

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

April 21, 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 Mayor Stage; seconded by Mr. Berry.

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

2. Ms. Houk moved to approve the regular and special minutes of the 04/07 meeting and approve as written; seconded by Ms. Burroughs.

Ms. Anderson	Yes
Mr. Wilson	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-13-25 (Accept the Plat of Farmstead, Phase 7) was given its first reading. Second reading and public hearing will be held on May 05, 2025.
2. Ordinance C-14-25 (Accept the Plat of Meadow Grove Estates, Section 10) was given its first reading. Second reading and public hearing will be held on May 05, 2025.
3. Ordinance C-15-25 (Approve the Use of a Tattoo Shop for Ink Therapy located at 3999 Broadway, Suite A) was given its first reading. Second reading and public hearing will be held on June 2, 2025.
4. Ordinance C-16-25 (Amend the Zoning Text for Meadow Grove Estates North, Section 10 as adopted by Ord. C-119-05) was given its first reading. Second reading and public hearing will be held on June 02, 2025.

5. Resolution CR-14-25 (Approve the Development Plan for Murray Display Fixtures LTD located at 2300 Southwest Blvd.) was given its reading and public hearing.

Mr. Brian Sweeney, applicant, explained that this is an addition of 5,000 Sq. Ft. to the existing building and will be used, mainly, for storage.

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

Mr. Wilson	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. Ordinance C-17-25 (Authorizing the City Administrator to enter into an Agreement with a Licensed Competitive Retail Electric Service Provider for the City's Electric Governmental Aggregation Program and Declare an Emergency) was given its first reading.

Mr. Smith, Dir. of Law, stated that the energy market is very unique. He explained that the City started its program with a two (2) year contract and has helped residents save on their electric bill and added a green component. This new contract would extend the program for one (1) year. It includes a green component and will still save residents money on their electric bill, even with the increased rate. He said they are requesting an emergency because the bid price is only good until 4:00 p.m. on the day it is given.

Mr. Greg Becker, contractor for City, explained that the City has the opportunity to extend this program for sustainability and provide savings. He said the market has been volatile for the past couple of months, but the bid will be better than the AEP "brown" rates, will go up for those customers in June. *Mr. Berry* asked what those new rates are anticipated to be. Mr. Becker said 10 – 10.5 cents per kW for the "brown" rate is anticipated. Mr. Berry asked if it was possible to grab a better rate later in the year. Mr. Becker said yes. They will continue to check the market and will make a move when they see savings for the community.

There being no additional questions or comments, Mr. Dew moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Berry.

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

Mr. Dew moved it be approved as an emergency; seconded by Ms. Houk.

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

2. Resolution CR-15-25 (Appoint Committee Members to the “Grove City CARES” Healthcare Grant Pilot Program) was given its reading and public hearing and Mr. Dew moved it be approved; seconded by Mr. Berry.

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

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

1. Ordinance C-12-25 (Authorize the City Administrator to convey Excess Property that is no longer needed for City business) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that this gives the City the ability to dispose of 18 vehicles that are no longer needed and donate them to charitable organizations, municipalities, and schools.

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

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

2. Resolution CR-16-25 (Authorize Participation in the Ohio Department of Transportation Contract for Road Salt) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that the State requires approval from the legislative authority in order for the municipality to participate in the bulk pricing they received for road salt.

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

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

Mr. Holt	Yes
Mr. Berry	Yes
Mr. Dew	Yes

3. Resolution CR-17-25 (Appoint Members to the Loan Review Committee for the Town Center Loan Program) was given its reading and public hearing and Mr. Holt moved it be approved; seconded by Mr. Dew.

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

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

1. Mr. Kyle Rauch, Dir. of Development, and Ms. Kim Shields, Dev. Dept., provided an update of Grove City 2050. (The presentation slides are attached hereto.) Ms. Shields noted that it has been seven (7) years since the Plan was initially adopted and we have grown quite a bit since then. This update is an opportunity to insure we are growing together and pointing in the same direction as how we want our community to grow. She introduced Planning Next – Jamie Green & Michael Curtis as well as Wendy Moller, Compass Point Planning owner, who is assisting with the Zoning Code rewrite.

