CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

November 17, 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. Council Members completed the Information Systems Security Training, conducted by Mr. Todd Hurley, Director.

2. President Houk moved to recess the meeting at 6:06 p.m. Approved by unanimous consent.

3. The meeting reconvened at 7:00 p.m.

4. 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

5. The Chair recognized Mayor Stage who administered the Oath of Office to nine (9) police officers and four (4) Dispatchers: Emily Petrole, Jomana Hassan, Caleb Cox, Jakob Hurley, Michelle Rodkey, Weston Lorenz, Andrew Nauth, Kamuron Mace, Alexa Schwabe and Eric Nungester, Jamesa Green, Mason Stewart, Jessica Scott.

6. 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-37-25 (Rezone 3472 Grant Avenue from R-2 (single family residential) to D-1 (Double/Twin Singles) was given its second reading and public hearing.

   Mr. Smith, Dir. of Law, explained that Ms. Houk has a conflict of interest and must be recused from this item. Ms. Houk left the meeting until the item was resolved.

   Ms. Rebecca Mott, attorney for petitioner, explained that the property owner owns the adjacent parcel. She shared addresses from the surrounding area that are also zoned D-1. She said there are others that are zoned C-1 (commercial), which shows that there are a mix of uses in the area. She supplied a letter from one of the neighbors (Mr. Morris) voicing support for the project.

Mr. Wayne Morris, contiguous property owner, stated that there have been three (3) separate requests for this property and the letter Ms. Mott provided is from 2023 and for a completely different matter. He said he does not agree with this request. He said he already lives next to an Air B&B and it is terrible. He said this would be three times as bad. He believes the density is too high; parking and traffic are already a problem; and this is not what he bought into when he moved into the neighborhood.

Ms. Nancy Pennell, neighbor, pleaded for the preservation of her neighborhood. She said what Council has already approved is a high density, commercial development. She said this is not conducive to the peace and lovely nature of the neighborhood. She believes one house on the property is enough. She said they are just giving it away by large or small chunks. Everything they give to a developer is taking something away from the neighbors. She said they may not care if someone does that to their family, but she cares that someone is doing it to hers.

Mr. Berry commented that this property owner needs to do a better job of cleaning up the property. He has heard from many residents in the area and these concerns are legitimate.

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

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

2. Ordinance C-39-25 (Approve a Special Use Permit for a Marijuana Dispensary for ACT Investments located at 3989 Jackpot Road) was given its second reading and public hearing.

Mr. Chris Welsh, representing ACT Investments, agreed to all stipulations set by Planning Commission, even though they recommended denial. He said the building will look the same with no flashing signs, lights, marijuana leaf, etc. He said they do not believe it will be a nuisance to the area. The traffic falls in line with any allowable businesses in the zoning district. Law Enforcement will have camera footage available. There is no loitering permitted; no consumption on premise. He said the owners are local and have a very good compliance record. Mr. Holt asked what the hours of operation would be. Mr. Welsh said 10:00 a.m. – 8:00 p.m., seven days a week. No drive-thru. Mr. Berry asked if they were aware that the property is in an abated area. Mr. Welsh said no. Ms. Anderson asked if they operated a facility close by. Mr. Welsh said they have a facility in Dayton.

Mayor Stage commented that the State Legislature is currently working to change marijuana rules and make amendments to Senate Bill 56. Regulations have not been nailed down and this is a dynamic situation. He said this asks Council to vote on a new enterprise/business where all the rules have not been established. He said on the surface, Grove City has been friendly to being able to embrace a marijuana establishment. He said he could not support a tax abatement for this enterprise.

Ms. Burroughs asked if they were 500' away from the opioid center. Mr. Haren said they are more than 500' away from any and all prohibited facilities under State Law and Local Code. Mr. Rauch, Dir. of Dev., said the applicant hired a professional surveyor to confirm the distance of 508' from the opioid center.

Mr. Teaford, Dir. of Safety, voiced concerns over traffic in this area. He said it is a high crash area and there is high pedestrian crossings in the area. He said there is an increase for Calls for Service to the Police Dept. in this area and there have been property maintenance issues and bright lights that continue to be dynamic.

Mr. Jim Haninger voiced opposition. He asked why Council would approve this when the residents have never been polled to know if they want it or not. He said marijuana was legalized in Ohio, but Grove City was never asked if they wanted a dispensary here. He said there are 21 dispensaries in Franklin County already and doesn't understand why Council would want another one here. He said the Ohio Addiction Recovery Center is 508 feet from this location and asked if they really believe this should be allowed.

Mr. John Matera stated that there are four dispensaries within 15 minutes of Grove City. He said 55+ municipalities have outlawed dispensaries in their areas. Local municipalities that have allowed marijuana sales have not seen any of the tax dollars from the State and from this standpoint, he sees no benefit for Grove City. He said there was no traffic study, but the proposal says they are going to have 60 cars per hour/one per minute. This is a high traffic area and wonders where the overflow of business will go, since they only have seven employees. He also shared concerns about safety since the business stated that they have no responsibility for what happens outside their doors. He asked that they vote no.

