

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

November 04, 2019

Regular Meeting

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

Roll was called and the following members were present:

Roby Schottke Christine Houk Steve Robinette Jeff Davis Ted Berry

1. Ms. Houk moved to dispense with the reading of the minutes from the previous regular and special meetings and approve as written; seconded by Mr. Schottke.

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	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-55-19 (Approve a Special Use Permit for a Daycare Center for Kiddie Academy located at 4236 Buckeye Parkway) was given its second reading and public hearing.

Mr. Schottke reviewed the stipulations set by Planning Commission and Mr. Shafi Alum, engineer for the project, agreed to them.

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

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

2. Ordinance C-56-19 (Accept the Plat of Beulah Park, Section 1) was given its second reading and public hearing.

Mr. Schottke announced that there have been changes to some street names and the alleys will now be public. He moved to replace the plat with the version dated 10/29/19; seconded by Mr. Robinette.

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

Ms. Rebecca Mott, attorney representing petitioner, said they are requesting an emergency in order to

begin the project immediately. Mr. Schottke confirmed that with the alleys becoming public, the construction requirements will be different. Ms. Mott said yes, they understand and will comply with the city's requirements for the construction of alleys.

There being no additional questions or comments, Mr. Schottke moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Davis.

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes

Mr. Schottke moved it be approved as an emergency; seconded by Mr. Davis.

Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes

3. Ordinance C-57-19 (Amend Section 1135.09(b)(2) of the Codified Ordinances titled C-1 Service Commercial) was given its second reading and public hearing.

Mr. Davis asked what micro blading means. It was explained that it was cosmetic tattooing, such as the tattooing of eyebrows.

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

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes

4. Ordinance C-58-19 (Amend Various Sections of Chapter 1135 of the Codified Ordinances titled Zoning Districts and Regulations relating to Garage Dimensions) was given its second reading and public hearing and Mr. Schottke moved it be approved; seconded by Mr. Robinette.

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

5. Ordinance C-59-19 (Preserve Space within the Town Center for a Park and Performance Space for the enjoyment of residents and visitors) was given its second reading and public hearing.

Mr. Robinette said this will provide a park for downtown and feels it could be an economic driver for the area. He said he envisions this park as being akin to The Columbus Commons, with a small performance space. He said there could still be development around it. He believes this will make the

Town Center more attractive and provide an amenity for the community.

Mr. Jeff Buskirk, resident, voiced strong support for a park in this area. He said the City spent a lot of time developing the GC2050 Plan and has said they do not want it shelved. He said the Plan states that the citizens want to maintain small town character and he believes a park in the heart of Grove City will maintain the small town character of the City.

Mr. Christian Smurthwaite, Annabelle Ct., voiced support for a park on the old library lot. He said he travels a lot and has seen a lot of small towns. He said what makes Grove City special is our community. He said parks and recreation make people happy. He said building more apartments, crowding people in and increasing traffic will not add to the character of the area. He said we should take care of the needs and interests of the citizens that already live here. He said the summer concert series is so well attended, we close down part of the road. He quoted President Roosevelt about not getting rid of all useful and beautiful wild things.

Mr. Greg Smurthwaite, voiced support for green space and event space in the Town Center. He showed a letter of support from the GCHS Band. He showed letters from some area businesses in support. He also shared support from Grove City High School Sports Clubs. He showed a board of the Town Center Framework, showing potential sites where apartments could go. He said there should be two to three acres for a park in the Town Center. He asked Council to please give this to the community.

Mr. Davis said he appreciates all the effort behind this. He said green space is not the issue. It is clear that green space is what we will have. He said after eight (8) years on Council, we now have more life in the Town Center. He said the market works and it is beginning to work in the Town Center. Now, we have some space to continue creating life in the Town Center. He said by reserving a specific space, it limits development potential.

Ms. Houk commented that the City is undergoing the implementation of a Town Center Framework. There was a survey in August that showed preference for public use space. She said if we don't preserve a space that we can identify today, we may miss it moving forward. She appreciates the public coming forward and joining the conversation, and it does make a difference.

Mayor Stage said this is a wonderful discussion, but it should be in front of the Park Board. He stated that the Administration has always embraced green space in the Town Center. There has been 0.75 acres set aside on Arbutus and zoned for a park. He said the Framework has not been approved. In addition, there were two proposals to develop the old library and they were rejected because there was not enough green space. He said there are a lot of moving parts within the Town Center that could be green space. He said green space has got to be part of the programming of the Town Center. He said the question is the magnitude and where. The only concern with this ordinance is the specificity of the location. He said if the process would have been followed, there could have been experts to assist with a full review of green space for the Town Center. He said this is a great idea, but would like to sit down and plan it out.

