CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

Council reviewed the agenda in Caucus at 6:30 and the regular meeting of Council was called to order by President Houk at 7:00 p.m. by a virtual Webex connection due to the Coronavirus-19 pandemic, as temporarily allowed by the State.

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. Holt.

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

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

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

1. Ordinance C-72-20 (Approve the Plat of Farmstead, Phase 2 located on S.R. 104) was given its first reading. Second reading and public hearing will be held on 01/04/2021.

2. Ordinance C-73-20 (Approve a Special Use Permit for K9 Ohio for a Dog Kennel located at 2102 Edwards Road) was given its first reading. Second reading and public hearing will be held on 01/04/2021.

3. Resolution CR-54-20 (Approve the Development Plan for Kiddie Academy Grove City located south of Stringtown Rd. and East of Buckeye Parkway) was given its reading and public hearing.

   Mr. Kyle Rauch, Director of Development, shared information about the exterior play area and its safety precautions.

   Mr. Andreas Chevalier, applicant, was present to answer any questions.

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

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

4. Resolution CR-55-20 (Approve the Preliminary Development Plan for Circular Economy Business Park located north of State Route 665 and at Bill Lotz Way) was given its reading and public hearing.

Mr. Rauch provided an overview of the application. He shared that this is one of the larger sites for development in the City. They have had a lot of conversations with the application the City's expectations.

Mr. Jeff Wilkins, Dir. at Solid Waste Authority of Central Ohio, was present to answer any questions. He shared that they are trying to create a comparative advantage by attracting a supply chain for manufacturers. He explained the demand for recycling and how the three stages of this framework would work. The first stage is an MRF where the sorting would occur. The second stage is processing and reclamation, where they would be treating, reshaping, etc. The third stage is manufacturing, where the recycled material would ultimately be used. He shared some slides to show the stages and flow of the recycling system.

Mayor Stage asked about the CRA and if it would add value to the site. Mr. Wilkins said that this abatement makes it a more competitive site to get a project. Being able to have this abatement gives them and the City a leg up. Mayor Stage asked if the MRF was on site or if the product would come from another place. Mr. Wilkins explained that there is currently a regional MRF and having it on this site could create a competitive advantage. Mayor Stage commented that MRFs are typically noisy and messy and asked about listing this property on the Ohio Site Inventory. Mr. Wilkins said that they want to work with the City to work towards placing it on the State inventory to help market the property. Mayor Stage shared that the site has been abated for twenty years. The City has a significant investment in this site with payment of: the installation of utilities to the site; payment to the schools of $1.5 million; and the improvement of roads. He said that this site is very important for economic development, but it has not generated any jobs thus far so the sooner the better for obtaining jobs.

Mr. Holt asked about the speculation of connecting the railroad and if it was still a possibility. Mr. Wilkins said that rail will not be in the near future because it depends on what future projects come in. He said that rail is not needed to attract a development or to attract good jobs.

Mr. Schottke asked if all operations would be happening inside buildings rather than stored on the outside. Mr. Wilkins said that the operations would be internal other than deliveries and parking for trucks. He would not expect outdoor storage of the products and if there was they would want some sort of buffer and would make sure that this is in the zoning text to take this into consideration. He said the third stage manufacturers would have outdoor storage.

Mr. Berry commented that he was envisioning a nice research park. He did not envision a big box warehouse that would be dumping more traffic onto the roads. He said this is not what he would expect for the area and he said this is not what the voters would want nor will it bring in high-end jobs. He said he has seen these before in his job and doesn't want to see a McKinley Ave. development here.

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

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

5. Resolution CR-56-20 (Appeal the decision of the Board of Zoning Appeals granting a Variance for a Sign for Fairway Realty located at 2382 Stringtown Road) was given its reading and public hearing.

Mr. Berry shared that he is very pleased with investors coming in to the area and the quality development in the area. He said we have a sign code and he feels it should be enforced. The reason for the shorter signs is to keep the eye on the road and reduce "eye garbage" - gigantic pendulum signs. This has nothing to do with the companies and their marketing, but he wants to avoid sign "walls" that block the view of other signage and other businesses. He feels this sign could be shorter, while having appropriate signage for the site.

