

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

November 19, 2018

Regular Meeting

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

Roll was called and the following members were present:

Roby Schottke *Christine Houk* *Steve Robinette* *Jeff Davis* *Ted Berry*

1. Mr. Schottke moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Ms. Houk.

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes

2. The Chair recognized Mayor Stage for the administration of Oaths of Office for: Joe Weber, Service Manager; Eric Scott –Lieutenant; Michael Weaver – Sergeant; and new Police Officers - Otis Merrill, Kristina Meyer, Blake Hunter, Shane Overla.
3. The Chair read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-50-18 (Accept the Annexation of 1.387+ acres located at 1230 Stringtown Road) was given its second reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions. Mayor Stage noted that he would like to see the corner annex also.

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

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

2. Ordinance C-51-18 (Accept the Annexation of 68.54+ acres located at 5273 Haughn Road) was given its second reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, asked that the annexation move forward and for Council's approval.

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

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

3. Ordinance C-54-18 (Approve the Rezoning of 4242 Hoover Road from R-2 to PUD-C with Zoning Text) was given its second reading and public hearing.

Mr. Rauch, Dir. of Dev., provided his department report and voiced support for the rezoning. Mr. Robinette confirmed that there will be no cremation or embalming on the site. Mr. Rauch said yes.

Mayor Stage stated that some years ago, they drew a line in the sand for rezoning property south of Kingston Ave., to something other their residential. He said this is probably the last parcel that they will endorse for re-zoning.

Mr. Jack Reynolds, attorney for petitioner, and Mr. Schoedinger, owner, were present to answer questions and request support.

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

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes

4. Ordinance C-55-18 (Approve a PUD-R Zoning Classification for 68.54+ acres located South of Orders Road and East & West of Haughn Road) was given its second reading and public hearing.

Mr. Rauch gave his department report and said it meets with the 2050 Plan. The density is less than some of the recent projects approved.

Mr. Richard Wirtz, resident, voiced opposition for this rezoning. He said the area cannot absorb a density of 330%. He also cited safety issues with Orders Road as reasons for denying this rezoning. He said the plan doesn't compliment the surrounding homes. He reminded Council of the School Bus driver's comments about the dangerous roadway. He said you have to fix the road before you add all this density to correct the problems. He said their first priority is to the safety of the people and that is something they should seriously look at.

Mr. David Hellard, resident, voiced opposition to this ordinance. He submitted that there are too many unanswered questions about this project, especially the apartment portion. He said this should be postponed until a comprehensive traffic safety plan is done for Orders Road. He said Orders Road is dangerous and there are no plans to correct it. In addition, there are new roadways for this development that have yet to be finalized and the costs are not known. He said Discovery Drive is not equipped to handle the volume of traffic anticipated from the apartments. He requested that Council delay this rezoning request until there is evidence of significant pre-planning of roadways for ingress/egress of these units.

Jonathon Wilcox, developer, and Mr. Jack Reynolds, attorney, were present to answer any questions.

Mr. Robinette said there is no solution for water and sewer for Sub-area B and for Orders Road improvements. Mr. Wilcox said they are discussing a Tax Increment Financing District to fund the improvements with the Administration. Mr. Davis asked why Council should move forward with the rezoning. Mr. Wilcox said the rezoning is step two in the city's process. This step is the land use question. If it is approved, then the rest will be worked out with the development plan process. Mr. Davis asked if the entrance to Subarea B, connecting to old Haughn Road will not occur. Mr. Reynolds said that was correct. They are working on a different ingress/egress with the church next door.

Mr. Berry had questions over the sewer and water lines. He also asked about improvements to Discovery Drive. Mr. Boso, City Admin., said they have not discussed that part yet. He noted that rural roads can't get improved unless a Project, like this, comes forward to provide a funding source.

