

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

April 01, 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, Christine Houk, Randy Holt, Ted Berry, Rodney Dew

1. Ms. Houk moved to excuse Mayor Stage and Mr. Sigrist; seconded by Ms. Anderson.

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

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

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

3. Mr. Teafor, Dir. of Safety, on behalf of Mayor Stage, presented a Proclamation declaring the month of April as Distracted Driving Awareness Month.

4. 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-07-24 (Rezone 41.55± acres located at 3262 Ventura and 4330 Dudley from PSO (Professional Services) and SD-3 (Recreational) to CF (Community Facility) was given its second public hearing and Ms. Burroughs moved it be approved; seconded by Ms. Houk.

Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	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 second reading and public hearing.

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

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

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

3. Ordinance C-15-24 (Approve a Special Use Permit for Outdoor Sales for Broadway Fireplace & Décor located at 3827 Broadway) was given its second reading and public hearing and Ms. Burroughs moved it be approved; seconded by Ms. Houk.

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

4. Ordinance C-16-24 (Approve a Special Use Permit for Outdoor Seating for Plates and Pints located at 4008 Broadway) was given its second reading and public hearing.

Mr. David DeLong, petitioner, was present to answer any questions 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. Houk.

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

5. 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 second reading and public hearing.

Mr. Andy Shaw, representing Moo Moo Express Car Wash, was present to answer questions and agreed to the stipulations set by Planning Commission.

Mr. Holt asked if any other community around Columbus had three Moo Moo car washes. Mr. Joe Bertucci, Moo Moo Car Wash, said they do not determine by City, they look at the demographics of where a car wash would be successful. He said they wouldn't go to this location if they didn't think it was needed.

Ms. Burroughs asked if they did a traffic study at the intersection of Broadway and Home Rd. and how it would affect the back-up in the cul-de-sac. Mr. Shaw said they believe that they can accommodate all stacking on-site without any impact to the cul-de-sac. He said there is specific signage indicating that if it backs up, the wash lane is shut down and no cars are allowed in the queue until the load clears. Ms. Burroughs said the SR665 location has a stacking of 64 cars and this one will only have 32 cars.

stacking capability. Mr. Shaw said based on their analysis of Turnberry Court, they feel they have enough stacking on-site. Ms. Burroughs shared her concerns over the traffic coming east from Broadway onto Home Road, as this intersection backs up now. Mr. Shaw said they don't believe they are adding new trips to the corridor. They feel these are local cars that pass through this corridor now.

Mr. Berry asked how many cars can be stacked on Stringtown. Mr. Shaw said 60. Mr. Berry said he knows of three different times that the police had to be called because of cars stacking on Stringtown Road and blocking traffic. He said their math doesn't really work and stacking would have to occur in the cul-de-sac. Mr. Shaw said this would be the third location and should dissipate customers. He reiterated the signage to stop cars until the stacking lanes cleared.

Ms. Anderson asked if they have traffic counts for each street to determine the amount of stacking or are all of their car wash buildings a standard square footage and then there is limited parking lot space that determines the stacking levels. Mr. Bertucci said typically, every building is the same square footage and the land around it dictates parking and stacking availability. Ms. Anderson said it is really the land that dictates the stacking and parking rather than traffic counts and customer counts. Mr. Bertucci said they can typically put 120 cars through per hour and feel they have ample stacking for this location.

Mr. Rauch said Stringtown Rd. has 28 stacking spots; SR665 has 46 stacking spots; Home Rd. would have 35. He said SR665 has a longer tunnel to accommodate more cars. Stringtown Rd. has a maximum of 28 cars before it starts impacting Stringtown Rd. The Home Road site would have 35 spots before it starts impacting Turnberry Court, then 19 cars before it impacts Home Road.

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

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

6. Resolution CR-09-24 (Approve the Development Plan for Moo Moo Express Car Wash located at 3019 Turnberry Court) was given its reading and public hearing.

Mr. Andy Shaw, representing Moo Moo Express Car Wash, was present to answer questions and agreed to the stipulations set by Planning Commission.

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

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

The Chair recognized Mr. Holt, in the absence of Mr. Sigrist, Chair of Finance, for discussion and voting under said Committee.

1. Ordinance C-10-24 (Levying Special Assessments for the Construction of Various Sidewalks in the

City of Grove City, Ohio) was given its second reading and public hearing and Mr. Holt moved it be approved; seconded by Ms. Houk.

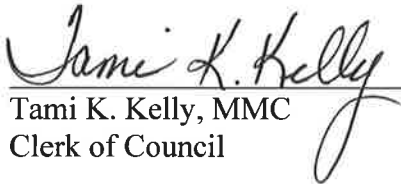
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes
Ms. Burroughs	Yes
Ms. Anderson	Yes

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

Adjourned at 7:42 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

April 01, 2024

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

Council Members reviewed the Agenda items.

President Houk asked Council Members to check their calendars for a special meeting to discuss different forms of government and let Ms. Kelly know if they were available.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
President of Council