Mr. Schlabach said he understands not wanting to have a giant wall of advertisements in the City, however, he does worry about the placement of the building being so far back. He looks at it as the four businesses stacking their signs because otherwise they would each have a small size sign. He sees a need for more signage for multiple tenants.

Ms. Houk feels similarly to Mr. Schlabach in that the building needs more signage because of the setback and the comparison to the sign at Kroger. She thinks this is much better than the current signage at Kmart. *Mr. Rauch* said he believes the Kmart sign was put up back in the 1990s with 26 feet tall and 286 square feet in area. Ms. Houk said the standard square footage would be too little if using the code and believes if we overturn this decision, we should provide some sort of suggestions for the developer on what would be acceptable.

Mr. Berry said he would not be opposed to postponing and allowing the developer to come back with other suggestions such as a wider and shorter sign.

Mr. Schottke referenced the Rite-Aid sign and the modifications that were applied there to make it shorter and wider to accommodate the multi-tenant monument sign. He said there are several non-conforming signs along this area that an eye needs to be kept on.

Mr Stephen Smith, Director of Law, read the code and said that decisions should be made quickly.

Mr. Gray, developer's agent, shared that he spoke with the owner on some compromises and he would consider 18' in height, but not much smaller due to the setback and other signs in the area. He said a delay may also be an issue, due to the timing of development on the site.

There being no additional questions or comments, Mr. Berry moved to amend Section 1 to say "This Council hereby modifies the decision of the Board of Zoning Appeals and the variance granted for the monument sign located at 2382 Stringtown Road to reduce the sign the height to a maximum of 18 feet"; seconded by Ms. Houk.

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

Mr. Schottke moved it be approved as amended; seconded by Ms. Houk.

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

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

1. Ordinance C-70-20 (Appropriate $18,887.78 from the Local Coronavirus Relief Fund for the Current Expense of Pandemic-Related Expenses as required under the CARES Act) was given its second reading and public hearing.

Mayor Stage said they have reached out to the Food Bank to request additional money, along with the schools and library.

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

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

2. Ordinance C-71-20 (Providing for the Issuance and Sale of Bonds in the Maximum Principal Amount of $6,800,000.00 for the purpose of paying the costs of Improving and Extending Columbus Street between certain termini by constructing certain roadway improvements, including widening, opening, improving, excavating, grading, draining, paving, extending, or changing the line of roads, streets, sidewalks, alleys, or curbs and gutters, and landscaping, any related public utility improvements, street lighting, traffic signalization, electrical lines, and signage, and acquiring necessary real estate and interests therefor, together with all necessary and related appurtenances thereto) was given its second reading and public hearing.

Ms. Houk shared her thoughts on this request and that additional money for something she was originally against is where she is hung up.

Mr. Turner, Dir. of Finance, shared that he sent an email to Ms. Houk to explain the inflow and outflow of money. He read that email, which was sent to all members of Council. The email essentially stated that with record low interest rates, it makes sense to issue bonds. The additional monies is due to integrating storm water mitigation, land acquisition due to real estate costs, and a conservative contingency account.

Mayor Stage provided more information about the project sharing that this has been on-going for about ten years. It became a blighted area when Penn National took control in 2010. He shared that this project has provided great improvements to the West side of Grove City. The way the Finance Department was handled the financing is to be commended.

Ms. Houk shared that her objection is not the project, but the cost for this length of the road when there was ample access to the property. She said it is just a philosophical difference.

Mr. Schottke said that having underground storage of storm water is a necessity for the area and acquiring more ground also gives us more opportunity. He said we have had a barrier to get to the west side of Grove City and this road provides that continuity.

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

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

3. Ordinance C-74-20 (Appropriate $751,518.00 from the Capital Improvement Fund for the Current Expense of Marsh Run Restoration) was given its first reading. Second reading and public hearing will be held on 01/04/2021.

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 reported on the pop-up COVID testing sites that would be available. They will be located at the Nazarene Church on 12/22 and Grove City High School Rec. Center on 12/23.

2. Staff and Council wished everyone a Merry Christmas and President Houk shared thanks to all members of staff for their exceptional efforts during this pandemic year.

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

Adjourn at 8:19 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Christine Houk
Chair