

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 04, 2025

Regular Meeting

The regular meeting of Council was called to order by President Houk at 5:30 p.m. in City Hall, 4035 Broadway.

Roll was called and the following members were present:

Jodi Burroughs, Melissa Anderson, Anthony Wilson, Christine Houk, Randy Holt, Ted Berry, Rodney Dew

1. Ms. Houk moved to excuse Mayor Stage; seconded by Ms. Burroughs.

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

2. Ms. Houk explained that this is a review of the Charter. She confirmed with the Law Director that the term City Manager is the same as Council/City Manager Plan, when discussing the form of government. To be clear, Council is considering asking the voters to amend the Charter to change the form of government to a Council/City Manager Plan (also referenced as City Manager form). Ms. Houk opened the floor for informal discussion with Council on any issues that Mr. Smith and Ms. Kelly need to know in order to create a Draft Charter:

Mr. Berry said residents have been telling him that they want to vote for a Mayor. A discussion took place about if the "Mayor" could be voted on by the residents with that person being a member of Council. Several scenarios were reviewed including: an elected Mayor who is a part of Council; Council chooses the Mayor among themselves and is also the President of Council; Council chooses a Mayor and a President of Council among themselves. The consensus of Council was to have the Mayor chosen by Council with a term of office.

*Editor's Note – Mayor Stage arrived during the aforementioned discussion.

Mr. Smith, Dir. of Law, asked about Mayor's Court. It was determined that Council would decide who would serve over Mayor's Court.

Board and Commission members would be appointed by Council.

Discussion took place about the appointment of Department Heads. Mr. Smith commented that even if Council appoints the Dept. Heads, the reporting line is still going to be to the City Manager.

Ms. Anderson asked about the beginning of the term for elected officials. The consensus of Council was to suggest a change to the beginning term of office to Jan.1 rather than the current Jan 2.

Ms. Houk said Term Limits was a topic brought up as a discussion item.

Ms. Anderson said eliminating the Nominating Committee was another topic to be considered.

Ms. Houk said Mayor Stage asked for a transition for the City Administrator position included in the Charter.

Ms. Houk stated that they will take a break from the 5:30 start time at the next meeting and will wait until a Draft is ready for review – hopefully being Sept. 02.

Ms. Houk moved to recess until 7:00 p.m. Approved by unanimous consent.

Ms. Houk reconvened the meeting at 7:00 p.m.

1. Ms. Houk moved to approve the minutes of the previous meeting and approve as written; 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

2. The Chair read the agenda items and moved that Res. CR-31-25 be removed at the petitioner's request; seconded by Mr. Wilson.

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

All others were approved by unanimous consent.

The Chair recognized Ms. Burroughs, Chair of Lands, for discussion and voting under said Committee.

1. Ordinance C-28-25 (Accept the Annexation of 0.831+ acres located at 2139 Sonora Drive) was given its second reading and public hearing.

Mr. Scott Hamman, petitioner, was present to answer any questions.

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

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

2. Ordinance C-29-25 (Accept the Plat of Autumn Grove, Section 6, Phase 2) was given its second reading and public hearing and Ms. Burroughs moved it be approved; 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

3. Ordinance C-30-25 (Approve a Special Use Permit for an Antenna Tower for Parkway Centre Arcadia Tower located at 1620 Buckeye Place) was given its second reading and public hearing.

Mr. Steve Carr, representing Arcadia and AT&T, explained that this tower will improve much needed service to the area.

Mr. Holt said he has seen towers that look like a tree and asked about that style for this location. Mr. Carr said he is aware of that style and said it can work in some areas, but believes that it would attract attention in this area, rather than blending into the sky. He said there are no 170' trees in this region and would strongly deter Council from going down that path.

Ms. Mary Anne Crawford, resident, stated that the current plan does not adhere to 1137.15(d)(4) and asked that the tower meet the minimum distance and meet that Section of Code.

Ms. Kim Shields, Dev. Dept., explained that the Antenna Tower Code was adopted in 1989 and technology has changed quite a bit since then. She said there are a lot more safety measure in current towers that do not necessitate the setbacks noted in the Code. Also, this is a tight site and the applicant has done everything to fit in as much landscaping as they can, as well as preserve as many existing trees as they can.

Ms. Burroughs reviewed the stipulations and made a motion to amend Section 1 to say: "... contingent upon the following: 1. No variance shall be permitted from Section 1137.11 to allow for the driveway and turn-around area to be gravel instead of the required asphalt or concrete surfaces; 2. A deviation shall be granted from Section 1137.15(d)(1) to allow the cell tower to be located less than the required distance of 100% of the tower's height from all abutting property lines; 3. A deviation shall be granted from Section 1137.15(d)(4) to allow the cell tower to be located closer than the required distance of two times the height of the proposed antenna or antenna tower from any existing, platted residential subdivision or any residential structure within the City; 4. A deviation shall be granted from Section 1137.15 to allow the alternative tree species around the cell tower fence area and not meet the requirements of two rows of evergreen trees in all areas, or the 25-foot required setback for the second row, as shown on the Development Plan"; seconded by Ms. Houk.

