

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

September 15, 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, Randy Holt, Ted Berry, Rodney Dew

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

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

2. 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-35-25 (Approve a Special Use Permit for Grove City Drive Thru for a Drive Thru Facility located at 3188 Southwest Blvd.) was given its first reading. Second reading and public hearing will be held on 10/06/25.
2. Ordinance C-36-25 (Rezone 3612 – 3614 Hoover Road from PSO (Professional Services/Offices) to C-2 (Retail Commercial)) was given its first reading. Second reading and public hearing will be held on 10/20/25.
3. Ordinance C-37-25 (Rezone 3472 Grant Avenue from R-2 (single family residential) to D-1 (Double/Twin Singles)) was given its first reading. Second reading and public hearing will be held on 10/20/25.
4. Resolution CR-39-25 (Approve the Development Plan for the Grove City Church of the Nazarene Christian School Addition located at 4770 Hoover Road) was given its reading and public hearing.

Ms. Cindy DeMesa, McKnight Group, provided an overview of the addition.

Mr. Wilson voiced concern over the traffic on Hoover Road in this area. Mr. Holt asked how the storm water will be handled and Mr. Eric Walsh, McKnight Group, said the storm water was designed in an earlier addition and will be handled by a dry basin. Mr. Berry asked about stacking for pick-up/drop-off and Mr. Benson, G.C. Nazarene, explained how the different grades are divided and staggered for pick-up and drop-off.

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

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

1. Resolution CR-40-25 (Accepting the Amounts and Rates as determined by the Budget Commission and authorizing the necessary Tax Levies and certifying them to the County Auditor) was given its reading and public hearing.

Mr. Boso, City Admin., shared that this will provide \$6 million in property tax to the City, which has about a \$124 million annual budget. These rates will amount to \$428.00 a year on a \$350,000.00 home.

Mayor Stage pointed out this these rates have not been raised for 19 years.

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

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

2. Resolution CR-41-25 (Appoint Members to the Board of Tax Review) was given its reading and public hearing and Mr. Holt 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

3. Resolution CR-42-25 (Appoint Members to the Beulah Park New Community Authority) was given its reading and public hearing and Mr. Holt 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

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

1. Ms. Amanda Davis, Dir. of Visit Grove City, shared their quarterly report with Council and highlighted a wide range of mission-driven activities and exciting opportunities to showcase the community. She provided each Council Member with a packet of information to support their report.
2. Ms. Fitzpatrick, Asst. City Admin., explained that the concept for the Town Center Park has been revisited and while much of the original concept remains the same, there have been changes to the Park that have been addressed in the new concept. She introduced Mr. Sam Rosenthal, Schooley Caldwell, and Mr. Brian Bernstein, Realm Collaborative, who were hired for the new concept. Mr. Rosenthal explained their process and homework undertaken before they started any new concept drawings. Mr. Bernstein shared that the strategy of the new concept is to create a comfortable space on the edges and a very flexible space in the middle. He said this was designed for everyday use and for events. Mr. Rosenthal went through the slideshow presentation and took questions from Council.

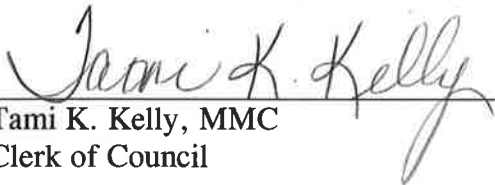
Mr. Berry said he likes the new concept, but would like to see more grass areas rather than so much pavement. He asked if there was a cost estimate. Mr. Bernstein said this is highly conceptual and they have not gotten into cost yet. However, an estimate may be \$8 – 15 million.

Some Council Members discussed making the proposed pavilion an all season's space. It was explained that the next step would be to refine the concept and move into schematic design for the next review and to estimate costs. Council shared their support for the new concept and their desire to see it move forward to the next steps.

