CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

March 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 Ms. Burroughs.

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

2. President Berry recognized Mayor Stage who presented Ms. Linda Rosine with a Resolution commemorating her retirement from the City as the Keep Grove City Beautiful Coordinator/Environmental Coordinator. Council Members shared their congratulations.

3. 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-04-26 (Rezone 4.13 acres located at 4745 Big Run Road from SF-1 to PUD-R with Zoning Text) was given its second reading and public hearing.

Mr. Jared Isenthal, petitioner, explained that would allow for a 120 unit, age-restricted, three story building. He said this aligns with the 2050 Plan.

Mr. Omar asked how many assisted living facilities we already have and what is the occupancy. Mr. Rauch, Dir. of Dev., said he didn't have those figures with him but the Development Dept. looks at the land use and does not do a marketing analysis.

Ms. Burroughs asked about the deviations for parking spaces and green space. Mr. Rauch said this type of use does not generate a lot of vehicles. There is enough space for visitors and leniency is given if amenities are provide for the residents on-site. As for open space, the requirement is more that the size of the site.

Ms. Anderson asked what other things could be built under the requested zoning. Mr. Rauch said this request has a Zoning Text attached, which only permits an assisted living facility for residents 65 years of age and older. Mr. Smith said if any other use would desire to be built, it would have to be rezoned.

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

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

2. Ordinance C-05-26 (approve a Special Use Permit for Outdoor Seating for Mi Tradicion located at 3131 Broadway) was given its second reading and public hearing.

Mr. Ovadia Sudai, representing petitioner, explained that wish to add outdoor seating for the restaurant.

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

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

3. Ordinance C-06-26 (approve a Special Use Permit for Outdoor Seating for Stringtown Gantz CB located at 1947 Stringtown Road) was given its second reading and public hearing.

Ms. Rebecca Mott, attorney for petitioner, explained that they are converting the existing building to a three to four unit commercial center with outdoor seating on the east and west sides of the building.

Mr. Omar stated that a dispensary at this location was denied due to traffic and asked how this use is different. Mr. Rauch, Dir. of Dev., stated that the dispensary was denied because it did not meet the Code requirements, not because of traffic concerns. He explained that this is a "like-kind" business with the same square footage. Retail space is less intense that a restaurant in terms of traffic. The traffic is controlled by a signaled intersection and nothing could be added to make it any better.

Mr. Berry confirmed that this is the same square footage and same use with a drive-thru as currently exists on the parcel.

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

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

4. Ordinance C-07-26 (approve a Special Use Permit for A Drive-Thru for Stringtown Gantz CB located at 1947 Stringtown Road) was given its second reading and public hearing.

Ms. Rebecca Mott, attorney for petitioner, was present to answer any questions.

Mr. Rauch, Dir. of Dev., explained that they looked at the impact of the drive ways and recommended approval since the Drive-Thru would not negatively impact traffic. He said Staff felt this should come through Council since the current Special Use is for a pick-up window rather than a full drive-thru and the configuration is changing.

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

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

5. Resolution CR-05-26 (approve the Development Plan for Stringtown Gantz CB Development located at 1947 Stringtown Road) was given its reading and public hearing.

Ms. Rebecca Mott, attorney for petitioner, reviewed the landscape package for the development. R. Berry asked about trees in the grass area between the building and Stringtown Rd. She said Planning Commission added a stipulation for that area, but asked Council to remove the stipulation that required four (4) trees to be added to the parking lot perimeter between the parking lot and Stringtown Road, due to visibility and the setback of the building. Discussion to place over the placement of these trees and Ms. Burroughs stated that it is important to add this beautification to the corridor of Stringtown Road. Mr. Rauch pointed out that this is a Code requirement that is being upheld.

Mr. Holt asked if this was in a tax abated area. Mr. Rauch said yes. There is a 10 year abatement on the improvements that increase the value.

Mayor Stage asked about the screening for their dumpster. Ms. Mott said they are complying with Code. Mayor Stage suggest that they add stone pillars and not have a stockade fence. He also confirmed that there will only be one monument sign for the parcel.

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

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

6. Resolution CR-07-26 (approve the Development Plan for Green Oaks of Grove City located at 4745 Big Run Road) was given its reading and public hearing.

Mr. Jared Isenthal, President of Evergreen Real Estate Group, explained his project and the market studies they perform before pursuing a site. He said they scaled down the project to thoughtfully design the site. He said their properties have less than 50% parking and this is sufficient except for holidays. He said they reached out to area residents four (4) times and received no pushback. He said they believe they fit within the 2050 Plan.

Mr. Holinga asked what the cost for the residents will be. Mr. Isenthal said the price will be around $6,000/month. He said they do accept Medicaid for the services portion of their service. Room and Board could be picked up by SSI or private pay. Ms. Anderson asked if a couple could continue to keep the home if only one person needed to move in. Mr. Isenthal said all assets would need to be exhausted before Medicaid would cover costs. Ms. Anderson asked if we are getting saturated in this area of housing. Mr. Rauch said they do have a housing inventory and there is money in the 2026 Budget to conduct a Housing Study.

Mr. Berry stated that there is an area on the Big Run Road side with little to no landscaping. He asked that five (5) trees be added in this area. Mr. Isenthal agreed.

Mr. Berry moved to amend Section 1 to include the following stipulation: 1. Five (5), 2" caliper deciduous trees shall be planted on the Big Run Road side of the site; seconded by Mr. Holt.

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

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

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

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

1. Ordinance C-09-26 (Authorize the City Administrator to enter into an Agreement with Govwell Technologies Inc.) was given its second reading and public hearing.

Mr. Hurley, Dir. of Dev., explained that the Buildling Division has been searching for a new system. This is a three (3) year agreement for such software.

There being no additional questions or comments, Mr Sturm moved it approved; 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. Ordinance C-10-26 (Appropriate $75,000.00 from the General Fund for the current expense of th CARES Healthcare Reimbursement Pilot Program) was given its first reading. Second reading and public hearing will be held on 03/16/26.

The Chair asked that any new business brought before Council be presented at this time.

1. Ms. Kyra Paul voiced concern over: the Pinnacle TIF taking away money from the schools; an income tax increase; the Community Center and Brookpark building.

2. Mr. Gary Linn, CEO of Westerville YMCA, said he would be grateful to have the opportunity to sit down and discuss a collaboration with Grove City. He said they are leaders in operating community centers and could meet the needs of Grove City.

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

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

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

2. Mr. Boso commented that the Pinnacle TIF is a non-school TIF and they receive the same tax dollars with or without the TIF.

3. Mr. Omar recognized Ramadan. Ms. Anderson recognized March as Women's History Month. Mr. Holt shared the Community Grant Program for events in the City. Mr. Berry announced that Council will start at 5:30 on 3/16 to discuss the Community Center.

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

Adjourned at 8:28 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Randy L Holt Temp Chair

Ted A. Berry
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

March 02, 2026

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

Council Members reviewed the Agenda items.

President Berry confirmed that Council will start at 5:30 at their next meeting to continue the discussion on the Community Center.

Ms. Kelly asked if there were any objections to the Liquor Permit transfer for the Hop Yard. Council had no objections.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Randy L. Holt - Temp Chair

Ted A. Berry
President of Council