CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

November 21, 2022 — Regular Meeting

The regular meeting of Council was called to order by Clerk of Council Kelly at 7:00 p.m. in the Council Chambers, City Hall – 4035 Broadway.

Roll was called and the following members were present:

Roby Schottke *Mark Sigrist* *Randy Holt* *Christine Houk*

1. Ms. Kelly opened the floor for a motion to appoint a Temporary Chair.

Mr. Schottke moved to appoint Ms. Houk as Temporary Chair; seconded by Ms. Houk.

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

2. Mr. Schottke moved to excuse Mr. Berry; seconded by Mr. Holt.

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

3. Mr. Holt moved to approve the Minutes from the previous meeting and approve as written; seconded by Mr. Schottke.

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

4. The Temporary Chair recognized Mayor Stage who recognized Mr. Kota Wharton for being named Technician of the Year by the International Code Council.

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

The Temporary Chair recognized Mr. Schottke, Chairman of Lands, for discussion and voting under said Committee.

1. Ordinance C-65-22 (Accept the Annexation of 10.63+ acres located North of White Road and East of McDowell Road in Jackson Twp. to the City of Grove City) was given its second reading and at the request of the petitioner, Mr. Schottke moved it be postponed to 01/03/23; seconded by Mr. Holt.

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

2. Ordinance C-69-22 (Accept the Amended Plat of Beulah Park, Subarea G, as originally approved by Ord. C-77-21) was given its first reading. Second reading and public hearing will be held on 12/05/22.

3. Ordinance C-70-22 (Accept the Amended Plat of Meadow Grove Estates, Section 9, as originally approved by Ord. C-18-22) was given its first reading. Second reading and public hearing will be held on 12/05/22.

4. Ordinance C-71-22 (Approve a Special Use Permit for Freddy's Frozen Custard and Steakburgers for a Drive-Thru Window located at 4108 Buckeye Parkway) was given its first reading. Second reading and public hearing will be held on 12/05/22.

5. Ordinance C-72-22 (Approve the Rezoning of 10.63+ acres and 13.961+ acres located North and South of White Road from SF-1 and R-1 respectively to PUD-R) was given its first reading. Second reading and public hearing will be held on 01/03/23.

6. Resolution CR-61-22 (Approve a Certificate of Appropriateness for the Addition to St. John's Lutheran Church located at 3220 Columbus St. in the Historical Preservation Area) was given its reading and public hearing.

   Ms. Cindy Demesa, representing St. John's Church, was present to answer any questions.

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

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

7. Resolution CR-62-22 (Approve the Preliminary Development Plan for the Castro Duplex and Carriage House Garage located on Rose Ave.) was given its reading and public hearing.

   Mr. Kyle Rauch, Dir. of Dev., provided an overview and said Staff looked at a duplex fronting Rose Ave., with a garage apartment with access from the rear alley. He said GC2050 show this area being utilized in this manner and Staff felt it met the long range planning. He said Planning Commission did recommend denial due to density and traffic for the area.

   Mr. Patrick Castro, owner/developer, said he is a small business owner in the City and he wanted to develop the infill lots within the Town Center, just as they did with their home on Arbutus. He said they tried to keep the duplex looking like a single-family home from the front, with a porch. He said they split to driveways on each side, per the Development Dept. recommendation. Mr. Schottke asked how many parking spaces were provided. Mr. Castro said eight (8) and could provide additional off-street parking if required.

   Ms. Merilee Dempsey, Rose Ave., expressed opposition with this project. She said the proposal is for eight (8) bedrooms and believes this is just too much for the area. She said there are traffic problems on Rose Ave. already and would rather see this developed as a single-family home – owner/occupied.

   Mr. Scott Hoy, Rose Ave., voiced opposition to this plan and rezoning. He expressed the reasons why this should not be permitted, such as the lot being too small for a 3-unit dwelling; too many adults with roommates causing congestion and too much traffic; noise; etc. He said this will cause his property to be sandwiched between two units, as the double sits closer to the road.

Mr. Castro noted that this project does meet the setback requirements and aligns with most of the homes on the street. He said he would be the landlord and occupants would be targeted at seniors. He doesn't believe it would cause any more cars than a single-family home.

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

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

8. Resolution CR-63-22 (Approve a Development Plan for the Buckeye Ranch for an Addition and new Residence Building located at 5665 Hoover Rd.) was given its reading and public hearing.

Mr. Jason Harral, representing the Buckeye Ranch, was present to answer any questions and agreed to the stipulations set by Planning Commission. Mr. Schottke asked if it was in the gated area. Mr. Harral said yes.

