

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 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 and approve 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 recognized the Diversity Task Force for a report.

Ms. Miracle Reynolds, Chair of the Diversity Task Force, provided an overview of the Task Force's work over the last two years and explained their final recommendations. She recognized all the members: Jeff Buskirk, Shayne Downton, Marcus Jackson, Jeff Tadlock, Danielle Williams, and Dan Witteman.

Council and the Mayor thanked the members who volunteered on the Task Force and Ms. Houk expressed her gratitude for all their hard work. She recognized the additional volunteers who were involved early on. She said just their very existence started a larger conversation in the City.

3. 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-59-24 (Accept the Plat of Courtyards at Mulberry Run, Section 2) was given its first reading. Second reading and public hearing will be held on 01/06/25.
2. Ordinance C-60-24 (Approve a Special Use Permit for a Marijuana Dispensary for Ohio Cannabis Company located at 1947 Stringtown Road) was given its first reading. Second reading and public hearing will be held on 01/06/24.
3. Resolution CR-50-24 (Approve the Preliminary Development Plan for Red Rock Timbers Duplex & Triplex located at the southeast corner of Bruce and Bonnie Avenues) was given its reading and public hearing.

Mr. Brandon Gazarek, petitioner, explained that he is a local home builder looking for opportunities to invest in Grove City. He said he knew it was a stretch to ask for a duplex and triplex and has

already scaled back the plan. He asked for guidance as to what could be acceptable, such as two side by side duplex units with garages in the rear. He said he would like to build a single-family home but the pricing of the land and materials makes it too costly.

Mr. Rauch, Dev. Dir., explained that Staff and Planning Commission denied this plan. He shared the zoning history for this site. He said if the lot were to be split, they would still have concerns and challenges with this site. Building four units (two doubles) would be a lot for this site.

Mayor Stage said if there would be more than one building there, it would have setback issues. Having multi-family residential development should still adhere to the required setbacks.

Ms. Dina Giddens, resident, voiced opposition to this plan. She said she does support a development that would increase property values and bring prosperity to Grove City. This neighborhood is a quiet and quaint. All communities are best served by their government when land is developed with forethought and diligence. She quoted Kim Shields in part - "... the City is focused on curating residential areas...". She does not believe this plan is "curating" the best development in this neighborhood. She feels the architecture doesn't match the neighborhood. Parking is an issue as this corner has parking on only one side of the street and also when it is trash day there is no room for parking. She said this is not a prudent fit for this neighborhood.

Ms. Peg Hendrick, resident, voiced opposition. She said Bonnie Avenue can only park on one side of the street, and so is Bruce Avenue. She said this is a family neighborhood and there is too much being requested for the lot, which is on a dangerous corner. People run the stop sign all the time. She feels like a single home could be built by someone. She doesn't believe this development is in keeping with the neighborhood.

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

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

4. Resolution CR-51-24 (Name a portion of West Water Run located in the Beulah Park Subdivision as "The Berry Family Conservation Area") was given its reading and public hearing.

Mayor Stage explained that Mr. Berry saw the potential for a very unique, environmental friendly area. He and his family have made a commitment to this and it is only proper to name the conservation area after them.

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

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

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

1. Resolution CR-52-24 (Intent to Appropriate Property and Easements for Improvements to the Jackson Pike/Hawthorne Parkway Intersection and related improvements for the public purpose of making or repairing a public road to be open to the public at no charge) was given its reading and public hearing.

Mr. Chris Partlow, resident, said he has a lot of questions about how this will affect their property. He feels that Jackson Pike is dangerous and there is a lot trash that blows off of it.

Mr. Smith, Dir. of Law, explained that this is a step in the process to obtain the property needed for the bike path project. He said he will be in touch with all the affected property owners again to negotiate for the property, which can include his wife's business sign and anything on their property that is in the way of where the bike path will need to go.

Ms. Burroughs asked what the intent of this project is. Mr. Boso, City Admin., said it will be for the multi-use path and traffic light to get down to the Metro Park. Mr. Holt asked if this particular path would allow for golf carts. Mr. Boso, City Admin., said the code does not permit low speed vehicles to use the multi-use paths. Mr. Holt asked that this specific path be reviewed to allow low speed vehicles because there is no way for them to get safely to the Metro Park in this area or further west into Grove City.

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

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

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

1. Ordinance C-57-24 (Authorize the City Administrator to execute the Intergovernmental Agreement with Jackson Township) was given its second reading and public hearing.

There being no additional questions or comments, Mr. Sigrist 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

2. Ordinance C-58-24 (Appropriate \$1,000,000.00 from the Deposit Trust Fund and Reduce Appropriation Amounts for Various Funds) was given its second reading and public hearing.

Mr. Turner, Dir. of Finance, explained that this is a clean-up measure to make sure all accounts reflect the amounts received during the year. Because we do not know how much will come into this account, the \$1-million appropriation to the Deposit Trust Fund is to allow for the encumbrance of funds that have been received year-to-date to be used for their specific uses. The other five funds are being reduced to stay in budgetary compliance.

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

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

3. Ordinance C-61-24 (Make Appropriations for Current Expenses and Other Expenditures for which the City of Grove City must provide during the twelve months ending December 31, 2025) was given its reading and public hearing.

Mayor Stage said this is the "Program of Work" for the next year to set us up for the monetary projects. The Department heads helped to put this together and making it happen for this coming year. We appreciate Councils input and how we have been able to work with the numbers.

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

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

4. Ordinance C-62-24 (Appropriate \$10,000.00 from the OneOhio Opioid Settlement Fund for Start Talking South-Western City, Inc. dba Start Talking! Grove City) was given its first reading. Second reading and public hearing will be held on 01/06/25.

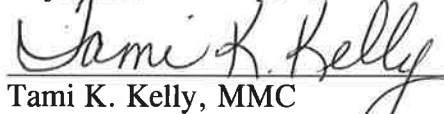
The Chair asked that any new business to be brought before the attention of Council be done so at this time.

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

1. Mayor Stage reported on: the City Hall upgrades; the success of Cram the Cruiser; and a meeting with the South-Western City School Superintendent about Brookpark Middle School and re-negotiating the lease. He said we have an incredible partnership and they can help leverage our investments. He acknowledged Mr. Rock on his participation and commitment on the Planning Commission. He recognized Grove City Cleaners which closed after 80 years, on Friday. He said 2024 was a great year and thanked everyone. Finally, he congratulated Mr. Sigrist on his new position as State Representative and wished him well.

2. Council Members expressed their appreciation and best wishes to Mr. Sigrist. They and Mayor Stage recognized him with a framed Resolution for his service on City Council. Mr. Sigrist will begin his first term as the District 10 Representative for the State of Ohio on January 01, 2025. All members and staff wished him well.
3. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:17 p.m.



Tami K. Kelly, MMC
Clerk of Council



Christine Houk
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

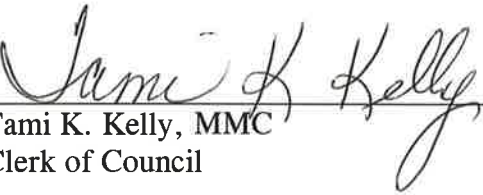
December 16, 2024

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

Ms. Kelly reported on the Liquor Permit request from Bogeys Indoor Golf, LLC and a stock change to Smokey Bones liquor permit. She said the Safety Division had no objections. Council did not request a hearing.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.



Tami K. Kelly, MMC
Clerk of Council



Christine Houk
President of Council