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

1. Mayor Stage reported on events; the upcoming Arts-in-the-Alley parade and weekend; and noted that the date for the State of the City will be 10/16/25.
2. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:15 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
President of Council

GROVE CITY TOWN CENTER CITY HALL MEETING

Project: Grove City Town Center

Location: Grove City, Ohio

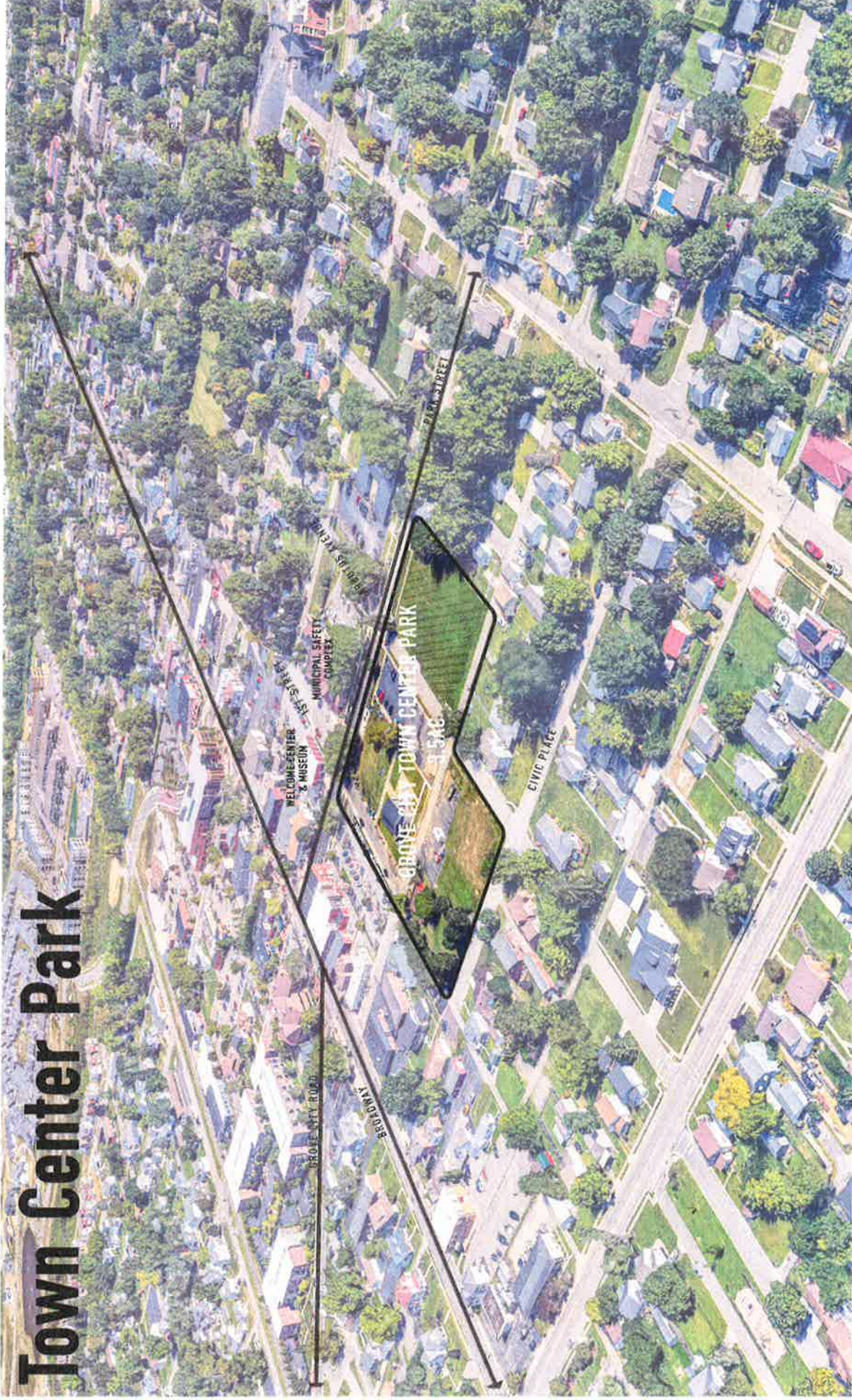
Date: 09.15.2025



100 East Broad Street, Suite 1710
Columbus, Ohio 43215
614.670.7390

www.realmcollaborative.com

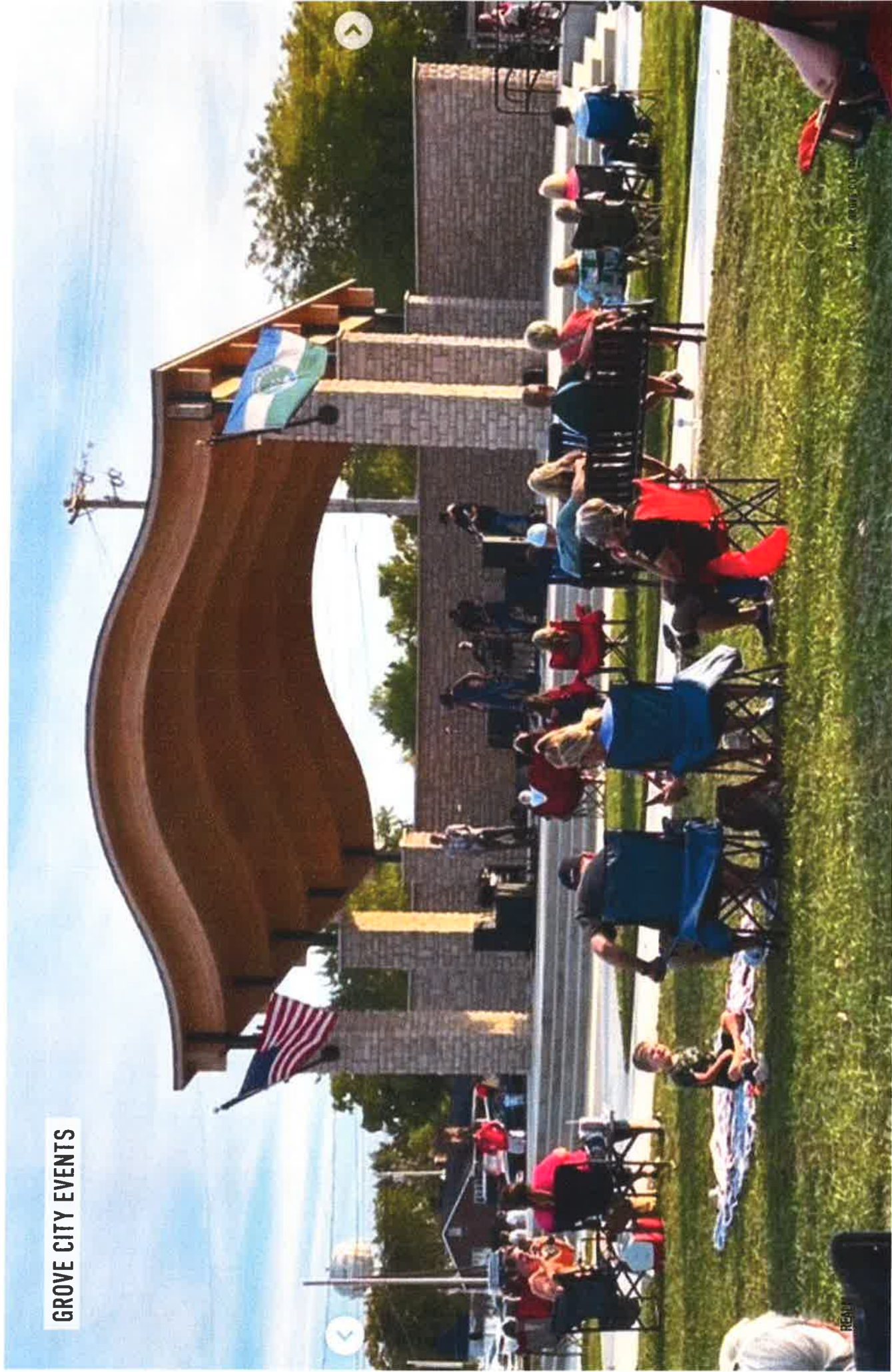
Town Center Park



GROVE CITY EVENTS



GROVE CITY EVENTS



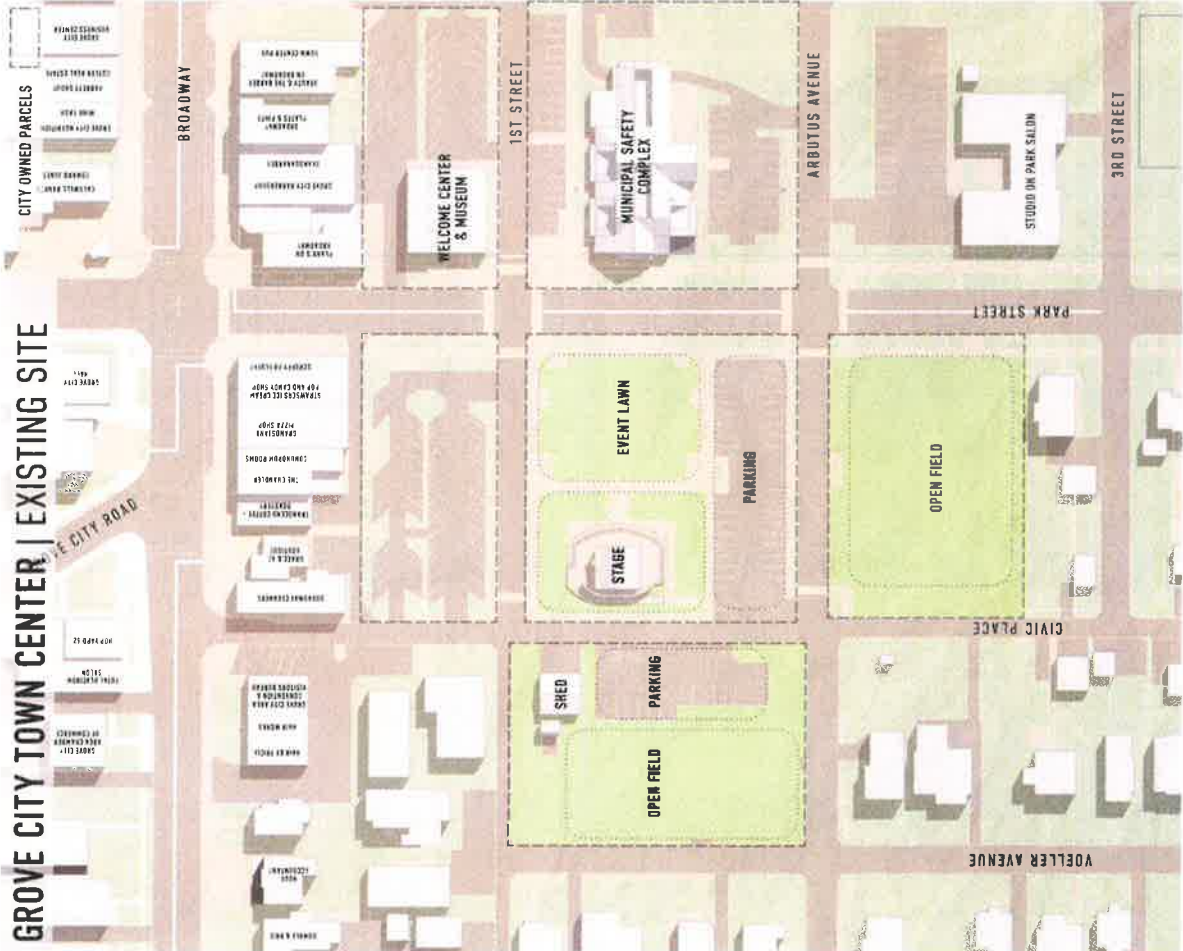
GROVE CITY EVENTS



GROVE CITY EVENTS



GROVE CITY TOWN CENTER | EXISTING SITE



GROVE CITY TOWN CENTER | VISION PLAN

STREET LAYOUT:

- BROADWAY** (Vertical, Left)
- 1ST STREET** (Vertical, Center-Left)
- 3RD STREET** (Vertical, Far Left)
- PARK STREET** (Horizontal, Top)
- VOLKER AVENUE** (Horizontal, Center)
- ARBUTUS AVENUE** (Horizontal, Right)

KEY FEATURES AND BUILDINGS:

