

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

November 07, 2022

Regular Meeting

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

Roll was called and the following members were present:

Roby Schottke Mark Sigrist Ted Berry Randy Holt Christine Houk

1. Mr. Berry moved to approve the Minutes from the previous meeting and approve as written; seconded by Ms. Houk.

Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes

2. Mr. Berry recognized Mayor Stage who presented a Proclamation to Miss Kylie Davis for being named the All American Quarter Horse Champion.
3. The Chair read the agenda items and Mr. Schottke moved to withdraw CR-59-22; seconded by Ms. Houk.

Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes
Mr. Schottke	Yes

All other items were approved by unanimous consent.

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

1. Ordinance C-63-22 (Approve the Rezoning of 144.27+ acres located North of State Route 665 and East of State Route 104 from SF-1 to PUD-R with Zoning Text) was given its second reading and public hearing.

Mr. Schottke asked the Clerk of Council if there had been any public comment on this rezoning. Ms. Kelly stated that there have been a number of e-mails submitted to Council expressing opposition to this ordinance, as well as a 3-page letter that was received by Mr. Greg Wolske sharing his concerns and expressing opposition to this ordinance.

Mr. Jim Hiltz, representing Developer, explained that the original plan showed 399 lots and today's plan has 360 lots. Subareas A & B are 70' wide lots and Subarea C are 52' wide lots. There are 48 acres of open/green space, which is five acres more than the original plan. The Plum Run stream corridor is protected and there is a multi-use path around plan. He reviewed the Traffic Study and the requirements of seven turn lanes to be installed; land will be dedicated to soften the curve at S.R.665; contribute funds to ODOT and pay for an off-site speed study for ODOT. He said they want to be part

of the traffic solution. He said the housing shortage is well documented and respectfully asked for support of this ordinance.

Mr. John Riley, Jackson Township resident, stated that everyone says there is a housing shortage, but the Federal Data says that we are sitting on 9.2 months of housing stock. He said that has only happened 4 times in 45 years. We are far above the national average of housing stock. He shared how this will affect the wildlife in the area. He quoted Mr. Berry about this property being in the river basin of the Scioto River and his hope that it would become part of the Metro Parks. Mr. Riley then quoted from an article that states the Metro Parks are actively purchasing ground to expand their park program. He said he too feels this should be green space. He doesn't feel the density should be increased by this zoning.

Mr. David Ott, London-Groveport resident, requested that Council vote no on this ordinance and the resolution for the development plan. He and the neighbors in the area feel the increase of home that this zoning would allow would decrease the safety and endanger the current residents. He said it is not that they do not want any homes in the area – they are requesting that the zoning remain the same at this time. He said current zoning allows for 20,000 sq. ft. and the proposed allows for 8,000 sq. ft. He said the current zoning is more in line with the current homes around the property. He said the traffic study does not take into account current developments occurring and the massive warehouses with trucks using the corridor. He said they are asking Council to reconsider the pace at which this corridor is being developed and allow the current effects of the current developments to show their impact before allowing another. He provided a petition of over 100 names in opposition to this ordinance.

Mr. Erik Alder reminded Council that they were elected to represent their constituents and what they want. He said those who are not Grove City residents are part of the community and many of the people in the room and who signed the petition are Grove City residents. He said they want this zoning request denied. He asked that they do not allow 360 homes to be crammed in. He noted that the plan presented in December had 366 homes. So, there has been little change to this plan and asked it be denied, like last time.

Mr. Eric Jackson stated that everyone is going to be affected by this whether they are a Grove City resident or not. He said the vote should not go forward until after all meetings are completed. He said it is irresponsible to make votes based on promises. He said Council is getting run into the ground on social media because people feel they are shoehorning in more people every chance they get. He said the traffic backs up now, daily. He said the developer said their Study has been approved already and that is just crazy. There is a problem.

Ms. Amber Bruzzese explained that she lives at the historic site on the northeast corner of SR104 & SR665 and is directly affected by this development. She stated that any turn lane installed at this intersection will take her property and she has not been in any conversation about this. She said the multi-family will do a lot of damage and while housing development cannot be stopped, we can be more responsible about development. She said there are too many homes on this plan and asked that the lots be bigger and more reasonable. She said she wants everyone to be safe. There is a lot of development and it is too much, too fast. She urged Council to deny this zoning request.

Mr. Schottke urged the Jackson Township residents to get in touch with their Trustees and ask them to get involved with ODOT to help make changes. He said the State is negligent in addressing these State Routes and helping the community in this corridor. We all need to work together to work on this problem, no matter what development is placed on this property.

