

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 02, 2026

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in City Hall, 4035 Broadway.

Roll was called and the following members were present:

Mohamed Omar, Melissa Anderson, George Holinga, Ted Berry, Randy Holt, Alan Sturm, Jodi Burroughs

1. Mr. Berry moved to approve the minutes of the previous meeting and approve as written; seconded by Mr. Holinga.

Ms. Anderson	Yes
Mr. Holinga	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Mr. Sturm	Yes
Ms. Burroughs	Yes
Mr. Omar	Yes

2. The Chair read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Holinga, Chair of Lands, for discussion and voting under said Committee.

1. Ordinance C-01-26 (Implement Sections 3735.65 thru 3735.70 of the Ohio Revised Code establishing and describing the boundaries of the City of Grove City Community Reinvestment Area #5 in the City of Grove City, Ohio) was given its second reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that this is the first post 1994 CRA proposed. This allows the total area a 10 year, 75% tax exemption for new construction or remodeling. He said this is a challenged area and will create jobs and future opportunities.

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

Mr. Holinga	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Mr. Sturm	Yes
Ms. Burroughs	Yes
Mr. Omar	Yes
Ms. Anderson	Yes

2. Ordinance C-02-26 (Authorizing the City Administrator to enter into a Community Reinvestment Area Agreement with MWI Properties, relative to property within Grove City Community Reinvestment Area #5) was given its second reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that this is a depressed area. The developer will pay for significant infrastructure to the area including extending water & sewer lines and roadway improvements. The economic impact includes: having available ground to compete for jobs; a

negotiated baseline of \$9.79 million in income tax; and increased property tax. Twenty-five percent of the property tax will pass through to the different jurisdictions, amount to about \$332,000/yr. This far exceeds the property tax revenue being produced today.

Mr. Berry asked if this was a brownfield site. Mr. Rauch said he is not aware of it being a brownfield site and that there are no EPA issues currently.

Mr. Michael Weber, representing MWI Property Group, explained that they are a small family-owned company and this project will be their first introduction into the Greater Columbus area. He said are planning a speculative two-building development with focus on light industry and warehousing. He said this incentive is critical in order to get Class A development underway. By approving this legislation, it puts this area at the top of attractive sites for development.

Mr. Omar asked Mr. Webber what type of tenants his company typically attracts. Mr. Weber answered that it is normally light industrial uses, manufacturing and production, or warehouse and assembly. He explained that they have tenants that range from Fortune 400 companies to the local and smaller companies.

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

Mr. Berry	Yes
Mr. Holt	Yes
Mr. Sturm	Yes
Ms. Burroughs	Yes
Mr. Omar	Yes
Ms. Anderson	Yes
Mr. Holinga	Yes

3. Ordinance C-03-27 (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. Rauch, Dir. of Dev. informed council that this was the second time an application has been submitted for this site. Planning Commission voted to disapprove the Special Use Permit and Staff recommended disapproval due to the application materials being almost identical to the first submittal and the unsubstantiated reduction in traffic counts.

Mr. Chris Welsh, representing Act Investments, explained that they misunderstood the question about the number of vehicles that would be going to the property and clarified this in their new submittal. The traffic data was compiled from three different sources – their own experience in the industry, sales data from the State of Ohio, and a time study of an existing dispensary. He explained the average daily number of customers during regular and peak hours and would not cause additional traffic to the existing area. He explained the potential earnings for the city from the sales tax. He stated that they would work with Grove City Police to help turn the location around and would provide them with full access to their interior and exterior surveillance systems. He went over what the dispensary would look like, noting that the signs would meet Code requirements.

Mr. Todd Gonswer, representative for the sellers of the property, explained how the owners came into ownership of the property and how the property was listed for about a year with not much interest from buyers. He explained that the property has been riddled with homeless people and police have been fantastic to work with. He stated that from a business perspective, this will bring jobs, sales tax revenue and an investment in the building.

Ms. Chris Moore, resident, spoke about the dangers of marijuana and how she would like to have Grove City remain the safe town she grew up in. She quoted information that was found in "Tell Your Children: The Truth about Marijuana, Mental Illness, and Violence" written by Alex Berenson.

Mr. Ron McClure, Jackson Township Trustee, voiced opposition to the dispensary. He said that just their presence could result in more use of marijuana in the city, and a rise in youth crimes. He said more than 50% of residents do not want a dispensary in this community and there are many very nearby. He said the Township took action to prohibit dispensaries, at the direction of the City. He said this is very near to an addiction recovery center and urged Council to listen to the residents.

Mr. Misty Gibson, resident, voiced opposition to this ordinance. She said she wants to raise her family in a good, safe community. When you put profit over people, that is what you get and the good people leave. She said this is not fair to the police and the City will need to hire more if this is approved. She said she is willing to pay a higher rent to live in a good neighborhood and won't feel safe if this is allowed.

Ms. Marie Schiff, resident, said everyone needs to be aware of where these dispensaries are being placed. It should not be near an addiction recovery center or hotels. She said this is next to the freeway and could buy a billboard. She feels exposure and location of this site is of concern.

Ms. Burroughs asked why Mr. Welsh applied for the same location. Mr. Welsh said they disagreed with some of the comments the first time around and did have new information. He said taxes had not been allocated yet and did offer a few concessions to concerning neighbors. Ms. Burroughs asked if they have looked at any other locations in the city. Mr. Welsh said they have, but believe this is an ideal location. It is tucked back and not on the main drive; they can turn around a building with issues; it meets the criteria and not asking for any variances.

Ms. Anderson asked what type of signage would be allowed. City staff explained the signage requirements. Ms. Anderson said Council did allow for two dispensaries in the Code, but she has concern for the surrounding neighbors and the blighted area.