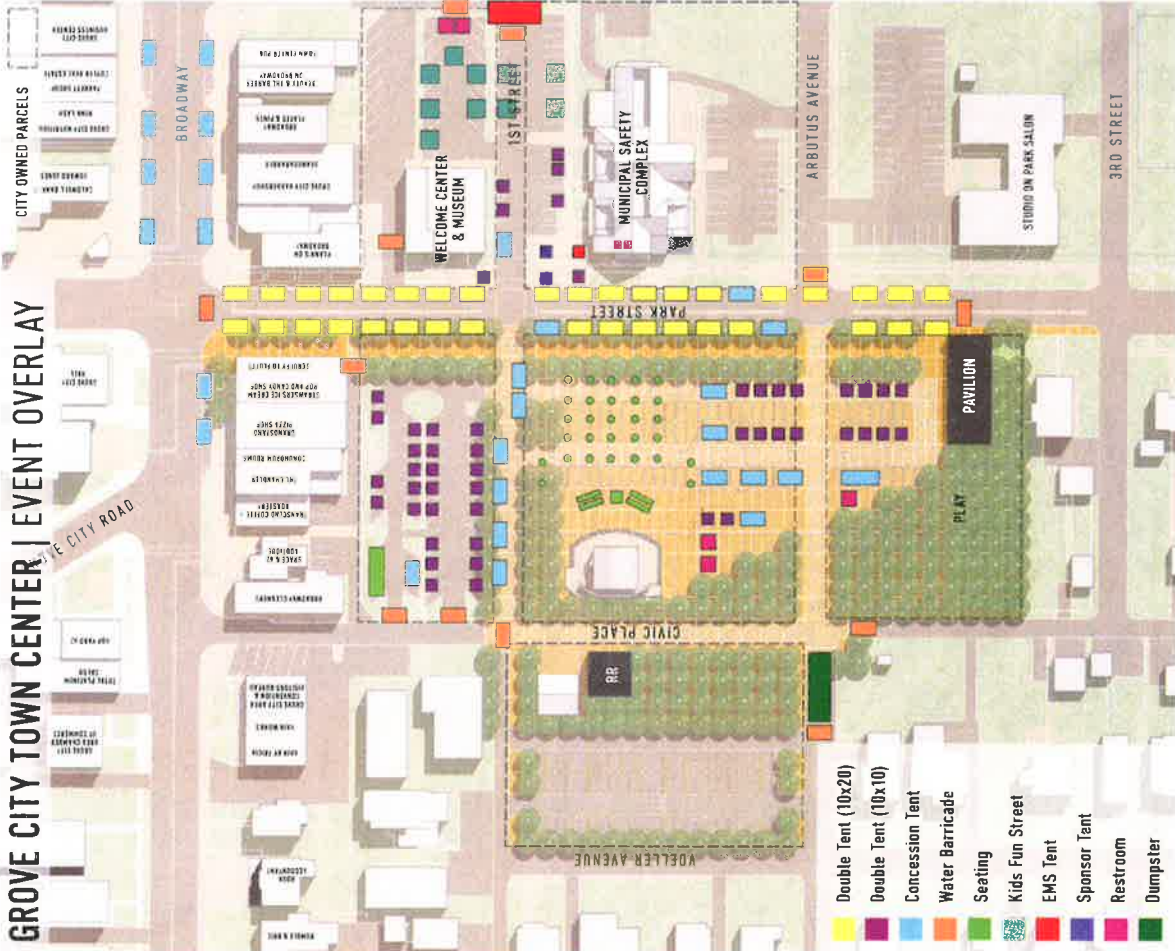
- Grove City Town Center** (Top Left)
- Welcome Center & Museum** (Broadway, between 1st and 3rd Streets)
- Municipal Safety Complex** (1st Street, between Park and Volker Avenues)
- Open Plaza** (Center, between Park and Volker Avenues)
- Civic Place** (Center, between Volker and Arbutus Avenues)
- Pavilion** (Right, between Park and Volker Avenues)
- Play** (Right, between Volker and Arbutus Avenues)
- Studio on Park Salon** (Far Right, between Park and Volker Avenues)
- Grove City Park** (Bottom Left)

PARKING LOTS AND SPACES:

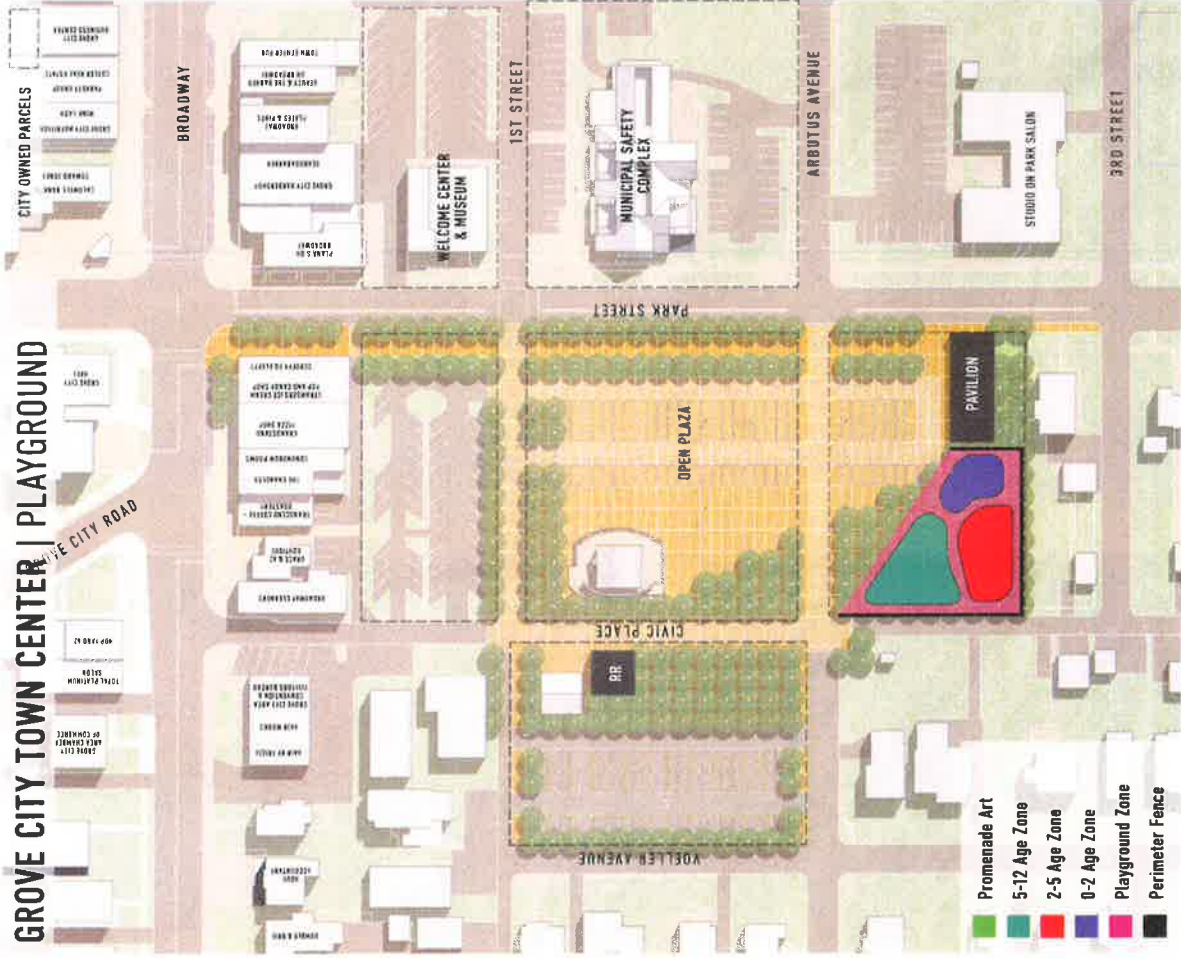
- 17 SPACES** (Broadway, between 1st and 3rd Streets)