Mr. Jamie Green, Planning Next, went through the slideshow, which provided a background on the Community Plan. He said this is the same as a Master Plan or a Strategic Plan. It will be a usable guide to allow for thoughtful and intentional growth. He shared that 90% of the action items in the original Plan are complete. He said there is important regional work that they want to lean into during this update. There are large scale investments in the region and they want to look at how Grove City can take advantage of them for improvements and positive growth in the community. They will affirm where and how growth takes place; what should it look like and where; and what should stay the same. *Mr. Michael Curtis* explained what work they have already completed and the process for moving forward with the update. He said they hope to have the Plan completed by the end of the year.

Ms. Wendy Moller explained that she was hired to assist staff with the Zoning Code amendments. She said they have audited the Draft Code that the Staff put together and provided suggestions to make it more user friendly and updates without changing significant policies, with options for a second phase update that may look more in-depth. She said they will be tracking the 2050 Plan update and also hope to have a completed document by the end of the year.

2. Ms. Fitzpatrick, Deputy C.A., announced that Issue 2 is a renewal of the State Capital Improvement Program. It does not raise taxes. It allows the State to go out for Bonds to fund infrastructure projects around the State. Grove City has received \$31 million from this Program to fund road improvements. She said it is an important way for the City to improve infrastructure projects and urged everyone to vote “yes” for Issue 2.
3. Ms. Julie Liskany, resident, requested that Ord. C-12-24 be repealed and believes Council jumped the gun on adopting this, without doing their due diligence. She said Council was asked by many

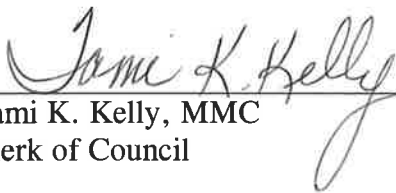
in the community to consider the negative effects of repealing Chapter 732, to do research, to wait to see how other communities were moving forward, to study the negative impacts of dispensaries on our City. She said she doesn't think that was done and thinks Council saw dollar signs. She said Grove City has one of the highest divorce and substance abuse rates in the State. She said she is afraid we are seeing a dramatic breakdown of the family unit and while the City has taken initiatives to curb some of this, she implored them to rethink Chapter 732 before allowing businesses to come that have negative impacts on the community. She said Council has the ability to set the narrative for this community. She said let's keep Grove City the Best Hometown in Ohio.

4. Mr. Rob Smith, President of the Woodside at Holton Run Association, explained that they are experiencing a severe lack of water pressure in their neighborhood. He said they have addressed this with the developer. The developer has tried putting pumps in their home, but, they say it is a City problem. Testing has been done, but the City says it is a developer problem. *Ms. Fitzpatrick* said she was aware of some resident complaints and pressure testing has been done to try to identify the issues. She said she would follow-up and get in touch with Mr. Smith.
5. Mr Jason Gale, resident, voiced support for Ms. Liskany's comments. He thanked Council for engaging the community, but, believes that a referendum should be looked into to repeal a decision that Council made that this community does not want. He said there are a couple of bullet points in the 2050 Plan that would have precluded/negated even having this conversation. He said he wants them to understand that the citizens are paying attention and they love this community. He compared Grove City to Bedford Falls from "It's a Wonderful Life". He said Council can prevent the harmful, hateful stuff from coming into this community. Marijuana dispensaries have no benefit and while making it legal in Ohio is done, Council can prevent certain businesses from coming into our town. There are no statistics that will show that crime will decrease.
6. Mr. David Hellard, resident, said he came tonight to find out about the 2050 Plan, but, he heard the buzz in the crowd tonight about negative thoughts over the marijuana dispensary. He said marijuana sends a terrible message and has no place in the City of Grove City.
7. Mr. Ron McClure, resident & Jackson Township Trustee, said in the past meetings, there has been a stand against a dispensary and he believes it is a stand against having any dispensary in the City. He said it is very important to vote the will of the people who elected them. He encouraged Council to listen to the people who elected them.

