# CITY OF GROVE CITY, OHIO

# COUNCIL MINUTES

November 15, 2021 Regular Meeting

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

Roll was called and the following members were present:

*Roby Schottke* *Aaron Schlabach* *Christine Houk* *Randy Holt* *Ted Berry*

1. Mr. Schottke moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Schlabach.

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| Mr. Schottke | Yes |
| Mr. Schlabach | Yes |
| Ms. Houk | Yes |
| Mr. Holt | Yes |
| Mr. Berry | Yes |

2. The Chair read the agenda items and Mr. Holt moved to remove C-66-21, as requested by the administration; seconded by Mr. Berry.

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| Mr. Schlabach | Yes |
| Ms. Houk | Yes |
| Mr. Holt | Yes |
| Mr. Berry | Yes |
| Mr. Schottke | Yes |

All remaining items were approved by unanimous consent.

**The Chair recognized Mr. Schottke, Chairman of Lands, for discussion and voting under said Committee.**

1. Ordinance C-62-21 (Accept the Plat of Pinnacle Quarry, Section 2 located south of White Road) was given its second reading and at the written request of the petitioner, Mr. Schottke moved it be postponed to 12/06/21; seconded by Ms. Houk.

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| Ms. Houk | Yes |
| Mr. Holt | Yes |
| Mr. Berry | Yes |
| Mr. Schottke | Yes |
| Mr. Schlabach | Yes |

2. Ordinance C-67-21 (Approve the Rezoning of 145.6+ acres located North of S.R. 665 and East of S.R. 104 from SF-1 to PUD-R with Zoning Text) was given its first reading. Second reading and public hearing will be held on Dec. 20, 2021.

3. Resolution CR-59-21 (Approve a Certificate of Appropriateness for JP Morgan Chase for Rooftop Solar Panels) was given its reading and public hearing.

Mr. Schottke read the stipulation related to adding landscaping. Mayor Stage stated that they requested this of Bank One when they built and would like to have the same conversation for hardscape on this site as well. He asked if anyone from Chase was present. There being none, Mayor Stage suggested it be postponed.

Mr. Berry moved to postpone this item until 12/06/21; seconded by Mr. Schottke.

Mr. Holt noted that he would like to increase the stipulation to do something and make sure that is part of the leverage. He said he doesn't have much confidence that it will be accomplished if we just ask that they work with the City to design something.

Mr. Schottke said he would like to speak with someone to know how these panels will be attached and connected, since this roof is so slanted.

Since Council could not hear the representative on-line, the roll was called on the motion to postpone.

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| Mr. Holt | Yes |
| Mr. Berry | Yes |
| Mr. Schottke | Yes |
| Mr. Schlabach | Yes |
| Ms. Houk | Yes |

Ms. Breanne Makauby, representing engineer, was present via Webex. She said their installer was supposed to be on the meeting but she doesn't see them. She said she works for the designer, not for Chase. Mr. Schottke asked that she have someone from Chase Bank present at the 12/06 meeting to discuss the issues.

4. Resolution CR-60-21 (Approve a Certificate of Appropriateness for a Temporary Trailer for T. Marzetti Distribution Center located at 5800 North Meadows Drive) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that the Building Division denied this request due to the amount of time the applicant requested to keep the trailer. Planning Commission agreed to an 18 month limit on this Certificate.

Mr. Nick Louketis, T Marzetti representative, was present to answer questions. He said they are in need of additional office space due to COVID – to give people more breathing room. They aren't sure how long this will last, so they agree to the 18 months.

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

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| Mr. Berry | Yes |
| Mr. Schottke | Yes |
| Mr. Schlabach | Yes |
| Ms. Houk | Yes |
| Mr. Holt | Yes |

5. Resolution CR-61-21 (Approve a Certificate of Appropriateness for the Burris Garage located at 3847 Broadway) was given its reading and public hearing.

Ms. Kacie Waugh, attorney for petitioner, was present to answer any questions. Mr. Schottke read the stipulation, which allows for a wall height of 10' rather than 9'. He stated that the second floor is for storage only and not for apartment space.

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

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| Mr. Schottke | Yes |
| Mr. Schlabach | Yes |
| Ms. Houk | Yes |
| Mr. Holt | Yes |
| Mr. Berry | Yes |

6. Resolution CR-62-21 (Approve Amendments to the Development Plan for Kram-It Self Storage located at 3170 Urbancrest Industrial Drive as approved by Res. CR-08-10) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that the original plan had an addition shown to the existing building. The owner wants to build a separate structure instead. He said it is getting closer to the right-of-way, but they are mitigating that.

Mr. Brian Sweeney, representing petitioner, was present to answer any questions. He said this will be a smaller building that what was originally approved, with a drive between the buildings.

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

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| Mr. Schlabach | Yes |
| Ms. Houk | Yes |
| Mr. Holt | Yes |
| Mr. Berry | Yes |
| Mr. Schottke | Yes |

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

1. Ordinance C-65-21 (Amend Chapter 192 of the Codified Ordinances titled Imposition of Tax Pursuant to Ohio Revised Code 5739.09) was given its second reading and public hearing.

