

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 18, 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 and approve as written; seconded by Ms. Burroughs.

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-11-24 (Accept the Transfer of 23.471± acres from GC Beulah Park Investments LLC.) was given its second reading and public hearing.

Mr. Berry explained that the City received a grant to relocate the stream within this acreage and a nature preserve was required as a buffer on each side of the stream. When Beulah Park subdivision was developed, the ownership of the stream went to the developer. This legislation will transfer ownership to the City. Any maintenance will be done by the City rather than a Homeowner's Association.

Mr. Boso, City Admin., also noted that the stream relocation improved the drainage in the area and will preserve wildlife.

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

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

2. Ordinance C-13-24 (Accept the Annexation of 0.755+ acres located at the Northeast corner of Demorest and Grove City Roads in Jackson Township to the City of Grove City) was given its first reading. Second reading and public hearing will be held on 04/01/24.

3. Ordinance C-14-24 (Approve the Rezoning of 0.61+acres located at the southeast corner of Park & Elm Streets from IND-1 (Light Industry) to PUD-R (Planned Unit Dev. – Residential) with text) was given its first reading. Second reading and public hearing will be held on 05/06/24.
4. Ordinance C-15-24 (Approve a Special Use Permit for Outdoor Sales for Broadway Fireplace & Décor located at 3827 Broadway) was given its first reading. Second reading and public hearing will be held on 04/01/24.
5. Ordinance C-16-24 (Approve a Special Use Permit for Outdoor Seating for Plates and Pints located at 4008 Broadway) was given its first reading. Second reading and public hearing will be held on 04/01/24.
6. Ordinance C-17-24 (Approve a Special Use Permit for a Car Wash for Moo Moo Car Wash located at 3019 Turnberry Ct) was given its first reading. Second reading and public hearing will be held on 04/01/24.
7. Resolution CR-09-24 (Approve the Development Plan for Moo Moo Express Car Wash located at 3019 Turnberry Court) was given its reading and at the request of the petitioner, Ms. Burroughs moved it be postponed to 04/01/24; 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

8. Resolution CR-10-24 (Approve the Development Plan for the Frazier Business Center located at 5822 Haughn Road) was given its reading and public hearing.

Mr. Brian Sweeney, representing Frazier, was present to answer any questions and accepted all the stipulations.

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

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

9. Resolution CR-11-24 (Approve the Development Plan for the Jackson Township Maintenance Building located at 3756 Hoover Road) was given its reading and public hearing.

Mr. Jason Cottrell, representing Jackson Township, was present to answer any questions.

Mr. Berry asked that they look at including a bike path along Southwest Blvd., as that is the last section that needs built to connect the path.

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

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

10. Resolution CR-12-24 (Approve the Development Plan for Park & Elm Duplex and Triplex located at the southeast corner of Park and Elm Streets) was given its reading and at the request of the petitioner, Ms. Burroughs moved it be postponed to 05/06/24; seconded by Ms. Houk.

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

The Chair recognized Mr. Dew, Chair of Service, for discussion and voting under said Committee.

1. Resolution CR-13-24 (Adopt the Solid Waste Management Plan for the Solid Waste Authority of Central Ohio) was given its reading and public hearing.

Mr. Joe Lombardi, SWACO Executive Director, provided a brief overview of the Solid Waste Plan, which must be updated every five years and approved by area municipalities. He noted that there is no fee increase within the Plan. He acknowledged a letter from City Administrator Chuck Boso concerning the zoning of property on the north side of State Route 665 and said they look forward to working with the City. Mr. Berry said he would like to see their corporate offices moved into Grove City.

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

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

The Chair recognized Ms. Anderson, Chair of Safety, for discussion and voting under said Committee.

1. Ordinance C-12-24 (Repeal Chapter 732 titled Medical Marijuana and Section 1135.09(b)(15) titled Medical Marijuana Cultivation, Processing, or Retail Dispensing of Medical Marijuana Prohibited in all Districts of the Codified Ordinances of Grove City, Ohio) was given its second reading and public hearing.

