CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 17, 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, Anthony Wilson, Christine Houk, Ted Berry, Rodney Dew

1. Ms. Houk moved to excuse Mr. Holt; seconded by Ms. Burroughs.

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

2. Ms. Houk moved to approve the minutes of the 03/03 regular & special & 03/08 meetings and approve as written; seconded by Mr. Dew.

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

3. The Chair recognized Mr. Steve Jackson, Pres. of SW Historical Society for their Annual Report. Mr. Jackson shared highlights from their annual report. He explained that they have three general sites that they manage and provide events for: the Museum, the Gantz House, and Century Village. He said they provide a 1st class operation. He thanked the members of the Historical Commission and City Staff for all their assistance.

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-08-25 (Amend Section 1135.09(b)(12)G9t of the Codified Ordinances titled Retail Dispensing of Medical and Recreational Marijuana) was given its second reading and public hearing.

Ms. Burroughs explained that this would change the permit from having to be renewed through Council each year to being reviewed annually by the Safety Director.

Ms. Houk moved to amend Section "t" to replace the word "staff" to "the Safety Director"; seconded by Mr. Berry.

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

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

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

2. Ordinance C-10-25 (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 04/07/25.

3. Resolution CR-09-25 (Approve the Preliminary Development Plan for Forestar Plum Run located at the Northeast corner of State Route 104 and State Route 665) was given its reading and public hearing.

Mr. Michael Huber, attorney for petitioner, was present and explained that this project will be similar to the Pulte plan. He said they had a meeting with area neighbors and received good feedback from it. He said they have made some adjustments from those conversations. He said City Staff has made it clear they need to have a high class development.

Mr. Rauch, Dir. of Dev., explained that the home sizes for this project are smaller than those proposed in the Pulte plan. He said this is only a preliminary plan and there are many details yet to be worked out. He said his Dept. has conveyed that they have the same expectations as they did with Pulte.

Mr. David Ott, area resident, shared his concern over the density of the project and the traffic on S.R. 665. He said when semi-trucks come around the curves on S.R. 665, traffic coming the other direction cannot see them. The guardrails have been hit and replaced many times. He said there are many times that he and other neighbors cannot get out of their own driveways because of all the traffic. He said it is dangerous and this needs addressed before any development is approved.

Ms. Burroughs commented that she has many concerns, but knows there are many steps in the process to come.

Mr. Berry said the same issues exist today as with the Pulte plan – density, size of the houses, traffic. He cannot support this plan until all issues are addressed.

Ms. Anderson said she understands that this is just a concept at this point, but the traffic and infrastructure issues must be addressed.

Ms. Houk said the site has serious infrastructure challenges and she wants to see solutions in this area – including the corridor that runs from S.R. 665 to Rickenbacker; the road on S.R.104 out to

Pickaway County. She said we are not keeping up with how residents can move about safely in this area. She said, for her, putting that many homes at this location is irresponsible.
Mr. Huber said they are aware of the infrastructure issues and are working through them.

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

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

4. Resolution CR-10-25 (Set Forth as required by Section 709.023 of the Ohio Revised Code the Municipal Services that can be furnished to 0.831+ acres located at 2139 Sonora Drive in Jackson Township upon its annexation to the City of Grove City) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this is required by State Law the share what services could be provided to the property if it were to annex into the City of Grove City.

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
Mr. Wilson	Yes
Ms. Houk	Yes
Mr. Berry	Yes

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

1. Ordinance C-11-25 (Vacate a Sanitary Sewer Easement) was given its first reading. Second reading and public hearing will be held on 04/07/25.

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

1. Ordinance C-09-25 (Create the Grove City CARES Healthcare Grant Pilot Program and Appropriate $75,000 from the General Fund for same) was given its second reading and public hearing.

Mr. Berry moved to amend the ordinance to remove all references to the appropriation, as he would like to Committee to recommend an amount; seconded by Ms. Houk.

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

Mr. Berry read the Whereas statements in the ordinance in order to explain the reasons behind creating this program.

Mr. Ed Fleming, resident, commented that he appreciates what Mr. Berry is trying to do with this, but the problem is access to care. He said creating a group captive, take the profit and invest it in a community health center. He referenced the Jefferson Health Plan out of Steubenville as an example. He said it would have direct provider access and staff it with someone from Mt. Carmel. He said there is proof-of-life for these concepts, which are being done in other areas. He said it's not affording health insurance, it is access and the providing of care. He said health insurance is already being purchased. He suggested doing something else than giving benefits to employees. He suggested changing the scope and making it bigger.

Ms. Anderson commented that as the committee moves forward, she would like to know what other communities in the United State are doing on this issue and who would be helped by the program. She said much more information is needed before funds are appropriated.

Mr. Berry said there are many people in the community that are suffering and cannot afford healthcare. He said the State and Federal governments say they are looking into this issue, but people need help now. He said many part-time employees have no insurance and need assistance.

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

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

The Chair recognized Mr. Wilson, Chair of Admin., for discussion and voting under said Committee.

1. Resolution CR-11-25 (Amend the Rules of Council) was given its reading and public hearing and Mr. Wilson moved it be approved; seconded by Ms. Burroughs.

Mr. Wilson	Yes
Ms. Houk	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.

1. Ms. Keely Thomas, resident, said she has lived in Grove City for over 20 years and chose it to live out her life and raise her family because of its conservativeness. She said she does not want to lose sight of our morals. She said we are being asked to bring drugs into the city when 54 other communities are banning it. She said marijuana brings decline to cognitive skills and many people who start with marijuana move to harder drugs. She said she lost a brother this way. She asked

Council to think hard before allowing a dispensary to locate here.

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

1. Mayor Stage recognized the 160th anniversary of the end of the Civil War this week. He also noted an e-mail that he received from Ms. Arnold who shared a story about young La Crosse players who rescued their coach from a heart attack. He said she also asked for a defibrillator to be placed at their field. Mayor Stage had Mr. Jack Castle, Dir. of Parks & Rec., explain that all city parks and facilities are in compliance with State regulations where defibrillators are concerned. He said there are plans to purchase more portable ones to have on hand. Mayor Stage also noted that this incident did not occur at a Parks & Rec. activity. This was a private La Crosse team.

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

Adjourned at 8:10 p.m.

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

March 17, 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