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

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

9. Resolution CR-64-22 (Approve the Development Plan for Freddy's Frozen Custard and Steakburgers located at 4108 Buckeye Parkway) was given its reading and at the written request of the petitioner, Mr. Schottke moved it be postponed to 12/5/22; seconded by Ms. Houk.

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

10. Resolution CR-65-22 (Approve an Amendment to the Development Plan for Chick-fil-A located at 1696 Stringtown Rd.) was given its reading and public hearing.

Mr. Wiley, representing petitioner, was present to answer any questions. Mr. Holt asked if there were any rooftop mechanicals. Mr. Wiley said the black in the picture is the existing roof.

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

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

11. Resolution CR-66-22 (Approve a Preliminary Development Plan for the Harris Property located North of S.R. 665 and West of Borror Rd.) was given its reading and public hearing.
Mr. Rauch, Dir. of Dev., provided an overview of the three phases of the project. Phase A - 114 free-standing condos; Phase B = 76 attached townhomes; Phase C = 148 ranch apartments, age targeted. He said the plan proposes to install a cul-de-sac at Borror and S.R.665. He said the land use is in line with the GC2050 Plan. Planning Commission recommended denial due to the density, traffic issues and ownership type.

Mr. Joe Ciminello, developer, said they did listen to Planning Commission and have developed a modification to the plan. He asked that this be tabled until the 12/5 meeting. He explained the reason for the layout and the extension of Hawthorne Parkway to S.R. 665 for a safer intersection.

Mr. Schottke asked what the best way to handle this, since the developer is amending the plan. After some discussion, Mr. Smith, Dir. of Law, stated that the cleanest way is to withdraw this plan and ask the Developer to resubmit to Planning Commission. Mr. Rauch said they could try to have a special meeting of Planning Commission to get this back to Council as soon as possible. Mr. Ciminello said they would follow the recommendation of the City. Mayor Stage agreed with resubmitting this to Planning Commission and noted that the Thoroughfare Plan purposefully has Hawthorne Parkway continuing west and curving to dump out of SR665 for safety reasons.

Mr. Eric Jackson, Zuber Rd., stated that the density for the surrounding area is 1.8 units per acre and wants to see this development more in line with that density. He agreed with the extension of Hawthorne Pkwy. He said when they moved to Grove City they loved everything about it. He begged Council not to make this like all the other areas. He said people with high paying jobs don't want to live in apartments or tight little boxes. He asked that they not make Grove City a mess with too much traffic like everywhere else.

Ms. Joyce Nyswaner, Cayauga Ct., voiced opposition. She said SR665 is already a mess. She asked Council to consider the people that are already living in this area and make the roads safe for all before approving something like this.

Ms. Leslie Lutz, Hickory Lawn Ct., stated that this development with the closing off of Borror Rd. is not logical. She said that will force drivers to go through neighborhoods and should not shut down roads that are viable. She is not in favor of extending Hawthorne Pkwy., as that will make it a throughway. She said she is against all rental units. This area is all owner-occupied and established with no rentals. She said the density of the plan is too high. She said speakers at the Planning Commission meeting cited traffic, rentals and density also. She asked that Council members take the recommendations of Planning Commission to heart.

Ms. Jodi Burroughs, Winnebago St., voiced opposition. She said she is all for economic development, but shares the concerns of the other speakers. She said she served on the GC2050 and some of them do not understand how this got to be medium to high density on the plan. She said it should not be. She said SR665 cannot handle the traffic that it already had and there are approved developments that will increase that traffic already. She said it is a narrow road in this area and needs improved.

Mr. John Riley stated that they have already reached out to ODOT about SR665 and they have gotten nowhere. The couple of responses they have received say they don't want to deal with them. He said he agrees with Mr. Schottke's previous suggestion of lowering the speed limit on SR665.

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

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

12. Resolution CR-67-22 (Approve a Preliminary Development Plan for Broadway Live located North of Columbus Street and East of Broadway) was given its reading and public hearing.

Mr. Rauch stated that this has four different subareas including entertainment, commercial, townhouses, and apartments. He said this is preliminary and very conceptual. He said it is very challenging to redevelop an area like this. He asked Council to look at the land use and the scale of the project tonight. He said staff likes the use, yet has concerns over the scale. He said this plan is just trying to get an idea and start the conversation for redeveloping this area.

Mr. Ethan Tamianka, Developer, stated that they are excited to bring this project to the Town Center. He said their vision is to bring a much needed community hub that will bring together the inspired concepts of the Town Center Conceptual Framework. They have created a place where family and friends can gather to enjoy entertainment, dining & drinks, shopping and more. He said this is simply a preliminary plan and they hope to move forward in order to refine the project with city staff and the residents. He said they will be meeting with the Historical Society to understand the history of the Town Center. He invited everyone to join them at this meeting on Dec. 13 at 1:00 p.m. at the History Center. He said they will continue to work through the concerns of residents and staff and asked for Council support.