Mr. Holt provided a timeline of Grove City's response to medical marijuana since it was approved by Ohio voters. In 2023, Ohio legalized recreational marijuana and 57% of Grove City voter's supported this. In January, Council defeated an attempt to prohibit recreational marijuana cultivation, dispensing and processing. He said he submitted the ordinance to repeal medical marijuana because he feels it is inconsistent to allow recreational and prohibit medical. He said the dispensing landscape is changing and new dispensaries may be able to dispense both. He said there are no open medical dispensary licenses today, but believes that the State will open up those licenses along with recreational licenses. He said it takes a long time to receive a license and Grove City may benefit from some jobs and tax money for disadvantaged groups. He believes that medical marijuana is antiquated and an example of government overreach.

Ms. Houk stated that the people allowed local municipalities to decide if they wanted marijuana in their communities or not with their votes last year. She said if the urgency is tied to Grove City getting their piece of the tax revenue pie, she said she wasn't sure how to describe this, but heard a speaker at MORPC describe the market determinacy that drives some communities to fill up with liquor stores, fast food restaurants, dollar stores, smoke shops, etc. She said the overall message was that communities get the opportunity to change the narrative through development decisions. She said we have a responsibility to look at the unique attributes we have in Grove City and accordingly – is each decision the right fit for this community. She said she believes this concept was protected and passed by the voters with Issue 2. She said every choice they make today is shaping the future economy of our City tomorrow.

Ms. Sheri Dunagan, resident, voiced concern over repealing these ordinances. She said Council comes together twice a month to make decisions on behalf of over 42,000 residents in Grove City. She said over the years, Council has used committees, commissions, task forces and public input to shape those decisions. She said this ordinance has significant community impact. She said the decision tonight is not and should not be about legislating morality or doing what the voters want. It's about what is best for our community and the community should feel comfortable that Council is making this decision based on facts. She asked that they postpone this item until they fully understand the impact this decision will have on the community. Perhaps put together a committee, similar to Lincoln Park, Michigan – which she supplied Council with a copy of that committee objective. She said marijuana operations cannot be within 500 feet of churches, schools, libraries, and public parks – so where could they be located in Grove City. She said this is a pivotal decision and deserves the extra steps for clarity. She said by postponing this and taking these extra steps, it sends the message that they care about what businesses set up shop in Grove City.

Dr. Marie Schiff, resident, shared her thoughts of how this will impact and influence the sale of recreational and medicinal marijuana. She said there is a difference between how the voters chose to use marijuana versus the sale of it. She said she chose to locate to this City because it is family oriented. She chose to open a business in this community because of the ethics and integrity. She said the decision Council makes will impact our youth, the residents, influence business owners, the crime rates. She said we don't have strip clubs because there is a certain family, hometown atmosphere that we want to maintain. She asked that Council postpone this decision and do more research. She said it will influence if businesses or people come here or not.

Mayor Stage feels it is premature to repeal these Sections of Code. With this, we have a basis for something that has been done to use when regulations do come from the State. He said he believes it is confusing to the public even more with what is going on with marijuana.

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

Ms. Burroughs	Yes
Ms. Anderson	Yes

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

- Resolution CR-14-24 (Waive the provisions of Section 529.07(b)3 of the Codified Ordinances for the Wine & Arts Festival on June 14 – 15, 2024 in the Town Center) was given its reading and public hearing.

Mr. Andy Furr, Dir. of Heart of Grove City, was present to answer any questions.

There being no additional questions or comments, Ms. Anderson 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

- Resolution CR-15-24 (Waive the provisions of Section 903.28(a) for the Wine & Arts, Taco's & Tequila, and Bourbon & Spirits Festivals in 2024) was given its reading and public hearing.

Mr. Andy Furr, Dir. of Heart of Grove City, was present to answer any questions.

Mr. Holt stated that during some of these events, cigars are sold and believes it is inconsistent to sell cigars and expect people not to smoke at the event. He said previously, this has not been enforced but since it has been brought to light, he believes Council should address it and enforcement should occur.

Ms. Houk asked Mr. Furr if cigars were sold at all of the events. Mr. Furr said they do have a local person who sells cigars at the Bourbon & Spirits festival. He said for the other two events, they do not have a particular vendor, but people do smoke at all the events since they are held outside. He said this hasn't been a real issue in the past, but people don't understand the differences in the spaces. Ms. Houk said this would just memorialize the fact that we are not going to enforce smoking in the park at these events.