Ms. Houk commented that ODOT is the key party that needs to be at the table, as this is a multi-

Ms. Houk commented that ODOT is the key party that needs to be at the table, as this is a multi-jurisdictional issue. She said, even though the developer has done everything they could to try to make this project work and be a key contributor to the answers to the infrastructure challenges, this is a timing issue for her. ODOT is data driven and looks for this before making adjustments. She said she feels we are at a crossroads and the density of this project causes her pause. She would like answers to the questions before moving forward.

Mr. Berry stated that he did not support the annexation but we are down the road and must address what is before Council. He said the only way the traffic and the environment is going to change is if we get contributions from developers, ODOT, the Township, City, etc. He said he did some digging about what the future is for SR104. He said development will continue to the south before it hits the Grove City's corporate limits and the traffic will only get worse and there are many issues that have to be addressed. He said he needs the conversation to happen with ODOT.

Mr. Sigrist said it is going to take more than the valiant efforts of these developers to address the issues in this corridor. He said he finds it troubling to go forward without addressing the SR104 & SR665 intersection. He said the only one coming to the table is the developer right now and it is not enough. He said he feels we need more time to fix these issues.

Mr. Holt said this zoning is consistent with the GC2050 Plan and Planning Commission recommended approval. He said traffic is a problem today and there are not solutions on the books. Development allows us to influence and change the traffic. He said the developer is willing to contribute to the improvements to address the traffic. Development solves problems like drainage, traffic and increased parks. He doesn't feel the current zoning would support the required infrastructure issues. The SR665 curve is a problem and this will provide property to help this without taking ground from any other resident.

Mr. Berry said he would like to allow the developer and ODOT time to meet and work on this. He moved that this ordinance be postponed to December 2; seconded by Mr. Holt.

Mr. Hiltz, Pulte Homes, stated that that would concur with President Berry. He asked if the date could be changed. Mr. Schottke said Council could postpone the item again if more time is needed.

Mr. Tom Hart, Attorney for Pulte, stated that they have been in process with ODOT for almost two years. Their commitment for infrastructure improvements will not change. He said the meeting with ODOT is to try to leverage that money. He said it won't change the Traffic Study and it will be two years before a home would be built on this property. They feel that is enough time to get into the application process and do more in the area.

There being no additional questions or comments, the vote was called on the motion to postpone to 12/05/22.

Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes
Mr. Schottke	Yes
Mr. Sigrist	Yes

2. Mr. Schottke took Resolution CR-56-22 (Approve the Development Plan for Communities at Plum Run located North of S.R. 665 and East of S.R. 104) out of order and moved it be postponed to 12/2/22; seconded by Mr. Holt.

Mr. Holt	Yes
Ms. Houk	Yes
Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes

Ms. Joyce Nyswaner, Indian Trails resident, said she drives SR665 every day and understands ODOT's responsibility. However, she said Council has a responsibility to the citizens of Grove City to look out for their safety. She said it is dangerous to drive this road and you can't see. She asked that they consider the very valid things that their constituents want them to think about.

Mr. David Ott commented that Pulte is proposing to put a mound with trees on the SR665 curve. He said that will make the curve more dangerous. If you can see the vehicles, you know to slow down. If not, you can't see the trucks that can't make the turn and go into the other lane. He said someone is going to get killed and no one's life is worth this.

Ms. Amber Bruzzese said she keeps hearing about road improvements, but no one has spoken with her. They will need to take her land to make any improvements, yet no one has contacted her. She said the development plan show no mounding or trees to shield her property as they have done with other residents.

3. Ordinance C-65-22 (Accept the Annexation of 10.63+ acres located North of White Road and East of McDowell Road in Jackson Twp. to the City of Grove City) was given its first reading. Second reading and public hearing will be held on 11/21/22.
4. Resolution CR-60-22 (Support the Installation of a Performing Arts Stage on the Old Library Site) was given its reading and public hearing.

Ms. Kim Conrad, Dir. of Parks & Rec., explained that there is a temporary stage at the park and they are looking to do something more permanent. She said they have events scheduled for 2023 including: Friday night concerts; Arts-in-the-Alley; Holiday Events; Alumni; Autumn Adventures; etc. She said they have already purchased the top of the Stage and this would allow for building the rest of the stage out. IT is ADA accessible and they have plans for more trees and benches.

Mr. Holt asked if there would be restrooms. Ms. Conrad said not at this time.

Ms. Berry stated that preliminary plans were given to Council but never approved yet, due to public meetings that were to take place. He said he understands there is a grant, but he is a bit lost with how to approve a permanent location for this stage when we don't have an approved plan. Ms. Conrad said Sapperstein & Associates did do a survey during an event. Mr. Berry said there is also an ordinance on this agenda to approve purchasing more land for the park area and how that links together. He said if an overall plan could be provided before the next meeting that might help.

