

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

April 20, 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 regular and special meetings 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. 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-12-26 (Approve the Rezoning of 26.904+ acres located at 4910 Hoover Road from SF-1 (single-family residential) to SD-1 (educational), was given its second reading and public hearing.

Mr. David Morrison was present to answer any questions. There being none, Mr. Holinga moved it be approved; seconded by Mr. Sturm.

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

2. Ordinance C-13-26 (Accept the Annexation of 0.505 acres located at 2332 White Road) was given its second reading and public hearing.

Ms. Brigitte Hicks, petitioner, was present and explained the need for sewer service. Mr. Holinga confirmed that they will abide by the City regulations and allow an inspection by the Building Division.

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. Resolution CR-09-26 (Approve the Preliminary Development Plan for Patrick Properties located South of Grove City Road and West of Demorest Road) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., provided an overview of the plan. He shared that there has been a reduction of eight (8) homes since the first application. They have also added an additional entrance through Autumn Grove subdivision. He said the staff agrees with the proposal even though it does not comply with the GC2050 plan.

Ms. Anderson asked if the streets in Autumn Grove are already constructed. Mr Rauch said no. Ms. Anderson asked if we know when they will come into play. Mr. Rauch said no, but they have been approved through a Plat. Ms. Burroughs asked if this project could move forward with a development plan even though there is no road access through Autumn Grove. Mr. Rauch said yes.

Ms. Hillary Lavine, representing the developer, explained that the area of Autumn Grove that would be tied into is anticipated to come on-line in Fall 2027. She said if that didn't line up, they would be able to provide emergency access through other areas of the site. Mr. Omar asked what the average price would be. Ms. Lavine said they have two products on the site. The Maple Street Homes would start in the high \$300,000 and the Paired Patio homes would start around \$310,000 - \$330,000. She explained the changes they have made since the first plan, including a traffic study that disclosed the need for a left turn lane; upgrading sewer; widened home sites at the entrance of the project; reduced paired patio homes; increased Maple Street style homes; landscape buffer for the west property line; willingness to add more brick and de-emphasize the garages.

Mr. Brian Parks, resident, voiced concern over the project. He doesn't believe that exiting into the Autumn Grove subdivision is the right solution. He said water pressure and capacity are already low in the area, and adding more to the supply would only stress them further. He said this is a Band-Aid solution and should be rejected. This proposal does not address Council's original concerns appropriately.

Ms. Kristina Murdock, a resident, said she appreciates the landscaping buffer along her property line but believes it should extend the full length of the westerly property line. She asked about the maintenance of this buffer and where it will be located. She said there doesn't appear to be much space at the rear of the patio homes. She also noted that the 2050 Plan designates this area as edge living, with lots ranging from 1 to 5 acres. This makes you wonder if those are meaningful guidelines. This plan sets a precedent for the area.

Ms. Anderson asked about the water in the area. Mr. Rauch said this development would be in a different water district, so pressure should not be affected. As for sewer, they are working with EMH&T, the City's Engineer, on the necessity for the area. Ms. Anderson asked what the next step would be. Mr. Rauch said they would work on the Zoning Text next.

Mr. Omar asked how this project would align with the City's housing needs. Mr. Rauch said there is a housing need in the Region. He said there is a demand for a variety of housing types. Mr. Berry voiced his concerns about the development. He said he cannot support putting this much more traffic on Grove City Road at this time. He doesn't believe the infrastructure is ready for it now.

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

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

4. Resolution CR-10-26 (Approve the Development Plan for LaQuinta Hotel located at 4197 Marlane Drive) was given its reading and public hearing.

Mr. Matt Weber, representing petitioner, explained that this is a rebranding of the existing Comfort Inn into a LaQuinta Hotel.

Ms. Anderson asked if there would be renovations of the interior as well. Mr. Weber said the interior is currently being renovated. Mr. Viren Patel, owner, said they are at the end stages of renovating all the guest rooms and will then begin work on the lobby.

Mr. Holinga asked about truck parking. Mr. Weber said they will have signage prohibiting semi-truck parking and will comply with the stipulations.

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	Yes
Ms. Anderson	Yes
Mr. Holinga	Yes
Mr. Berry	Yes

The Chair recognized Ms. Burroughs, Chair of Safety, for discussion and voting under said Committee.

1. Ordinance C-15-26 (Enact Section 505.19 of the Codified Ordinances titled Chickens and Ducks) was given its first reading. Second reading and public hearing will be held on 05/18/26.