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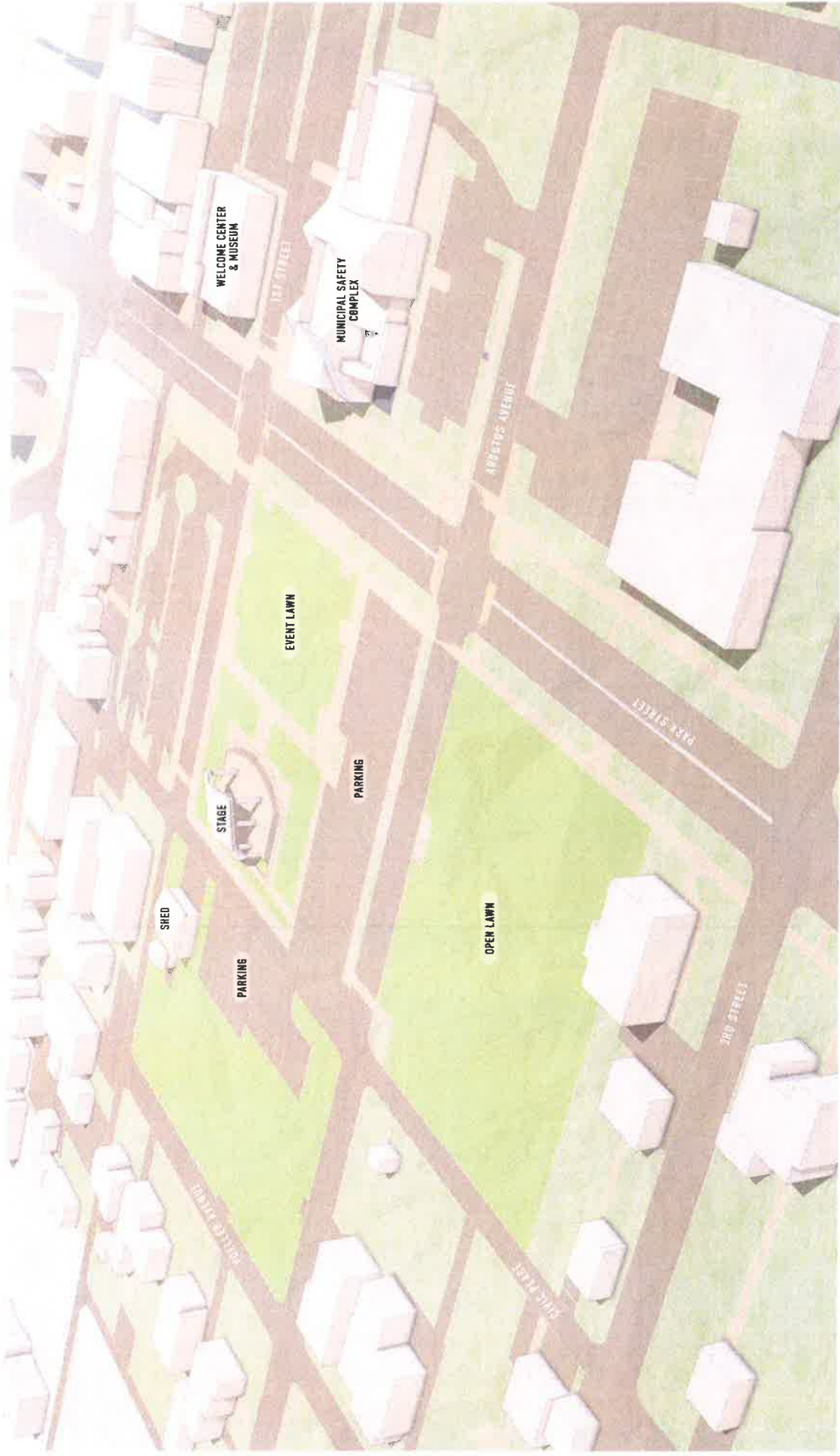
GROVE CITY TOWN CENTER | EVENT OVERLAY