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

1. Mr. Teaford reported that the Police Dept. has received an advanced accreditation from CALEA. He announced Bike to Work Day for City Staff and encouraged Council Members to participate; on June 7, there will be a Golf Cart Rodeo and User Safety event; and on Aug. 17 there will be a golf cart movie night.
2. Mr. Smith explained, for those here about marijuana tonight, that the procedure afforded Council the opportunity to make a motion to override the Mayor's veto of Ord. C-10-25. That motion had to be done tonight and since it did not happen, that ordinance will remain vetoed. A new application would have to be submitted and begin the process again.
2. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:27 p.m.



Tami K. Kelly, MMC
Clerk of Council



Christine Houk
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

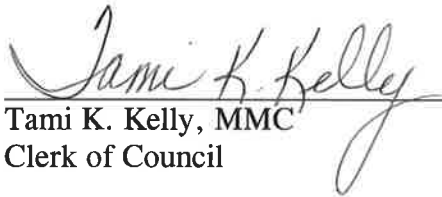
April 21, 2025

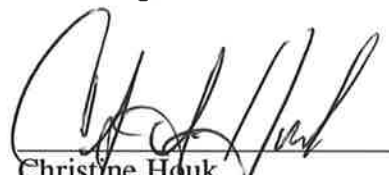
Council met at 6:30 p.m. in City Hall, 4035 Broadway.

Ms. Kelly, Clerk of Council, shared two new liquor permits for Deuling Axes located at 3940 Broadway. There being no objections, Ms. Kelly said she would return it to the Liquor Dept. not requesting 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

City Council Briefing

April 21, 2025



COMMUNITY PLAN UPDATE

Overview

1. Background on the Community Plan
2. Why Update the Plan
3. Process Overview
4. Next Steps
5. Questions

Background on the Community Plan



COMMUNITY PLAN UPDATE

What is a Community Plan?



A long-term citywide policy guide to inform local decision-making (with a focus on physical development)



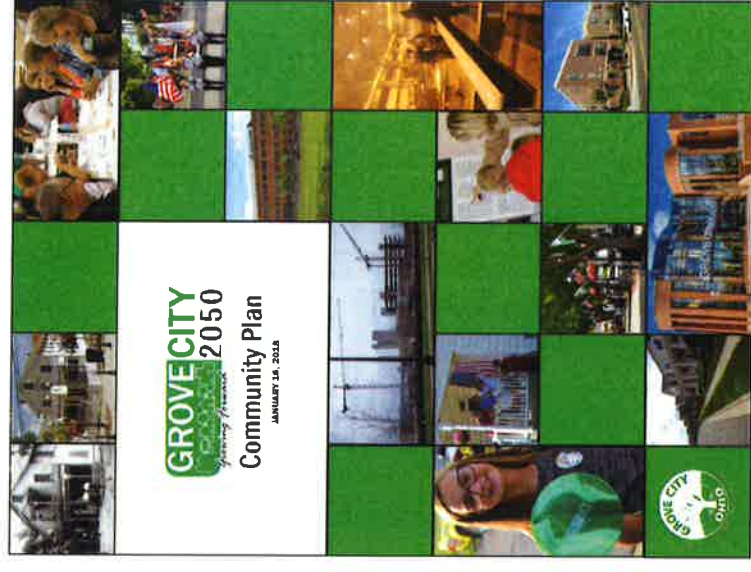
Implemented over time through regulations, development approvals, capital improvements, and private development decisions



Marketing tool that articulates the community's vision and how the private sector can support that vision

The GroveCity2050 Community Plan

- Builds on the findings of the Mid-Ohio Regional Planning Commission's (MORPC) insight2050 plan, which recognized...
 - The region is growing
 - Demographics and market preferences are changing
- Engaged the community in planning for the city's future
 - We don't want to change the character of Grove City, but we also don't want to be left behind
- **The plan allows for thoughtful and intentional growth**



Adoption and Recognition

The GroveCity2050 Community Plan was adopted on January 16, 2018



American Planning Association
Ohio Chapter
Creating Great Communities for All

2017 Award for Best Comprehensive Plan
(small jurisdiction)



Why Update the Plan



COMMUNITY PLAN UPDATE

Why update the plan?