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

1. Ordinance C-10-26 (Appropriate \$75,000.00 from the General Fund for the current expense of the CARES Healthcare Reimbursement Pilot Program) was given its second reading and public hearing.

Mr. Jason Moore, CARES Committee Member, explained the Pilot Program and handed out a sheet with Key Information outlined for Council. He said residents having access to health insurance makes for a healthier community. He explained that the Committee selected a middle-of-the-road plan through Healthcare.gov to determine the premium reimbursement amount the Program would provide for individual or family coverage, to help as many people as possible.

Ms. Anderson asked why they requested \$75,000 and if we know if there is a need for this. Mr. Moore said this is a pilot, and the Committee wanted to be respectful of the City's budget. Based on the reimbursements of \$400 for an individual and \$600 for a family, they felt this was a good starting point. Ms. Anderson said she is struggling with the local government taking this on. She said no other municipality does this, and she is concerned about using city resources to manage this program. Mr. Moore said Mr. Donnelly will be the point person to manage this program. This was changed to a reimbursement program to lessen the burden. Using Healthcare.gov also reduces the burden of vetting individuals. Now, it is a simple review and then make the reimbursement.

Mr. Sturm shared his concerns and his matrix on what would constitute success or failure of this Pilot Program. Mr. Moore said the vision is to share this program with the businesses that may have qualifying employees and promote it as a benefit. Ideally, more people would have health insurance. He said one of the challenges is the timing, as there is a limited time to sign up for the insurance. He said it may take a year to get the word out and hit the enrollment timing.

Mr. Holt said he usually does not support government-subsidized healthcare. However, in this case, it is a pilot and a reimbursement, which helps address some of his fraud concerns. He wants to make sure these are Grove City residents, working at Grove City businesses and they are legitimate U.S. Citizens. As a Grove City resident, you are paying taxes. As a business, you can use this as a carrot to offer insurance where you couldn't before. It is difficult to attract and maintain part-time staff. It would be good to have a leg up on other cities or businesses in Grove City. He said he is willing to invest the \$75,000 and run it through Mr. Sturm's analysis to see where we are.

Mr Omar said he is not opposed to this and is interested in seeing how it runs in the first year. Regarding citizenship, he asked whether it is mentioned in the program. Mr. Berry said it is mentioned in the packet. Mr. Omar clarified that you could be a resident or non-resident to qualify. Mr. Berry said a non-resident has to work in Grove City because that is how we collect the tax. He said we are trying to attract people to work in Grove City. We need to import people to support our income tax base. Mr. Omar said that was a valid point. He noted that employers are hiring individuals who are lawfully in the U.S. with green cards and visas, who he feels deserve to be eligible for this program. He said the big umbrella is affordability and making sure that people who are struggling and have access to these funds, but then limits that access by requiring U.S. citizenship. Mr. Berry said the Pilot Program accepts those who are eligible through Healthcare.gov.

Council continued discussing the program and clarifying eligibility. Ms. Anderson pointed out that this is not completely centered around workforce development. It also supports our citizens by allowing those who live here but may not work here to be eligible.

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

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

- Ordinance C-14-26 (Appropriate \$1,142,950.96 from the County Permissive Motor Vehicle License Fund for the Current Expense of the 2026 Street Maintenance Program and the McDowell Road Project) was given its second reading and public hearing.

Mr. Boso, City Admin., explained that \$5.00 of the License Plate Fee goes into a fund that is administered by the County Engineer's office. They designate streets that move traffic through the County. He said these funds will be used for Broadway, Hoover Road, White Road and Buckeye Parkway.

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

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

- Resolution CR-11-26 (Authorize participation in the Ohio Department of Transportation Contract for Road Salt) was given its reading and public hearing and Mr. Sturm moved it be approved; 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

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

- Mr. Andrew Oleshchuck, voiced concern over data centers. He said he was defamed by an alleged Ohio News source called the Pennant. He said he cannot find where they existed before March, 2026. He said he is not funded by anyone and to say otherwise is a knowing and intentional lie. He said he now knows two things: 1. He and the people of Grove City are on the right side of this, and 2. Headwaters is not coming to the table and acting in good faith. He announced a meeting in the Village of Urbancrest at 6:00 p.m. this Friday with experts on Data Centers for anyone who would like to attend.
- Ms. Cathy Becker, Hilliard resident, voiced concern over data centers. He explained House Bill 15, which allows any large energy user to obtain approval to build a major utility center (methane-

fracked gas plant) on their own property to power the data center. The power goes straight to the data center; it doesn't go on the grid. It can be approved within 45 days with no requirement to notify the community, no public notice, no public meeting, and no approval required from local officials. She said this is what happened in Hilliard. She said she wants Grove City to be aware and know that this can happen. It doesn't matter if it is next to schools, homes or businesses.

