

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

January 16, 2024

Regular Meeting

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

Roll was called and the following members were present:

Jodi Burroughs, Melissa Anderson, Mark Sigrist, Christine Houk, Randy Holt, Ted Berry, Rodney Dew

1. Ms. Houk moved to approve the minutes of the previous meeting, as written; seconded by Mr. Dew.

Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes

2. The Chair read the agenda items and they were approved by unanimous consent.

The Chair recognized Ms. Burroughs, Chair of Lands, for discussion and voting under said Committee.

1. Ordinance C-01-24 (Accept the annexation of 0.505± acres located at 2304 White Road) was given its second reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions.

There be no questions or comments, Ms. Burroughs moved it be approved; seconded by Ms. Houk.

Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes

2. Ordinance C-02-24 (Accept the annexation of 59.743+ acres located South and East of Thrailkill Road in Jackson Township to the City) was given its first reading. Second reading and public hearing will be held on February 05, 2024.

3. Ordinance C-03-24 (Approve a Special Use Permit for Outdoor Seating for Upper Deck Sports Bar located at 4067 Hoover Road) was given its first reading. Second reading and public hearing will be held on February 05, 2024.

4. Ordinance C-04-24 (Approve the Rezoning of 4371 Broadway from SD-4 – Miscellaneous to PUD-I – Planned Unit Development-Industrial with zoning text) was given its first reading. Second reading and public hearing will be held on February 20, 2024.

5. Resolution CR-02-24 (Approve the Preliminary Development Plan for a Triplex & Duplex located at the southeast corner of Park and Elm Streets) was given its reading and public hearing.

Mr. Kerry Ferguson, petitioner, was present to answer any questions. Ms. Burroughs reviewed the stipulations set by Planning Commission. Mr. Ferguson said he understood the concerns and has had his architect review the roof pitch and the addition of architectural features, as recommended by Planning Commission. He said this is an oddly shaped parcel, but they really want to develop the lot.

Mayor Stage pointed out that this parcel is in a tax abated area and this would be an in-fill project. He said the abatement was put in place for projects like this, to allow the developer to spend a little more on the project, since there would be a tax break.

Ms. Burroughs shared the need to have more architectural detail with the final plan.

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

Mr. Sigrist	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes

6. Resolution CR-03-24 (Approve the Development Plan for Wright Graphic Design located East of Seeds Road and South of S.R. 665) was given its reading and public hearing.

Mr. Chris Wright, petitioner, was present and agreed to the stipulations set by Planning Commission.

There being no additional questions or comments, Ms. Burroughs moved it be approved; seconded by Ms. Anderson.

Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes

7. Resolution CR-04-24 (Set forth, as required by Section 709.023 of the Ohio Revised Code, the municipal services that can be furnished to 0.897+ acres located at 2232 Edwards Road in Jackson Township upon its annexation to the City of Grove City) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that this resolution tells the County what services are available and is a statutory step that Council must go through.

Ms. Nancy Wheaton, Edwards Rd. resident, expressed concern over this annexation. She said the property owners are in violation of three or four Township regulations, which have not been corrected. She said this is a narrow, dead-end street and all the residents on Edwards Road signed a petition stating they did not want a business allowed at this location and presented it to Jackson Township. Although they were denied the right to have a business there, they have yet to stop.

Ms. Bethany Vance, Edwards Rd. resident, also expressed opposition to this annexation. She said she doesn't know why they want to annex, as water is down on McDowell Road. She shared concerns over the property owner's activities. She said she doesn't know that Grove City wants this headache.

Mr. Smith explained the process for annexation, which started with the Franklin County Commissioners. He said this Services Resolution is required under State Code. If the County approves it, then the City would have an ordinance placed before them to approve the annexation. He said the property would have to conform to the City's ordinances, if it were approved. The zoning would be the most comparable to the Township Zoning. He said until it is annexed to Grove City, the city has no authority over the property.

Mayor Stage asked that Ms. Wheaton reiterate what Jackson Township has done so far. Ms. Wheaton said the property owners were approved for two structures – a three-car garage and a house. Instead of a house, they built a garage with no permit. They have two storage units with no permits that extend into the neighbor's property and they refuse to move them. They were supposed to install a privacy fence, which has not been done. She said she is in contact with Shane Farnsworth twice a week. The property owners were told in December they must stop the business practices and it is still going on. She said no notice about this annexation was ever received.

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

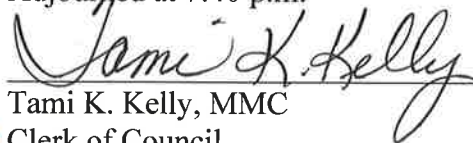
Mr. Holt	No
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Sigrist	Yes
Ms. Houk	Yes

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 congratulated and welcomed all the new council members. He shared that Jackson Township has some fire code issues they want to go over with the Administration. A letter is expected that will outline these issues. The Mayor said they have always had a good relationship with the Township and believes these can all be worked out.
2. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 7:40 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
President of Council