Mr. Ron McClure, Township Trustee, voiced concerns about the direction that Grove City is going. He asked what the benefits would be for Grove City. He feels there is a conflict with the Recovery Center, only being 500' away. He also asked what the area businesses say about this, as he feels there may be a conflict for them as well. He said the Trustees voted to deny this type of business in the Township. He asked what kind of image we want to leave for the community.

Mr. Viren Patel, representing eight (8) of the hotels on Jackpot Road, voiced opposition to this permit. He said they have 5,000 people a day, many families/youth sports teams, and believe it will be one of their first impressions of the City. He said people use google to find a hotel and feel it will deter visitors and detrimentally affect their business. He said these hotels collect several million dollars of bed tax, which is a large part of the City's revenue. He said it will increase traffic and is located behind another building rather than on a main road. He said they feel this will put a strain on the area that already has a problem with homelessness, vehicle break-ins, etc.

Mr. Wilson asked what business is in front of this location. Mr. Rauch said there is an office building in front of this location. Mr. Wilson said there is a bar located in the front building.

Mr. Berry asked how many hotel owners signed the letter that was sent. Mr. Patel said there were about 17 signatures. He said many of the owners are working tonight, so he came to speak for at least eight of them.

Mr. Holt said he feels this is an example of government overreach. He said State Issue II was approved by 60% in Grove City. There are many rules and regulations by the State and Council enacted additional regulations. He said this is a legal business that meets all the regulations, yet Council has to vote to allow its operation. He said we have a free market and if this business believes they can make money close to another dispensary, they have that right. He said he is not dependent upon the income from it, but if it happens, the money would be steered back into the community. He said he is doing this because he has a vote on what people want. He said the 60% that voted for it aren't here tonight. He said there will be traffic, no matter what business goes in. He said it is a matter of how much we want to control what kind of business goes where in Grove

City.

Ms. Houk commented that Ord. C-31-25 changed the measurement system to align with the State of Ohio. That ordinance was written and brought forward when Council knew this project was in the pipeline. She said given the standard that was originally in place, measuring from parcel line to parcel line, this project would not have been compliant and would not have been eligible for a special use permit. She said this body decided to align the City's ordinance with the State regulation, making this parcel compliant. She believes that this is an example of government making decisions to assist a single business, related to a single site. For her, this is a problem and the government should not be choosing winners and losers/good sites and bad sites. However, this discussion has to be about the Special Use Permit and the standards must be applied for a standard permit and those for a dispensary. She read those standards. She also noted that Council received a letter from all the hotels in the area voicing opposition. There are traffic issues that are very different from a regular business. She said the neighbors are not comfortable with this use and for her, the neighbors should have the strongest voice.

Mr. Berry stated that he did a survey in his Ward and said while his Ward does not mind the use of marijuana, they do not want a dispensary in Grove City. He said there is a difference between State Issue II and the desire for a dispensary here. He said there are economic impacts, traffic and safety issues and this permit needs to be graded on if this use works in that area.

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

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

3. Ordinance C-45-25 (Approve the Use of a Tattoo Shop for 3558 Broadway Studio located at 3558 Broadway) was given its first reading. Second reading and public hearing will be held on 12-01-25.

4. Ordinance C-46-25 (Accept the Plat of Courtyards at Harris Farms, Phase 1) was given its first reading. Second reading and public hearing will be held on 12-01-25.

5. Resolution CR-48-25 (Approve the Development Plan for Columbus Powersports Storage Building located at 2815 Home Road) was given its reading and public hearing.

Mr. Smith, Dir.of Law, explained that Mr. Holt has a conflict and must be recused. Mr. Holt left the meeting until the item was completed.

Mr. Matt Spradling, representing petitioner, explained that this is for a storage buildings for the golf carts. He confirmed that there will only be electricity in the building. It will match the existing building and will put in proper landscaping.

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

Ms. Houk	Yes
Mr. Holt	Recused

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

6. Resolution CR-49-25 (Approve the Development Plan for Rain for Rent Office Building located at 3400 Southwest Blvd.) was given its reading and public hearing.

Mr. Jim Yeager, petitioner explained that this will be a new office/warehouse. He agreed to the stipulations from Planning Commission and said that the picture shown already addresses the three foot (3') water table and has been added.

Ms. Burroughs asked if the gravel lot will now be removed. Mr. Yeager said the gravel lot will remain and is treated with a dust deterrent. He said the crane equipment will move off the site and not remain. Mr. Rauch, Dir. of Dev., explained that the property owner obtained a variance in order to retain the gravel area.

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

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

7. Resolution CR-50-25 (Approve the Development Plan for Beulah Park Subarea G – Beulah Villas located at the northeast corner of Park Street and Ginn Drive) was given its reading and public hearing.