3. Ms. Patricia Spillman, stated that there is no doubt that a data center is interested in Grove City. She said she finds it sickening that the City promotes the Eco Fest while, on the other hand, there is no support to stop the destruction of vital, productive farmland. She said she is the steward of her family's original 50 acres and is proud and honored to be one of seven farms in Franklin County still working. She said that when Grove City allows this type of destruction in the community, not only are you destroying their home and way of life, but also the ecosystem that survives and thrives around them. She asked if this is something that they really want to ruin our hometown with. She asked that they find a more suitable place and environment for these data centers.
4. Ms. Dee Delaney, representing a group of neighbors (16) that live on Haughn Road. She said they have been requesting adjustments to the overpass design. She said they understand its necessity, but the placement of the roundabouts and the connection to Haughn Road could use some improvement to minimize the misery and negative impact on their safety and livelihood. They were told that the Council makes its decisions based on the City's planning team, so they are presenting their suggestions to the Council. First, the placement of the first roundabout is critical to existing homeowners living closest to that placement. In addition, the planned sewer and drainage will go right through buildings, homes, porches, and driveways. They have also strongly suggested that the east-west connection be made using only the south curb of the first roundabout, with an exit near the vitality center. This would further eliminate the destruction of many front yards. Finally, a second, penciled-in, roundabout would completely obliterate the side and front yards of several long-standing residents. They suggest moving this roundabout further west, south of the Fryer Park ball diamonds, to preserve two businesses and ensure safety.

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

1. Mayor Stage reported on the Eco Fest, the 50th anniversary of Flyers Pizza, the 30th anniversary of the Rotary Club, and the opening of Cobblestone Place – a senior subsidized housing building.
2. Mr. Berry moved to go into executive session under ORC Section 121.22g1 to discuss employment; 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

3. Mr. Berry moved to come out of executive session and reconvene the regular meeting; seconded by Mr. Holt.

Mr. Holinga	Yes
Mr. Berry	Yes
Mr. Holt	Yes

Mr. Sturm	Yes
Ms. Burroughs	Yes
Mr. Omar	Yes
Ms. Anderson	Yes

4. Mr. Holt moved to appoint Ms. Tisha Edwards as the Deputy Clerk of Council with the salary requested; seconded by Mr. Holinga.

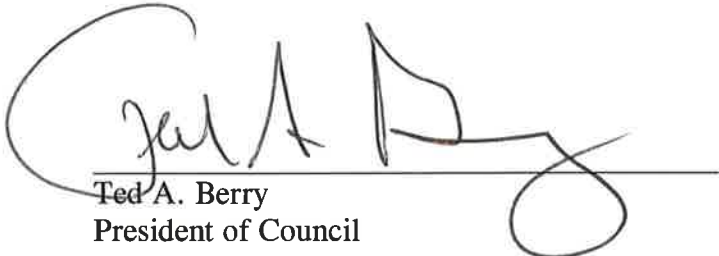
Mr. Berry	Yes
Mr. Holt	Yes
Mr. Sturm	Yes
Ms. Burroughs	Yes
Mr. Omar	Yes
Ms. Anderson	Yes
Mr. Holinga	Yes

5. 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

Grove City CARES Healthcare Grant Pilot Program

Key Information

- This is a **pilot** Healthcare Grant program to provide assistance to the most vulnerable residents and workers in Grove City.
 - Individuals making < \$35,000 per year
 - Couples making < \$50,000 per year
 - Young residents/workers who are no longer covered under their parents' health insurance
 - Residents/workers who are in between jobs or work somewhere that does not offer healthcare benefits
 - Promotes healthy **workforce development** in Grove City which leads to **Healthier Community**
 - Assistance to help prevent large medical bills/life-altering debt or even bankruptcy (which could lead to increased taxpayer costs)
- Moved from grant format to reimbursement format to limit abuse of the program and to limit city resources needed to support program
- Goal is to help cover about **2.5 to 3 months'** worth of premiums for individuals/couples utilizing median healthcare programs
- Only available to individuals/couple that utilize **healthcare.gov** to obtain coverage to limit the city resources for screening and managing applications and documentation.
- **Marketing** will revolve around Grove City website, social media opportunities, as well as materials supplied to Grove City businesses and healthcare brokers in and around Grove City