

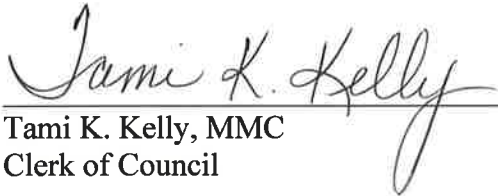
CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

January 06, 2025

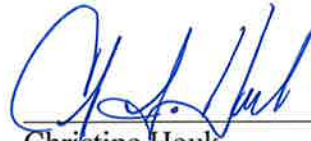
Council met at 6:30 p.m. in City Hall, 4035 Broadway.

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

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

January 06, 2025

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; seconded by Mr. Berry.

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 Ms. Anderson.

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

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 second reading and public hearing.

There being no questions or comments, 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-60-24 (Approve a Special Use Permit for a Marijuana Dispensary for Ohio Cannabis Company located at 1947 Stringtown Road) was given its second reading and public hearing.

Mr. Brian Wingfield, petitioner, requested that the distance from residentially zoned property be waived, as well as the restriction for a drive-thru, for medical customers only. He explained their operation and the State regulations. He said he believes this location is better than locations that meet the residential distance requirement because it is on a corner lot with two (2) entrances/exit points and

a traffic light. He asked for a drive-thru for those with medical conditions. He shared a sample medical card that would need to be presented in order to use the drive-thru. He said a well-regulated, community focused dispensary can exist near a residential area without disrupting the comfort and character of the neighborhood.

Mr. Rauch, Dev. Department, explained that the City Code says the distance from the property line to residentially zoned property is 500 feet. He said Planning Commission did not recommend approval and the statement was that the site is too prominent for this type of use.

Ms. Burroughs provided some history of how the City got to this point after a State initiative – Issue 2 was approved and Council enacting regulations in the City Code. She acknowledged numerous emails received today in the Clerk’s office voicing opinions on this issue.

Mr. Holt said 60% of Grove City residents voted yes for Issue 2 wanting marijuana. Grove City added more rules to be more restrictive than the State, which included a distance of 500’ from residentially zoned property; no drive-thru; and allowing only two (2) dispensaries in Grove City. While Planning Commission cannot waive provisions, the Council would be able to. He asked Mr. Wingfield if he could offer curb side service instead of drive-thru. Mr. Wingfield said yes. Mr. Holt asked if this site was approved by the State - since this Special Use Permit is tied to the property and not the business. Mr. Wingfield said they are in the middle of the process for this site with the State. They are waiting on their provisional permit. Mr. Smith, Dir. of Law, suggested there be a set timeline added to require they get State approval within 60 - 90 days.

Ms. Anderson asked if all their other locations have a drive-thru. Mr. Wingfield said yes. Ms. Anderson asked if they are restricted to medical only. Mr. Wingfield said no. Ms. Anderson asked how they prohibit non-medical customers from using the drive thru window. Mr. Wingfield said they just ask them to come inside.

Mr. Wingfield is looking to include a distribution center to this location. Mr. Holt asked if there was any tax revenue. Mr. Wingfield had said no, unless they start making deliveries out of this location. He said this industry is changing and they are looking at all options. Mr. Boso, City Admin, said a distribution center may have a zoning issue.

Ms. Houk said the issue of whether a dispensary can be permitted, has been decided. Council decided on August 19th how this business could fit in Grove City in a way that is tailored to our community. She said while we don’t know how this industry will evolve, we are at the forefront of this discussion. She said she feels it is important to stick with legislation that the Law Department, the Safety Division and Administration put in front of them and Council agreed on. It is important for her to live up to the expectation that was set.

Ms. Burroughs feels this location is a compromise to what was decided by Council on August 19, 2024. She said there was a lot of discussion when determining the restrictions.

Ms. Burroughs moved to amend Section 1 of the Ordinance to waive Section 1135.09(b)12G9c concerning the 500’ distance from residentially zoned property; seconded by Mr. Holt.

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

Ms. Burroughs moved amend Section 1 of the Ordinance to waive Section 1135.09(b)12G9r to permit a drive thru window for medical card users only; seconded by Mr. Holt.

Mr. Berry voiced concern over enforcing this provision.

Ms. Anderson feels waiving this provision would require the City to rely on the business staff to police this and it puts the onus on the business. She said a medical patient could have curb-side pick-up and feels that would be a start.

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

Mr. Holt moved to amend Section 1 to stipulate that the petitioner must obtain all State licensing within 90 days of this approval.

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

Ms. Burroughs moved this ordinance be approved, as amended; seconded by Mr. Holt.

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

3. Resolution CR-01-25 (Waive certain provisions of Section 1101.07(b) of the Codified Ordinances for Wright Graphic Design as adopted by Res. CR-03-24) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that the construction plans, grading plans, and specifications have not been submitted due to a hold up with the engineering plans and the petitioner has requested a six month extension to the approved Development Plan.

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

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

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

Committee.

1. Resolution CR-02-25 (Amend Resolution CR-33-24 to form the Charter Review Committee for the express purpose of reviewing the City's Form of Government) was given its reading and public hearing.

Mr. Dew explained that this provides for an extension for the written report to be submitted until March 3, 2025.

Ms. Houk noted that the Charter Review Committee was supposed to give that report at a Special Meeting of Council, but because not all Council Members can attend on that date and with the vacancy on Council, that special meeting will not occur. Thus, an extension is necessary.

There being no additional questions or comments, Mr. Dew 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 recognized Mr Holt, Chair of Finance, for discussion and voting under said Committee.

1. 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 second reading and public hearing.

Ms. Marie Schiff and Mr. Brian Kitko, representing of Start Talking Grove City, explained there 501C3 program and their efforts within Grove City to address substance abuse & addiction for adults and youth. They asked for support for the Ordinance.

Mr. Holt said they are proud to award Start Talking Grove City this money and will take them up on the offer to hear about their efforts. Ms. Houk pointed out that these funds which come from the OPOID funds that the City receives.

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

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

2. Ordinance C-01-25 (Authorizing the City Administrator to enter into a Master Supply Agreement for the purchase of Competitive Retail Electric Service from Direct Energy Business and declare an emergency) was given its first reading.

Mr. Turner, Finance Dept., said the City is a member of an Electric Consortium and it put out a Request for Proposal for electric services and it was awarded to Direct Energy. There is an emergency to enter into this agreement by January so we can be included in the contract. It was pointed out that

the kW price is better than what the City got for the residential electric because this is on a commercial/large user level.

There being no further questions or comments, Mr. Holt moved that the Rules of Council be suspended, and the waiting period waived; seconded by Ms. Anderson.

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

Mr. Holt moved it be approved as an emergency measure; seconded by Ms. Anderson.

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

The Chair recognized Mr Holt, Chair of Administration, for discussion and voting under said Committee.

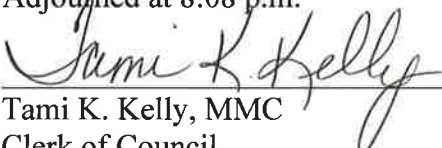
1. Ordinance C-02-25 (Amend Section 161.10 of the Codified Ordinances titled Employee Status, Number of Employees per Department, Pay Grades) was given its first reading. Second reading and public hearing will be held January 21, 2025.

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. Mr. Boso, City Admin., reported on the first snow removal of the season, which used 20 trucks; 200 tons of salt yesterday and 200 tons today. There are only 1,000 tons left, and the contract expires soon.
2. Chair Houk announced that the next regular meeting of Council would be Tuesday, January 21, in observance of Martin Luther King Day.
3. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:08 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
President of Council