second reading and public hearing.

Mr. Jeremy VanOstram, representative, was present to answer any questions.

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

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

5. Ordinance C-40-23 (Authorizing the Annexation of 3.13+ acres mainly comprised of public right-of-way in Jackson Township to the City and declaring an emergency) was given its first reading.

Mr. Shamp, Asst. to Dir. of Law, explained that this is a municipal annexation and all the property is owned by the City.

Mr. Boso, City Admin., explained that this area was previously controlled by the Ohio Department of Transportation. This area is slated for a traffic light, which Council has already appropriated monies for. With this annexation, they will be bidding that project and getting it underway.

There being no additional questions or comments, Mr. Schottke moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Mr. Sigrist.

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

Mr. Schottke moved it be approved as an emergency measure; seconded by Ms. Houk.

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

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

1. Ordinance C-39-23 (Appropriate \$250,000.00 from the General Fund for the Current Expense of

matching a Grant from Google for the Expansion of the Buckeye Ranch) was given its second reading and public hearing.

Mr. Teaford, Dir. of Safety, explained that they are requesting this appropriation to meet the goals of the Substance Addiction and Mental Health Committee. He said their Action Plan was approved by Council and the vision of that plan reflects our shared commitment to promote a healthy community and provide support to foster the highest quality of care and enhance the well-being for all. It also felt the need to support stakeholders in identifying opportunities to grow prevention programs and secure collaborations with agencies who deliver best-practices and care. He said they believe that the Buckeye Ranch is in line with those goals. He introduced Ms. Vicky Thompson-Sandy of the Buckeye Ranch and Ms. Stacy Benton, Clinical Services Director at Children's Hospital.

Ms. Vicky Thompson-Sandy, President of The Buckeye Ranch, said they have formed a partnership with Children's Hospital. She said mental health needs have increased in our youth and The Buckeye Ranch has been a long-standing provider in this community. They are trying to answer this call. She said they want to expand their campus a little bit so they can meet the modern needs for care today. She said each area will be self-contained and provide safe spaces. She said it will have a new education center in order to allow children to practice being in school so they can be more successful when they go back home.

Ms. Stacy Benton, Children's Hospital, explained the collaboration with the Buckeye Ranch. She said it is clear that patients need more and clear that this collaboration is needed. She provided statistics in the increase for mental health issues and deliberate self-harm in children. She said it is evident that the pediatric mental health crisis continues to grow. They know the system is broken and feels this collaboration can help with the bed back-up that the hospital has by providing a long-stay provider, with the Buckeye Ranch.

Ms. Houk said she raised questions in caucus last meeting about this legislation. She said this is counter to her normal way of processing information in terms of financial accountability. She said this seems like an unusual practice for a local government entity and felt there should be some formal grant process. However, her support this evening is tied to the mental health issue and recognizes the Buckeye Ranch's on-going effort to their mission and being part of this community. She feels this address some of the challenges and go toward security of the Ranch and the surrounding neighborhoods.

Mr. Holt read the whereas statements in the resolution to explain the need for this appropriation.

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

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

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

1. President Berry recognized members of the Bicycle Transportation Task Force for a presentation and report.

Mr. James Daniels, spokesperson for the Task Force, introduced the members present and shared

that two of those members were struck by a truck two weeks ago, while stopped on their bikes. He said any recommendations they present are for safety, as they are well aware are needed. He presented a PowerPoint of their report. He shared highlights of the report; maps of identified trails; and their current recommendations, some of which have been addressed or are underway. He said a keystone of their plan is a seven route system and their big ask is for a multi-use path over I-71, near the Nazarene Church, to connect the east and west sides of the city in a safe way. He shared a list of "next steps".

Mr. Berry thanked the Bicycle Task Force for all their work so far.

Mayor Stage recognized Mid-Ohio Regional Planning Commission for their grant to assist with a bicycle path study.

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

1. Mayor Stage announced that FEMA will be conducting a test in the area this month; a waterway is being renamed Gibbony Creek and although most of the stream is in the Township, she suggested that the City do something to acknowledge this – noting that he did reach out to Jackson Township. He expressed condolences to Neil Loren's family on the passing of this Columbus Dispatch professional photographer.
2. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:55 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President

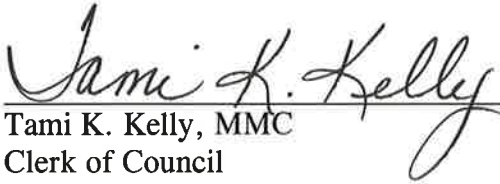
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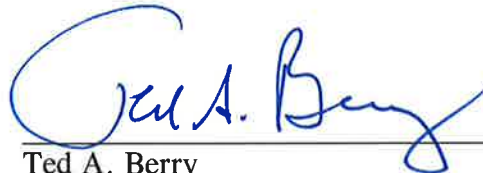
October 02, 2023

Council met at 6:30 p.m. in 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 of Council