Ms. Rebecca Mott, attorney for petitioner, explained that this development plan meets the zoning for a multi-family structure and complies with the zoning text. She said revisions have been made to address the concerns of the neighbor to the east by adding a six foot (6') fence; additional landscaping; and pushing the building to the west – away from the neighbors. Mr. Berry asked how far it was moved. Ms. Mott said about six feet (6'). Mr. Berry asked if the fence would be placed on a mound. Ms. Mott said no, but they are willing to consider adding a mound. Mr. Berry asked if the units would be Air B&B's. Ms. Sara Backawitz said there are no short term rentals in the Beulah subdivision. They have no plans to offer Air B&B's.

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

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

1. Ordinance C-40-25 (Authorizing the Appropriation of Property and Easements for the public purpose of making, repairing and improving Jackson Pike to Install a Shared Use Path and related improvements) was given its second reading and public hearing.

   Mr. Smith, Dir. of Law, explained that this gives the City the right to file a court action for eminent domain if they cannot reach an amicable agreement with the property owners.

   Ms. Anderson stated that a walking path thru a nature preserve is what people enjoy and benefit from. Mr. Smith said he had a good conversation with the attorney for the Conservation owners last week and is hopeful that they are able to come to an agreement.

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

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

2. Ordinance C-41-25 (Authorizing the Appropriation of Property and easements for the public purpose of making, repairing and improving Jackson Pike/Hawthorne Parkway Intersection and related improvements) was given its second reading and public hearing.

   Mr. Smith, Dir. of Law, explained that this is for a traffic signal and gives the City the ability to file for eminent domain, if necessary.

   There being no additional questions or comments, Mr. Dew 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 Ordinance C-42-25 (Authorizing the Appropriation of Property and Easements from multiple properties for the public purpose of making, repairing and improving North Meadows Drive and the Southwest Area Overpass Project) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that this acquires property for a round-about and allows the City to file for eminent domain if we cannot come to an agreement with the owners.

There being no additional questions or comments, Mr. Dew 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. Holt, Chair of Finance, for discussion and voting under said Committee.

1. Ordinance C-43-25 (Authorize the City Administrator to enter into an Addendum with the South Western City School District for the Kingston site) was given its second reading and public hearing and Mr. Holt moved it be approved; seconded by Mr. Dew.

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

2. Ordinance C-44-25 (Authorize the City Administrator to enter into an Addendum with the South Western City School District for the Brookpark site) was given its second reading and public hearing.

Ms. Anderson commented that she believes this is a distraction to the bigger picture of a large community center, which the community is asking for. She said Council has asked for a longer term lease, if there was an addendum, so they would feel comfortable about spending money there.

Mr. Boso, City Admin., stated that there was legislation to allow for the use of this building. There was also legislation that requires Council to approve any expenditure of $10,000.00 for this site. He said an agreement to terminate the lease would take approve by the School District and they have not agreed to that. He said this Agreement goes until 2032 and there is a provision to purchase the building if certain provisions apply. He believes it is important for the City to still have that right.

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

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

3. Ordinance C-47-25 (Appropriate $25,000.00 from the Senior Nutrition Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on 12-01-25.

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

1. Resolution CR-51-25 Supporting the Town Center Park Concept Plan) was given its reading and public hearing.

   Ms. Anderson explained that she brought this forward to voice support for the concept that was presented to Council and move forward with the next steps. She said this is a wish to continue with the hard work of the Park Board and staff to complete this park.

   There being no additional questions or comments, Mr. Berry 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. Bonnie Dowell, resident, asked that decent seating be placed at the Westgrove Park. She said she takes her grandchildren to that park and better benches, with arms would be much appreciated.

2. Ms. Jennifer Marple, resident, stated that at the last meeting a speaker used their time to read the gospel. She said we need to consider how that kind of messaging lands in a public, government setting. Grove City is home to many different faiths and backgrounds. She said if faith is going to be invoked in this room, we should draw on the shared values that appear across multiple traditions – to love your neighbor as you love yourself. She is concerned about the tone of the community, not Council's actions. She said Council represents every resident equally and the tone in this room should reflect that.

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

1. Mayor Stage reported that EE Ward received the Torch Award; the Safety Dept. is launching a "Keep it Cool – Ride by the Rules" campaign for all electric scooters, bicycles, etc.; Columbus Street is looking good and should be fully open by 11/26; the Christmas events will be held on 12/5 & 6.

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

Adjourned at 9:08 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Christine Houk

Christine Houk
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

November 17, 2025

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

Council discussed potential legislation including a resolution for the Charter; expanding the Pinnacle TIF; accepting the Community Center Finance Committee's recommendations; approving the Fraternal Order of Police contract. Council also discussed whether to appropriate additional bed tax dollars now or include them in the appropriation for 2026.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
President of Council