CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 15, 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. Omar 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. 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. Resolution CR-18-26 (Approve the Development Plan for the Church of the Nazarene – Field House located at 4910 Hoover Road) was given its reading and public hearing.

Mr. Davis Morrison, pastor for the Church, was present to answer any questions. Mr. Holinga reviewed the stipulation, set by Planning Commission, concerning a variance for the height. Ms. Cynthia DeMasa, architect, said she believes they are under the height requirement, but will do what is necessary.

Ms. Anderson asked if this is for private use or public use. Pastor Morrison said it is for the school however, there are public opportunities, such as Upward Basketball, which uses their space now.

There being no additional questions or comments, 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. Resolution CR-19-26 (Appeal the decision of the Board of Zoning Appeals granting a variance for a gravel lot for Manheim Ohio located at 3757 Jackson Pike) was given its reading and public hearing.

Mr. John Deck, Manheim Ohio, explained that the auto auction is in need of some additional space. He said there is a bubble coming in the auto industry and they will need extra space to park those cars. He said the lot will only have access through the Auction property and there will be landscaping installed so the cars won't be seen from Jackson Pike. He said the bubble would last about two (2) years and they have leased space from the golf course in the past.

Ms. Anderson asked if any other variance has been given for a five (5) year period. It was noted that most variances don't have time limits. Ms. Anderson said she appreciates their business, but seeing a business expand needs to do so and meet the City Code.

Ms. Burroughs said she also appreciates their business in Grove City, but doesn't understand why they can't pave this property. Mr. Deck said they are investing $400,000.00 to make the property usable. To pave it would cost an additional $1.2 million. At this time, they want to lease the property and if they need it long term, they would pave it. He said he doesn't have the funds to pave at this point.

Ms. Anderson commented said she is here to uphold the Code and we need to be cautious approving variances for one property, when others may want gravel also.

Mr. Holinga asked about the five (5) year time term. He said Mr. Morrison mentioned there is a two-year bubble for leased vehicles. Mr. Morrison explained that the bubble is driven by three year leases, but there is always an available extension that runs up to five years. He said they signed a five year lease because that is what they think they will need. Mr. Holinga asked if he would be amenable to a three-year variance. Mr. Morrison said their data shows five years and if they need it longer, he can get the capital to pave it.

Mr. Omar asked if this variance gets overturned, what impact that would have on their business. Mr. Morrison said it would impact them greatly in that they could not accept cars and they would go elsewhere. Once that happens, it is difficult to get them back. Keeping them helps the business grow overall.

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

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

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

1. Ordinance C-24-26 (Amend Various Sections of Chapter 1145 titled Signs to implement Electronic Message Center regulations) was given its first reading. Second reading and public hearing will be held on July 06, 2026.

The Chair recognized Mr. Omar, Chair of Service, for discussion and voting under said Committee.

1. Ordinance C-25-26 (Amend Ordinance C-32-20 for the Wet Basement Program) was given its first reading. Second reading and public hearing will be held on July 06, 2026.

2. Resolution CR-20-26 (Authorize the City's Consulting Engineer to prepare plans, specifications and cost estimates for the construction and repair of sidewalks on Demorest Road, Magnolia Street, Pin Oak Court, Red Oak Court, Southwest Blvd., Thompson Ave. and White Oak Court) was given its reading and public hearing.

   Mr. Hamons, Dir. of Service, explained that the bids came back from the first Sidewalk Program favorably, and that left enough money to do a few more streets which finishes off the Westgrove subdivision.

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

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

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

1. Ordinance C-26-26 (Authorize the Director of Service to enter into a Franchise Agreement with Local Waste Services, LLC for solid waste, recycling material and yard waste collection, transportation and disposal) was given its first reading. Second reading and public hearing will be held on July 06, 2026.

2. Ordinance C-27-26 (Authorize the City Administrator to enter into a Contract with Henschen and Associates, Inc.) was given its first reading. Second reading and public hearing will be held on July 06, 2026.

3. Ordinance C-28-26 (Authorize the City Administrator to enter into a Contract with Pitney Bowes) was given its first reading. Second reading and public hearing will be held on July 06, 2026.

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

1. Ms. Patricia Spillman, Betty Rd., shared information about the wastewater runoff from certain data centers and the pollutants in that discharge. She said some of those contaminants are not tested for by the Ohio Environmental Protection Agency.

2. Mr. David Frea, Iroquois Ct., passed out a handout to Council Members and asked them to finish the work that they started concerning sending the question to the voters to change the form of government to a Council/Manager form. He said Council passed a resolution to continue this work and he would like to see the question on the November ballot.

3. Ms. Christine Murphy, Mayflower Circle, voiced support for a joint venture with the YMCA She thinks it could start sooner than a new build; they YMCA claims that it will save money; there will be a duplication of services; and it will take membership away from the YMCA.

4. Ms. Jen Belt, Kinglet Ct., thanked Council for passing the moratorium on data centers, but it is not enough. More information shows that they are an air pollutant. Residents across the United States are pushing back, demanding more information and better protection. She is collecting signatures on a Community Consent Amendment to allow voters to have a say in development decisions. She said they are not seeking to interfere in development and growth, they are seeking to have a vote. She hopes Council will consider the principals and protections outlined in the amendment.

5. Mr. Ron McClure, Haughn Rd., spoke on Data Centers and said this is one hot topic. He applauded Council for creating a committee to consider the many issues surrounding them.

6. Mr. Bob Ruth, Count Fleet Dr., stated that the voters deserve answers about the scandal with Town Center Inc. and $67,000.00 of missing funds. He said all the financial manipulation done by its Director should have been disclosed by Mayor Stage months ago. He also believes that the Mayor's administration is stonewalling requests for public records about the data center.

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

1. Mayor Stage reported on the award of: $2.2 million from MORPC & LinkUs for the Hoover Road/I-71 shared use path; $500,000 from the State budget for the Town Center Park; $500,000 from the State budget for Little Theater Off Broadway's renovation. He also shared that Century Gardens @ Gantz Park was dedicated and the 250th Anniversary Oak Tree Planting happened on Saturday. Preparations are also being made for the 4th of July Celebration at Murfin Field.

2. Mr. Boso, City Admin., announced that the McDowell Road project will be getting underway soon.

3. Mr. Turner, Dir. of Finance, submitted the 2027 Tax Budget in accordance with the City's Charter. He said this notifies the County the City's intention to levy property tax. For 38 consecutive years, the property tax rate has been 3.5 mills and in 13 of those years, there were reductions to the rate. This sets the stage for the budget process in November.

4. Council Members gave closing comments with Mr. Omar announcing his second Ward meeting on Saturday, June 27th at the Gantz Park Rec-school building from 1:00 – 3:00 pm; Ms. Anderson reporting on the Pride event on Saturday and announcing a special meeting for June 29 to review the Community Center Report from Pizzuti at 6:00 p.m. She thanked Mr. Frea for coming forward and suggested getting a meeting together soon, perhaps adding it on 6/29 or at the 7/6 meeting to get new members up to speed and finalize that work.

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

Adjourned at 8:23 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry

Ted A. Berry
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

June 15, 2026

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

Council Members reviewed the Agenda items.

Mr. Turner, Dir. of Finance, passed out the Tax Budget, as required by Section 5.02 of the City's Charter.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly
Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry
President of Council