Mayor Stage explained that this was originated by the administration. He said the additional 3% hotel/motel tax that is disbursed to a Visitors and Convention Bureau was done in 1988. This hasn't been touched since then. With the increase in motel rooms, there is a considerable amount of cash flow generated. There are other operating entities that provide services related to visitors with special events, etc. It has now become time to allow for the ability to designate other entities, such the G.C. Chamber of Commerce and Town Center Inc., to be eligible for these monies.

Mr. Berry asked Ms. Houk, as the liaison to the VCB her thoughts. Ms. Houk said discussions have taken place over the years to push back from our traditional ways of doing things and making sure we are leveraging every dollar to its maximum potential in the community. She said in her cross-section view, we need to do more to encourage the interconnectivity of those organizations that are planning events and bringing people to our community. She said this is a nice way to add clarity to what our intention is for where we want those dollars utilized in the community.

Mr. Holt asked if the monies for these entities would go through Council. Mayor Stage stated that he suggests that the Administration would go through the requests and place them in the Annual Budget that Council would review and have the ability to adjust accordingly.

Mr. Berry noted that all funds have to come from the Hotel/Motel Tax. This adds flexibility, but he cautioned Council that other funds could be used for these types of things. He said he doesn't have a problem with this as long as Council has the final say.
Mayor Stage noted that Mr. Berry is correct. He said there is a separate 3% that the Administration uses for fireworks, advertisements for the Chamber, etc.

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

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| Ms. Houk | Yes |
| Mr. Holt | Yes |
| Mr. Berry | Yes |
| Mr. Schottke | Yes |
| Mr. Schlabach | Yes |

2. Ordinance C-68-21 (Grant an Exceptional Circumstance for 3946 Broadway to increase the maximum award under the Town Center Commercial Revitalization Grant Program) was given its first reading. Second reading and public hearing will be held on Dec. 06, 2021.

3. Ordinance C-69-21 (Grant an Exceptional Circumstance for 4326 Broadway to increase the maximum award under the Town Center Commercial Revitalization Grant Program) was given its first reading. Second reading and public hearing will be held on Dec. 06, 2021.

4. Resolution CR-63-21 (Appoint Michael Farnsworth to the Audit Committee) was given its reading and public hearing and Mr. Holt moved it be approved; seconded by Mr. Schottke.

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| Mr. Holt | Yes |
| Mr. Berry | Yes |
| Mr. Schottke | Yes |
| Mr. Schlabach | Yes |
| Ms. Houk | Yes |

5. Resolution CR-64-21 (Appoint Members to the Board of Tax Review) was given its reading and public hearing and Mr. Holt moved it be approved; seconded by Mr. Schottke.

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| Mr. Berry | Yes |
| Mr. Schottke | Yes |
| Mr. Schlabach | Yes |
| Ms. Houk | Yes |
| Mr. Holt | Yes |

President Houk administered the Oath of Office to Mr. Farnsworth for both positions and congratulated/thanked him for volunteering.

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

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

1. Mayor Stage presented each member of Council with the 2022 proposed budget, as required by Charter to be delivered by Nov. 15. He noted the passage of HB172, which legalizes fireworks in the State, but allows for municipalities to regulate times. He said this is being reviewed for Grove City. He said the Veteran's Day celebration went well and asked for prayers for Woody Williams, the last surviving Marine of Iwo Jima, who brought the City the Gold Star Memorial.

2. Mr. Kevin Teaford, Dir. of Safety, explained the reason for changing the speed limit on Haughn Road, between Columbus to Mayfair Dr, which was prioritized as what they refer to as vulnerable road users. He reviewed the seven (7) factors used to conclude the appropriate speed limits. He noted that the Police are not giving out tickets to minor speeders. They use good common sense and there has been a grace period instituted to educate the public on the new speed limit. He said those going 10 mph or more above the speed limit are more likely to be stopped and cited. He said they believe this new speed limit will help save lives.

3. Ms. Conrad, Dir. of Service, stated that they are collecting old Christmas lights for recycling until Jan. 10 and sites are shown on the city's website; the Senior Center is collecting gifts and gift cards for senior shut-ins and those without family close for Christmas called Project Heartstrings, if anyone would like to participate.

4. President Houk moved to go into executive session for the purpose of considering the employment and compensation of a public employee; seconded by Mr. Schlabach.

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| Mr. Schottke | Yes |
| Mr. Schlabach | Yes |
| Ms. Houk | Yes |
| Mr. Holt | Yes |
| Mr. Berry | Yes |

5. President Houk moved to come out of Executive Session and return to the regular meeting; seconded by Mr. Schlabach.

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| Mr. Schlabach | Yes |
| Ms. Houk | Yes |
| Mr. Holt | Yes |
| Mr. Berry | Yes |
| Mr. Schottke | Yes |

6. A motion to adjourn was approved by unanimous consent.

Adjourn at 8:39 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

Nov. 15, 2021

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

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
Chair