Mr. Holt stated that there are 27 requirements from the State and nine (9) from Grove City. The applicant has met all nine city requirements. He feels the traffic concerns are a smoke screen for the dislike of a legal business that meets all requirements.

Mayor Stage asked how many e-mails were sent concerning this ordinance. Ms. Kelly, Clerk of Council, stated that the office has received one (1) message in support and 10 in opposition, as well as tonight from Quality Inn and Mr. Viren Patel representing the hotels on Jackpot Road in opposition. Mayor Stage said Planning Commission did not support this request. The City Code lists many conditions to use when reviewing a Special Use Permit application and one is to protect the character/compatibility of surrounding neighbors. It was felt that the answer is no in this case.

Mr. Viren Patel, representing the Hotel/Motel owners in area, voiced opposition to this locations and shared reasons it is not compatible with their businesses or the addiction recovery center.

Mr. Welsh said one of the concessions they offered the hotels was to not put "dispensary" in the definition on Google Maps so it would not show up for those looking for a hotel. Mr. Holt moved to amend Section 1 to include the following stipulation: 1. The name of this business will not include "dispensary" on Google Maps; seconded by Ms. Anderson.

Mr. Sturm commented that Google is not the only search engine used. This would have to cover everything. Mr. Holt asked Mr. Welsh if they could control this and Mr. Welsh said he is not a search engine optimum expert and does not know. Mr. Omar said he doesn't think that can be managed. Mr. Holt agreed and withdrew his motion and Ms. Anderson withdrew her second.

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

Mr. Holt	Yes
Mr. Sturm	No
Ms. Burroughs	No
Mr. Omar	Yes
Ms. Anderson	Yes
Mr. Holinga	No
Mr. Berry	No

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

1. Resolution CR-04-26 (Authorize the City's Consulting Engineer to prepare plans, specifications and cost estimates for the construction and repair of sidewalks on Basswood Avenue, Joseph Street, Juniper Street, Lewis Circle, Lynne Circle, Magnolia Street, Robin Street, Sequoia Avenue, Stephen Street And Valerie Street) was given its reading and public hearing.

Mr. Hamons, Dir. of Service, explained that this is the sidewalk program for the coming year. It will continue streets in Westgrove and an area near Babbert Way.

Mayor Stage had Ms. Fitzpatrick share that this program has been running for 13 years and we have spent \$5.6 million on improving sidewalks around the City.

Mr. Holt moved to amend Section 1 to include a section of sidewalk on the east side of Home Road from 2815 Home Road to Broadway; seconded by Mr. Berry.

Mr. Sturm	Yes
Ms. Burroughs	Yes
Mr. Omar	Yes
Ms. Anderson	Yes
Mr. Holinga	Yes
Mr. Berry	Yes
Mr. Holt	Yes

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

Ms. Burroughs	Yes
Mr. Omar	Yes
Ms. Anderson	Yes
Ms. Holinga	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Mr. Sturm	Yes

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

1. Mr. Greg Smurthwait, Annabelle Ct., complimented the YMCA for all their work in Grove City and said it is a benefit to the community. He said he is in favor of partnering with the Y for a community center in order to save money, but is 1000% in getting a community center here without a partnership.
2. Mr. Josh Burton, Park St., said Grove City might be in a bubble, but he doesn't think it will last and it will touch every one of us. He read an article about receiving information and strongly suggested examining our expectations against the reality on the street.
3. Rev. Ronald Campbell, Maplegrove Dr., commented that ICE is here and we need a resolution that defines exactly where this city stands. He needs to know if our police will be there to protect a resident or protect the federal agents. He said ICE has stones in their hands and asked if we would stand with Jesus and protect the vulnerable. He asked Council to draft a resolution clarifying that the police dept. respects the Constitution and our officers will not stand by while rights are violated; make it clear that in Grove City we do not throw stones but build a community that is safe for everyone.
4. Mr. Samuel Ronan, Riverbend Rd., said he is a candidate for office and believes that ICE is scouting schools to find a vulnerable time and place to target immigrant children. He shared additional thoughts about ICE and how Ohio is a stand-your-ground State. He said we have a duty and obligation to the community to make sure that our law enforcement and streets are safe from this paramilitary force.
5. Mr. Carter Dowell, Cypress Ave., said he has seen five (5) marijuana businesses come forward and all five have been turned down. He said he doesn't understand why we keep holding out a banner saying we can have a dispensary here and then tell them no. He feels they should put a wait on this type of business and re-look at that issue until we see what the State wants to do.

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

1. Mayor Stage noted that the income tax for January exceeded 2025 and is very good news; recognized Black History Month, noting that we had the first black Bishop and Highway Patrolman; announced that Friday is national "Wear Red" day for women's heart day; and announced the 50th anniversary of Flyers Pizza.
2. Council recognized February as Black History Month, and congratulated the Service Department on their outstanding work during the winter snowstorm that occurred the week prior. They also thanked the Police Department on their work in the community and thanked all the speakers that came out this evening.
3. After closing comments from Council and Administrative staff, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:42 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

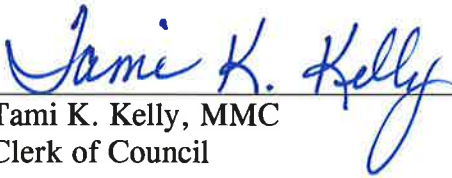
February 02, 2026

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

Council Members reviewed the Agenda items.

Mayor Stage passed out a multi-family housing analysis for Council review.

Council retired to the Chambers to begin the Regular meeting.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
President of Council