Mayor Stage stated that the City has done an experiment and it has been extremely successful. It has worked with The Heart of Grove City, the Chamber, etc. He said all they are asking is for a permanent structure. He asked what better way is there to find out if it will work than to do it. He said it works.

Ms. Houk said she feels they all agree that a better stage is needed. This site allows for a multitude of City partners to use the facility for multiple large scale events. By nestling the stage in the center, allows for maximum flexibility.

Mr. Berry moved to amend Section 2 to read “the Administration shall present plans for the Town Center Park to City Council for approval” and change the existing Section 2 to Section 3; seconded by Mr. Holt.

Ms. Houk	No
Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes

Mr. Schottke moved to amend Section 1 to include: “additionally, a children’s playground to be installed on the vacant city property within the park area. The playground shall be of similar design as the one in Gantz Park”; seconded by Mr. Berry.

Council and the Administration discussed the park site and the process.

Mr. Schottke	Yes
Mr. Sigrist	No
Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	No

Mayor Stage noted that Council passed Ordinance citing boundaries and that a plan be presented, which they did based on those boundaries. He said they are now blowing away C-59-19 and interjecting a new Resolution.

Mr. Weaver asked where the ADA ramps would be. Ms. Conrad attempted to show that the ramps would be behind the stage along Civic Place.

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

Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes
Mr. Schottke	Yes

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

1. Ordinance C-66-22 (Appropriate \$12,000.00 from the Senior Nutrition Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on 11/21/22.
2. Ordinance C-67-22 (Approve the Purchase and Donation Agreement with Berkley and Joanne Roach and Appropriate \$400,000.00 from the Pinnacle Tax Increment Financing Fund for said purchase and related expenses) was given its first reading. Second reading and public hearing will be held on 11/21/22.
3. Ordinance C-68-22 (Approve the Purchase Agreement with the Virginia S. Cotton Trust and Appropriate \$588,500.00 from the General Fund for said purchase) was given its first reading. Second reading and public hearing will be held on 11/21/22.

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

1. Mr. Chris Sekol read from a Ben Franklin speech about groaping in the dark and praying to God for guidance. He asked Council if prayers are not spoken then what does God hear. He said we are coming into some very difficult times asked that Council invite the clergy to come in and open in prayer. He said he is sure that that same God that answered our Founding Fathers would be here with us.
2. Mr. Brian Weaver stated that he has not received numerous public records that he has requested.
3. Ms. Joy Zinn spoke about molestation and victims finding their voices. She said there is an effort to silence all voices but PRIDE voices in Grove City and deny freedom of speech to everyone but themselves. She said it is easy to say that anti-discrimination ordinances are only protecting people, but the legal ramifications are far reaching. She asked Council to preserve the liberties that have existed in Grove City for over 170 years.

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

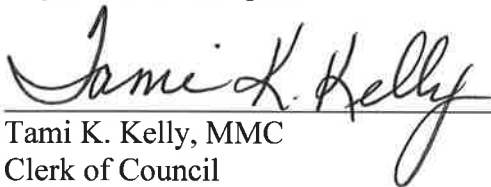
1. Mayor Stage submitted the Mayor's Monthly Court Report and Mr. Berry moved to accept same; seconded by Mr. Schottke.

Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	Yes
Mr. Schottke	Yes
Mr. Sigrist	Yes

The Mayor then reported on the success of Boo on Broadway; the City of Columbus pursuing the prohibition of flavored vapors but he is not comfortable because it doesn't include marijuana; the upcoming Veteran's Day celebration on Friday, Nov. 11th, in front of the museum at 11 o'clock.

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

Adjourned at 8:54 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

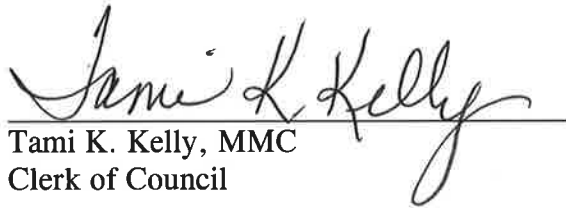
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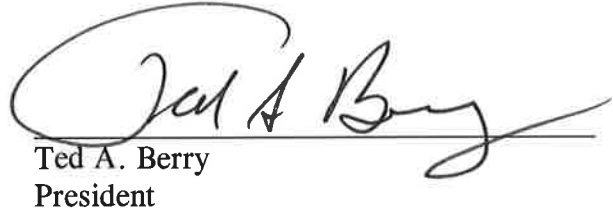
Council met at 6:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

Mr. David King and Sharon Jurawitz, Horn and King Architects, provided an update to the Council Chamber renovations and shared color schemes.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President