Mr. Schottke asked if there would be more community meetings for the public. Mr. Tamianka said they want to listen as much as possible, as this could change the landscape significantly for the Town Center. He said they don't want to ram it through, they want the residents to feel like they have some stakeholdership in this project.

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

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

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

1. Ordinance C-66-22 (Appropriate $12,000.00 from the Senior Nutrition Fund for Current Expenses) was given its second reading and public hearing.

Mr. Holt explained that this is money received from the Mayor's Golf Outing that needs appropriated in order to be donated to LifeCare Alliance for the Meals-On-Wheels program.

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

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

2. Ordinance C-67-22 (Approve the Purchase and Donation Agreement with Berkley and Joanne Roach and Appropriate $400,000.00 from the Pinnacle Tax Increment Financing Fund for said purchase and related expenses) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that this property has three parcels. One will be sold; one is being requested to be purchased by City and one will be donated to the City. He said the City had an appraisal done, which came in at $1.4 million. The purchase is price is $400,000.00. He noted that the Agreement stated that a water feature will be named after the Roach Family, as a thank you for the donation.

Mayor Stage noted that this is a case where housing has been minimized, as portions of this property were planned for condos.

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

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

3. Ordinance C-68-22 (Approve the Purchase Agreement with the Virginia S. Cotton Trust and Appropriate $588,500.00 from the General Fund for said purchase) was given its second reading and public hearing.

Mr. Smith explained that this abuts City property in the Town Center and is a strategic piece for the city. The parcel has two homes and the purchase price is under the appraisal. He said it was a key acquisition for the compilation of property in the Town Center area.

Mr. Holt asked what the plans are for this property. Mr. Boso explained that as we continue to have programs in this Old Library area, due to not having them on Broadway, the need for more space is evident. He said this gives the City greater opportunity to develop the area more fully. He said there was a plan three years about, but feel they all agree that a new Master Plan is needed.

Ms. Joy Zinn, Mayfair Dr., provided some history to this area. She said one acre was purchased for the Highland Road Mission House. It was sold with the provision that a suitable house for the public worship of God be kept on the land. She showed a map and asked if it can be determined what became of the Deamer's gifted land and the condition placed thereon. She said the map is in the Museum.

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

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

4. Ordinance C-73-22 (Appropriate $150,000.00 from the General Fund for the Current Expenses of General Recreation Fund Operations) was given its first reading. Second reading and public hearing will be held on 12/05/22.

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

1. Ms. Joy Zinn stated that Grove City and Jackson Township is inextricably connected and feels compelled that to bring to the attention of Council that current methods being used for public information are not meeting the needs of the community and need to be addressed. She said that many links on the city's website don't work; many residents cannot navigate the internet and the Grove City Record has fallen into obscurity. She said this is still a sleepy town in many ways and many are still trying to come back from the Pandemic and still think that everyone's interests are taken to heart. One point to the contrary is the formation of a Task Force, comprised completely of members of one special interest group, to decide its own definition of words and terms and enactment of ordinances, which affect all residents, for the exclusive use of the one special interest group. The disparity is holding a Community Input Meeting on Columbus Day, when all City buildings were closed. She saw a post on the PRIDE in Grove City page that said something about getting rid of the dirt in Grove City. She said she feels this implies that not all residents are deserving of the same consideration that they are asking for.

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

1. Mayor Stage reported that there will be a meeting with ODOT tomorrow about SR 665 and other areas. He thanked the American Legion for the Veteran's Day ceremony. He announced that the 2023 Budget was distributed to Council and it will be posted on-line for the public.

2. Mr. Schottke asked for an update on the American Nitrile noise. Mr. Mike Boso, Chief Building & Zoning Official, stated that they brought the noise complaint to the attention of American Nitrile about three weeks ago. He said they have made some improvements and his office is following-up with them to make sure this gets addressed. He said they installed a piece of equipment in the front of the building, closest to residents, that is causing the noise.

3. Thanks were given to the Roach family for the land donation; condolences to the Les Bostic & Kathy Mountain families for their loss; and Happy Birthday wishes to Mayor Stage.

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

Adjourned at 8:45 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
Temporary Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

November 21, 2022

Council met at 6:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

Ms. Kelly announced that President Berry asked to be excused, as he was at the hospital with his mother. She said they would need to vote for a temporary Chair for this evenings meeting.

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