Ms. Houk shared concerns over unanswered questions that are the same from the Preliminary Plan. She said we know that there are infrastructure issues in this corridor that need to be addressed. She said she doesn't feel comfortable advancing the rezoning without some of these questions being answered.

Mr. Schottke said he likes the product Mr. Wilcox builds and would like to see the Subareas divided. He said he feels apartments are not appropriate in Subarea A and should be single-family homes or stand alone condos. As it is with the zoning text, he cannot support this request.

Mr. Robinette said he thinks the TIF is a creative idea, but there are many questions to answer. He asked if they could push this out a little. Mr. Reynolds said they are interested in the TIF. He feels this helps the city solve other problems in the area. He said they would like to keep moving forward. He said they need some support to keep moving this forward.

Mr. Smith, Dir. of Law, noted that if the rezoning is accepted, they would have nine (9) months to get a development plan approved or the zoning reverts back. He said if that is done, then they have 18 months to begin construction or the zoning reverts back. Mr. Robinette said if he supports this tonight, it should only be perceived as permission to proceed. Anything beyond that, he is not committing to. He said there are way too many unanswered questions.

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

Mr. Berry	Yes
Mr. Schottke	No
Ms. Houk	No
Mr. Robinette	Yes
Mr. Davis	Yes

5. Ordinance C-66-18 (Approve the Use for Microblading for Studio on Park Hair Salon and Day Spa located at 3330 Park Street) was given its first reading. Second reading and public hearing will be held on 12/3/18.

6. Resolution CR-60-18 (Municipal Services that can be furnished to 15.8+ acres located East of Broadway and North of Orders Road upon its annexation to the City of Grove City) was given its reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, was present to answer any questions.

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

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes

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

1. Ordinance C-60-18 (Amend Section 1135.10(e)(1) of the Codified Ordinances titled Residential District Requirements) was given its second reading and public hearing.

Mr. Schottke explained the reason for his request to amend this Code Section and showed some pictures of foundations. He said this would upgrade the block foundations. He moved to amend Section 1 in part, and replace the language in 1. with:” (l) Exterior concrete or poured foundation walls exposed above grade shall be finished with brick, brick veneer, stone, cultured stone, stucco or a material approved by the Chief Building and Zoning Official. Materials shall be installed per the residential building code. Additions to original structures, in cases where the lineal footage of a foundation exceeds fifty percent (50%) of the existing exposed foundation, the entire new and existing exposed foundation shall meet the above requirement.

Mr. Robinette asked if the word “original” should remain or be changed to “existing: in the second paragraph. Mr. Mike Boso, Chief Bldg. & Zoning Official and Mr. Smith, Dir. of Law addressed this question and said it could be either.

Mr. Robinette moved to change the word “original” to “existing “ in the second paragraph; seconded by Mr. Schottke.

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

The vote was called on the main motion to amend 1. in Section 1.

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

Ms. Houk questioned what this would relate to in additional cost to homeowners. She said she appreciates the attempt to elevate the character of our neighborhoods, but wants to make sure this doesn't become a battleground. Mr. Boso said some developer's may question it and try to exempt out of it in PUD Text. He said if Developer's know about it ahead of time, there shouldn't be any push-back. Mr. Rauch said the last couple of project approved had a stipulation that required this type of foundation coverage.

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

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes

2. Ordinance C-61-18 (Amend Section 725.07 of the Codified Ordinances titled Container Regulations) was given its second reading and public hearing.

Ms. Houk explained that phone calls have been received about this and it was found that there was a need too clarify our Code. She said this improves the residential character of our neighborhoods; the blowing of waste; and to lessen the rodent problem with trash. She said enforcement is basically complaint drain and is not policed. She said there was a question of the time when containers need to be put away.

Ms. Houk moved to amend the 8:00 p.m. time to 11:59 p.m.; seconded by Mr. Davis.

Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes

Ms. Houk said another point of clarification was concerning yard waste. After discussion, Ms. Houk moved to amend (d) in part, to say "Yard waste shall be stored and placed for collection pursuant to the same requirements set forth in Section (a) above. . . ."; seconded by Mr. Robinette.