Mr. Berry asked about signage and how people would know if they can or cannot smoke in the area. Mr. Furr said there is no signage and they really don't know. Mr. Berry said when it is advertised that there are cigars, it is apparent and if parents don't want their children around it, they have a choice.

Ms. Burroughs asked if it will hinder participation if this is not approved. Mr. Furr said it would come down to who would enforce it, if not approved.

Mr. Sigrist said he would feel better about approving this if the Wine & Arts festival was removed, as many families come to that event. Mr. Furr said they have children at the Bourbon festival, which is a hard liquor event and promoted with cigars.

Ms. Houk said she would like to just leave the Bourbon Festival, where there is a specific vendor. Mr. Sigrist moved to remove the Wine & Arts Festival and Taco's & Tequila Festival from the resolution; seconded by Ms. Houk.

Mr. Teaford, Dir. of Safety, stated that the Police would be required to enforce the restriction of smoking. It makes it a bit difficult when we pick and choose events.

Mr. Boso noted that this is only for the park and these events include other areas. He said people could still smoke in the areas outside the park.

After final comments, the vote was taken on the motion to amend:

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

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

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

4. Resolution CR-16-24 (Confirm the appointment of Heather Ulrey to the Central Ohio Transit Authority Board) was given its reading and public hearing.

Mayor Stage noted that Ms. Ulrey is with Mt. Carmel Hospital and with the interaction they have with COTA with the first mile/last mile program, he feels it would be a great appointment.

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

Mr. Holt	Yes
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.

1. President Houk recognized Mr. Nick Gill, MORPC, for a Transportation Study Report.

Mr. Nick Gill, MORPC, presented an update on the Metropolitan Transportation Plan that is updated every four years. He said shared the growth projections and the mobility needs they have identified to accommodate that growth. He said he wants to make sure that MORPC has all of the projects each community is planning for so they have that information and can assist with possible funding. He said they are strategizing to create a more improved, robust, safe transportation system that

includes walking, biking, buses, cars – all transit – for a cohesive regional plan.

2. Ms. Sandra Hill, manager of Head Start at Brookpark Middle School, said she has a lot of questions about the Brookpark Middle School building. She said she knows the City now owns it and there is a potential exit date for them but doesn't know much about the transition.

Mayor Stage said the Head Start agreement is with the School District, as is the agreement of the City. He said the intent is to make it an outreach building and it would not be the intent to have Head Start leave.

Mr. Boso said the City leases the building and does not control the entire building. Within the City's agreement, there is a guaranteed amount of space for the School District to use or lease to Head Start.

3. Ms. Sharon Montgomery spoke on the sidewalk crash in Grove City and the fines imposed for these types of violations. She shared her experience with a similar crash that killed her husband. She said she is now an advocate to get fines increased in Ohio and help those who experience such a tragedy. Ms. Houk thanked her for sharing her story and her efforts to make change. She said Grove City is looking into what fines they are permitted to increase.

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

1. Mayor Stage shared events from the past two weeks. He said the Law Director is working on some legislation with respect to the crosswalk safety issue. He announced that the MAC Athletic Conference is having their Women's Golf Tournament at Pinnacle in April. He expressed condolences to the family of Gary Haughn, who passed away.
2. Mr. Teaforde shared a short slideshow about the initiatives of the Building Division to improve property maintenance issues and the reinstitution of inspections of our hotels and motels.
3. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:50 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

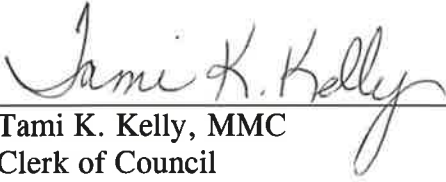
March 18, 2024

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

Council Members reviewed the Agenda items.

Ms. Houk reported that at the Retreat, Council said they would like to have more time together, so the Rules of Council Subcommittee has suggested meeting on the second Monday of every month for a Work Session.

Council retired to the Chambers to begin the Regular meeting.



Tami K. Kelly, MMC
Clerk of Council



Christine Houk
President of Council