GROVE CITY TOWN CENTER | PLAYGROUND



GROVE CITY TOWN CENTER | EXISTING CONDITIONS



GROVE CITY TOWN CENTER | VISION PLAN



GROVE CITY TOWN CENTER | VISION PLAN



GROVE CITY TOWN CENTER | EXISTING CONDITION

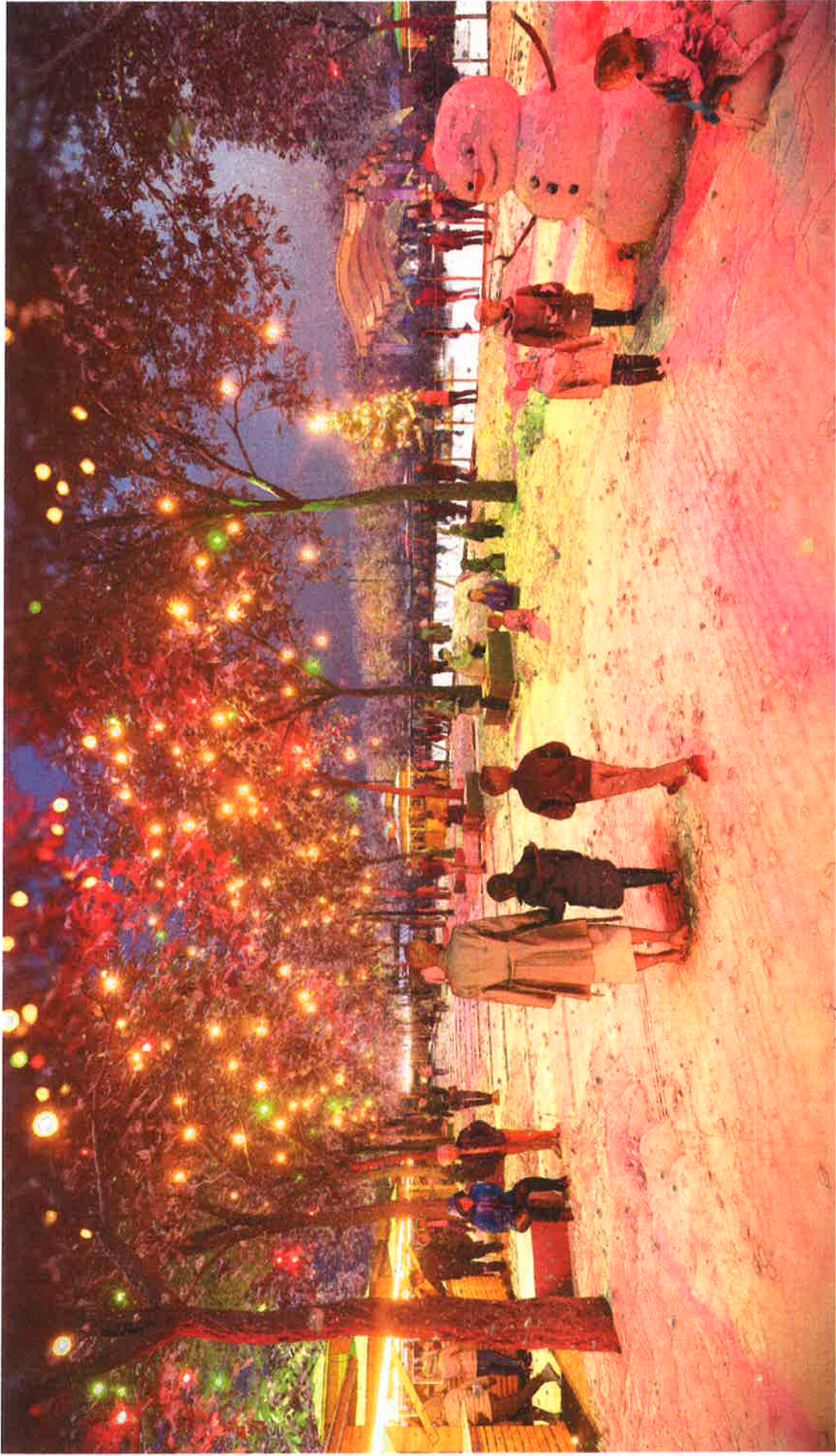




GROVE CITY TOWN CENTER | EVENT DAY



GROVE CITY TOWN CENTER | WINTER NIGHT



REALM
COLLABORATIVE



**SCHOOLY
CALDWELL**

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

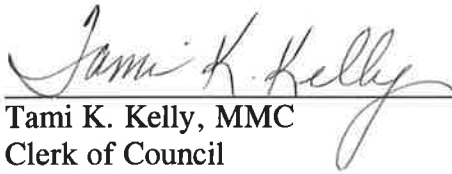
September 15, 2025

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

Council Members reviewed the Agenda items.

Council agreed to meet at 5:30 on 10/20 to touch base on the Charter and discuss the Community Center Finance Committee recommendations.

Council retired to the Chambers to begin the Regular meeting.



Tami K. Kelly, MMC
Clerk of Council



Christine Houk
President of Council