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

Mayor Stage asked if other carriers will be permitted to locate on this tower. Mr. Carr said yes.

Ms. Houk said this is a challenge for all carriers to support the demand for cellular service. It has become a safety issues since so many people no longer have land lines.

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

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

4. Ordinance C-31-25 (Amend Section 1135.09(b)(12)F9(c) of the Codified Ordinances titled Retail Dispensing of Medical and Recreational Marijuana) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that this would change the way the 500' measurement is calculated. State Law measures it from the dispensary building to the property line of the prohibited facility. This will bring us in line with how the measurement is done across the State.

Ms. Michele Paduchik, resident, voice opposition to this ordinance. She said if it is measured from the building to the property line of another, she feels it will open up more properties for eligibility. She said this is the first step in going down the road of having another vendor request a dispensary. She wants to stop it now. She noted that 60% of Mr. Berry's constituents said they do not want a dispensary in Grove City. She said she just wants it stopped now.

Mr. Berry said even if the Code gets changed, a vendor would still have to come to Council for approval.

Mr. Jim Haninger, resident, voiced opposition to this ordinance. He said there were two Council Meetings with standing room only showing opposition to a dispensary. He said this ordinance looks like a direct attempt to make it easier for companies to come into the city and build a dispensary. He said the whole city should be surveyed.

Ms. Burroughs said when this ordinance was originally adopted, she thought this provision followed State Code, so she is in support of this amendment.

Ms. Houk said at first glance, this amendment seemed simple enough - to mirror State law. However, after a location being discussed for a new dispensary, she believes it would permit a dispensary very close to the Ohio Addiction Recovery Center. She said the devil is in the details and understanding those details doesn't make this sit well for her. She said she also feels that the public needs to be surveyed about a dispensary in Grove City rather than just legalizing marijuana.

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

Ms. Burroughs	Yes
Ms. Anderson	Yes
Mr. Wilson	Yes
Ms. Houk	No
Mr. Holt	Yes

Mr. Berry	Yes
Mr. Dew	No

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

1. Ordinance C-32-25 (Amend Section 331.44 of the Codified Ordinances titled Texting While Driving Prohibited) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that this amendment clarifies the actual provisions of the Section. He said the State Law says you cannot touch your phone to do anything while driving or have the phone supported by any part of a person's body. He said this amendment doesn't change anything – it only makes it clear that “texting” is not the only thing that is not allowed.

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

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

1. Ordinance C-33-25 (Declaring the realignment of North Meadows Drive is a benefit to the Pinnacle Tax Increment Financing Development Area) was given its first reading. Second reading and public hearing will be held on August 18, 2025.

The Chair recognized Mr. Berry, Chair of Parks, for discussion and voting under said Committee.

1. Resolution CR-32-25 (Approval by Council to invest Staff time and to expend Financial Resources at Brookpark Middle School) was given its reading and public hearing.

Mr. Castle, Dir. of Parks & Rec., asked that this item be postponed to 8/18. He said some of the Park Board members have visited Brookpark and want to re-evaluate the use of this space. He said they would like to have all Park Board members, and Council, see the space and hear how certain rooms could be used.

There being no additional questions or comments, Mr. Berry moved it be postponed to 8/18/25; 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 asked that any new business to be brought before the attention of Council be done so at this time.

1. Mr. Jeff Buskirk, resident, voiced his opinion on Council's desire to change the government and give the power of the Mayor to Council. He said he believes this dis-enfranchises the voters. Right now, if he gets mad at the Mayor, he can vote that person out. If he gets frustrated/angry with the government under a Council/City Manager Plan, he only gets to vote for three (3) members of Council and it becomes a lot more difficult to change up the government. He said he is really struggling with this proposal.

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

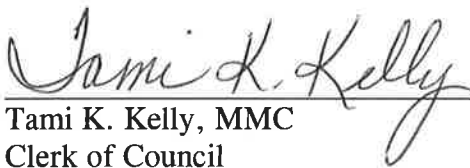
1. Mayor Stage submitted the Mayor's Court Monthly Report and Ms. Houk moved to accept same; seconded by Mr. Dew.

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

The Mayor shared a picture of the shared-use path along Gantz Road Bridge, over I-270, which is not in Grove City, but connects us to Columbus. Ms. Fitzpatrick, Deputy C.A., thanked Columbus and MORPC for adjusting the plan and providing funds to get this connection. She also shared that we have technology called Placer AI that gives us some data around events and had Mr. Castle share statistics about the Alumni Tournament. Mr. Castle said there were 13,500 visits to Fryer and there were 3,400 visitors for the Homecoming celebration downtown, despite the lightning and thunder delays.

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

Adjourned at 8:12 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
President of Council

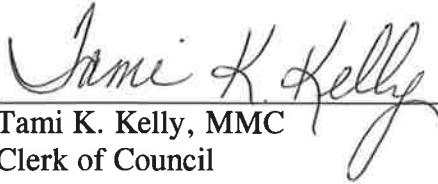
CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

August 04, 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