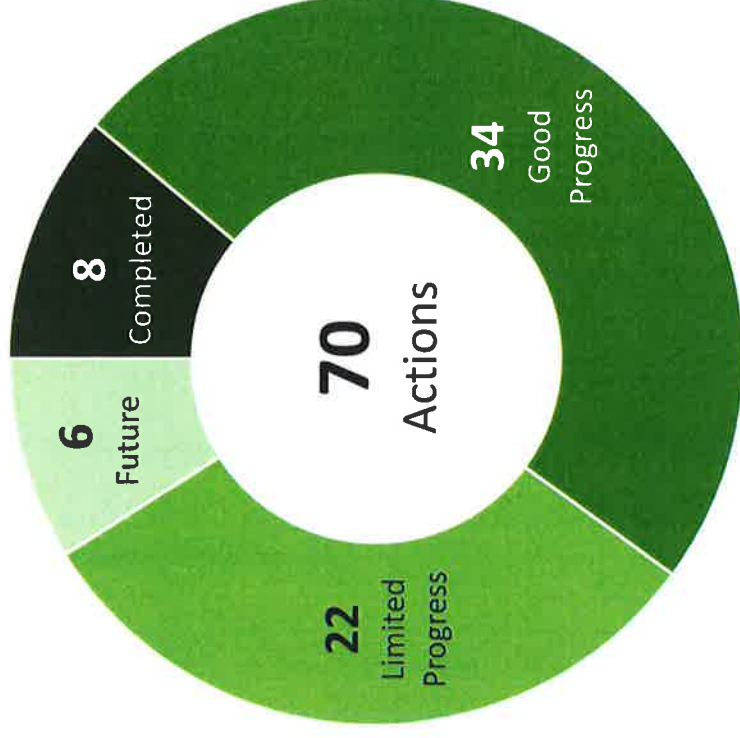
1. Central Ohio is growing and that growth is changing.
2. Grove City has added a significant amount of new development and jobs. This impacts land use, transportation, and economic opportunities.
3. Recent plans, studies, and initiatives need to be included in the Community Plan.

GroveCity2050 Progress was evaluated

Significant progress has
been made with the
current plan:

- 90%+ of all action
items have shown
progress

Overall Action Item Status



Recent plans, studies, and initiatives should be incorporated

Grove City Plans

- Town Center Conceptual Framework (2021)
- Zoning Code Rewrite (2024 Draft)
- Southwest Medical and Innovation Gateway
- Active Transportation Plan
- Broadway Corridor Technical Assistance Grant (MORPC)

Regional Work

- Regional Housing Strategy (2020)
- LinkUS (Transit-Supportive Infrastructure)
- COTA Short Range Transit Plan (2023-2027)