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes

Mr. Schottke asked if this requires residents to use containers only. Mr. Smith stated that Section (b) allows for the use of garbage bags and that Section is not being changed.

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

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

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

1. Ordinance C-62-18 (Appropriate \$10,000.00 from the Senior Nutrition Fund for Current Expenses) was given its second reading and public hearing and Mr. Davis moved it be approved; seconded by Mr. Robinette.

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

2. Ordinance C-63-18 (Appropriate \$397,973.00 from the General Fund for the Current Expense of Gantz Park Playground redesign) was given its second reading and public hearing.

Mr. Robinette asked if this would be constructed this year. It was explained that this project is slated for construction next year.

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

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes

3. Ordinance C-64-18 (Authorize the Purchase of Lot 159 on Demorest Drive in the Holton Run Subdivision and Appropriate \$75,520.00 from the General Fund for said purchase and related expenses) was given its second reading and public hearing.

Mr. Schottke said he hopes playground equipment is place on this lot for the area subdivisions. Mayor Stage said they plan to make this a picturesque vista and there will be some equipment.

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

Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	No
Mr. Robinette	Yes
Mr. Davis	Yes

4. Ordinance C-65-18 (Reduce the Appropriation Amount for the Street Maintenance Fund) was given its second reading and public hearing and Mr. Davis moved it be approved; seconded by Mr. Schottke.

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	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. Mayor Stage submitted a Mayor's Court Report and Mr. Schottke moved to accept same; seconded by Ms. Houk.

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

Mayor Stage provided closing comments.

2. A motion to take a 5 minute recess was approved by unanimous consent.
3. Mayor Stage handed out a packet for Phase II of the Town Center. He said they owe the Developer some answers and items will need to come to Council for approval. Mr. Davis asked for that information before it ends up on an agenda.
4. Mr. Davis said the 2019 Budget has been received and asked the Mayor for comments. Mayor Stage provided a brief overview of the budget numbers. He said the aggregate of all expenses puts us 3.7% above 2018. He shared the General Objectives for 2019. He said the term is "staying the course" for 2019. He said the reserve is above what the Governmental Accounting Group suggests and are very comfortable the budget and how it relates to our normal benchmarks are for running the City.

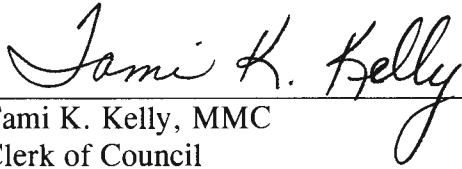
Mr. Davis said we are coming close to not being able to sustain our operating budget with the income tax and we are eating in to the rainy day fund. He said a conversation about our tax is coming sooner rather than later. He said he understands that you can't run a City on a staff from 10 years ago, but believes we are going to have to have some conversations on the underlying structure and foundation of our budget. If we don't deal with our revenue challenges, we will have to begin prioritize on capital outlays in ways we haven't in some time.

Mayor Stage said we built up a balance with the full intension of using it. He said the 2019 reserves are well in line with what is normally accepted.

Council shared some observations. A two tier Capital Improvement system was suggested; an outline of what the Sidewalk Program, and similar programs, is to become was requested. Mr. Davis confirmed projected dates of 12/3, 12/10 and 12/17 for Budget Meetings. He asked that any amendments be submitted to him before the 12/10/18 meeting.

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

Council adjourned at 9:27 p.m.



Tami K. Kelly, MMC
Clerk of Council



Steven R. Robinette
President

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

November 19, 2018

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

Ms. Kelly, Clerk of Council, shared pictures that Mr. Jeff Buskirk dropped off showing the flooding, removed trees, and ponding in the Hoover Crossing area that he spoke to Council about at the last meeting.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council
Steven R. Robinette
Chair