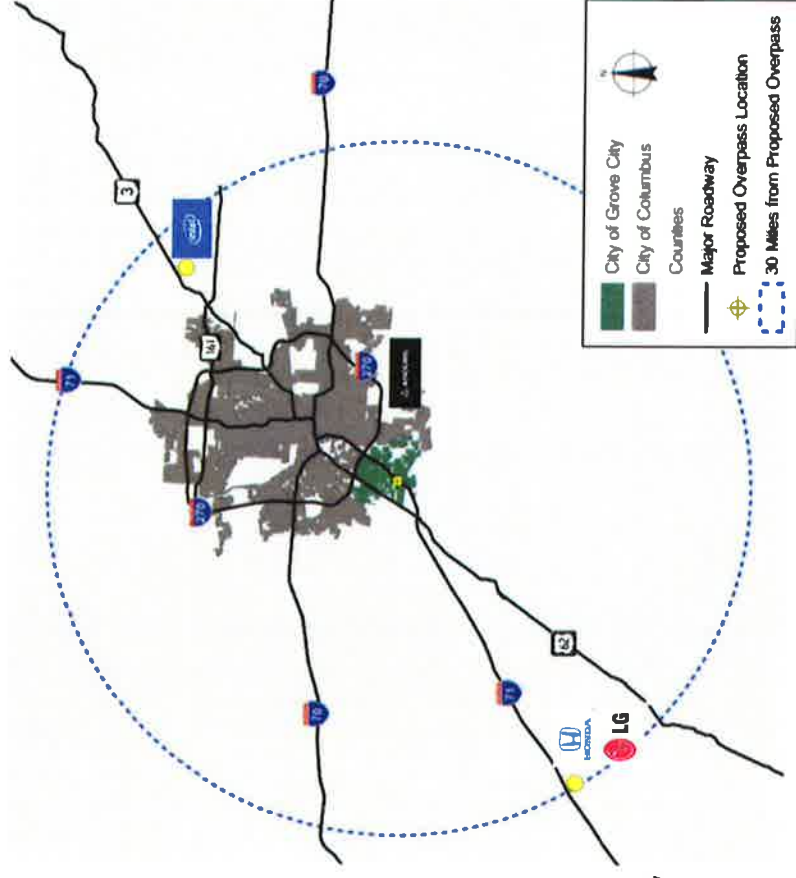


Recent large-scale investments in the region

Include...

Intel	\$28	billion (Licking County)
Amazon	\$10	billion (various)
Cologix	\$ 7	billion (north Columbus)
Google	\$ 6	billion (various)
Honda LG	\$ 3.5	billion (Fayette County)
Meta	\$ 1.5	billion (New Albany)
Anduril	\$ 1	billion (Pickaway County)

Plus, continued investment by area hospitals, universities, and other industries



Desired outcomes for the update

Affirm the vision of the plan

- Principles, goals, objectives
- Where and how do we grow?
- What should growth look like?
- Where and what should we not change?

Integrate other recent work

Grove City can be proactive in deciding what it wants

Process Overview



COMMUNITY PLAN UPDATE

Process Overview

Completed work

- Audited the existing Community Plan
- Collected local and regional data
- Surveyed and interviewed members of the business community
- Met with members of the original GroveCity2050 Steering Committee
- Initiated an open call to fill out the new Steering Committee
- Drafted material for the first round of public engagement

Process Overview

Next steps for the planning process

- Orient the Steering Committee to the engagement process
- Conduct public engagement: Two rounds
- Meetings with the Steering Committee
- Update City Council in the middle and at the end of the process
 - Staff to provide additional updates
- Create an economic development strategy
- Draft the plan document

Who is the Steering Committee

- Comprised of community members who reflect the community's diversity
- The original GroveCity2050 Steering Committee was invited to join the update process to continue their involvement
- Additional members engaged through an open application process
 - To supplement the original committee members and to ensure current representation of the community



GroveCity2050 Steering Committee



What is the Steering Committee's Role?

- Represents the community in the planning process
- Provides guidance and direction to staff and consultants throughout the process
- Spreads awareness about the engagement opportunities through their networks
- Serves as stewards of the plan once it is adopted



February 19, 2025 Meeting

Next Steps



COMMUNITY PLAN UPDATE

First Round of Public Engagement

Online Survey

- Key discussion questions and a map activity

In-person community engagement

- Tables at public events
- Targeted stakeholder discussions

Steering Committee members encouraged to host small group meetings

- Conduct one or more meetings with 4-10 people to get their input



Proposed City Council Involvement

- Presentations
 - After the first round of engagement
 - When formal recommendations are drafted
- Staff can provide informal progress updates throughout the planning process
- Adoption

Questions?



COMMUNITY PLAN UPDATE