Mr. Berry said one thing that is driving residents today is something called "The Community Stress Factor". It includes many factors, such as traffic and congestion. He said the stress factor is increasing in the County. He said the City needs to find ways to control our environment and relieve the stress. He said we need to find a way to level out that stress for our residents. There is a Committee looking at environmental/sustainable green issues to address some of the stresses. He

said Grove City is not in a rush to be the largest community in Franklin County. As the City moves

forward with this concept, the City is taking steps to address “green” issues for the community.

Mr. Robinette respectfully disagreed with the Mayor on a couple of points. He said the issues of park ground get decided on a frequent basis with development and not through the Park Board. He said the issue with parks is the cost. He said this park will go through a process to determine what it will look like and how it will get programmed.

Mr. Schottke said he is in favor of an urban park in the Town Center. He said there is green space on Arbutus Ave. and it has never been used. He said the park space at Beulah has yet to be determined. He said event space needs to be coordinated. He said he is in favor of a park but he is also in favor of the process. He said we need to go through the proper process to know what should go in the park and how much it will cost. He said he feels this ordinance is premature.

Mr. Schottke moved it be referred to the Park Board; seconded by Mr. Berry.

Mr. Robinette said we ask residents to come and speak up, but in some ways it feels like we are trying to talk those who came out of what they say they want. He said there can still be a process to determine how this area gets developed. He doesn’t see how a postponement will get us to where we need to be.

Mr. Berry said he seconded the motion to allow discussion. However, he is ready to vote tonight and go through the process later.

Ms. Houk said whenever things are deemed to be out of sequence, we point to process. She said as long as we have the open door in the ordinance to include the public, we are not skipping any steps. It may not have come forward in traditional pathways, but it doesn’t make it any less relevant.

The motion and second was withdrawn.

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

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

6. Ordinance C-62-19 (Accept the Plat of Farmstead, Phase 1) was given its first reading. Second reading and public hearing will be 11/18/19.
7. Resolution CR-50-19 (Waive Certain Provisions of Section 1135.14(a)(5) titled Submission Procedures for the Schoedinger Funeral Home located at 4242 Hoover Road) was given its reading and public hearing.

Mr. Schottke explained that the owner submitted a written request asking for a one year extension due to some issues with the relocation.

Mr. Kevin Schrodinger, owner, said they are excited about their new building but are having challenges and expect to be underway by the summer of 2020.

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

Ms. Houk.

Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes

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

1. Ordinance C-63-19 (Accept Stormwater and Sanitary Easements on the Beulah Park site) was given its first reading. Second reading and public hearing will be held on 11/18/19.
2. Ordinance C-64-19 (Vacate unused Waterline Easements on the Beulah Park site) was given its first reading. Second reading and public hearing will be held on 11/18/19.

The Chair recognized Ms. Houk, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-60-19 (Appropriate \$41,000.00 from the Pinnacle Tax Increment Financing Fund for the Current Expense of Restriping a Dedicated Center Turn Lane on White Road and Construction of a Driveway Approach within the public right-of-way) was given its second reading and public hearing.

Mr. Rutherford, resident, voiced support for this issue. He said this will alleviate a dangerous egress for their neighborhood.

Mr. Tom Roberson, HOA Pres., thanked Council for their efforts. He said this is the first step and then they will pay for the rest of the construction. Mayor Stage offered to help the Homeowners Association with discussions with the developer.

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

Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes

2. Ordinance C-61-19 (Appropriate \$66,000.00 from the General Fund for the Current Expense of Two Electric Vehicle Charging Stations and Authorizing the City Administrator to enter into an Agreement with Greenlots for same) was given its second reading and public hearing.

Ms. Houk explained that these monies will be reimbursed back to the City by AEP.

Mr. Michael Cruise, resident, said there are recurring software and maintenance costs and asked who will be responsible for paying those. Mr. Boso, City Admin., said after the first four years, the City will pick up those costs. He said existing stations cost about \$400.00 per month and he expects the cost to be the same. Mr. Cruise said he doesn't understand why we would put in something that makes money for AEP and not the City. Mr. Boso said we do not charge our residents for the use of these stations.

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

Mr. Schottke	Yes
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes

3. Ordinance C-65-19 (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 11/18/19.
4. Ordinance C-66-19 (Appropriate \$38,500.00 from the Convention Bureau Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on 11/18/19.
5. Resolution CR-51-19 (Appoint Joseph Merth to the Audit Committee) was given its reading and public hearing and Ms. Houk moved it be approved; seconded by Mr. Davis.

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

6. Resolution CR-52-19 (Appoint Members to the Board of Tax Review) was given its reading and public hearing and Ms. Houk moved it be approved; seconded by Mr. Davis.

Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

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

1. Mr. Greg Smurthwaite asked about the bike path that comes out of Pinnacle subdivision and dead ends into Holt Road. He asked why an easement can't be obtained to continue to the Metro Park. It was explained that there is a proposed development that would reconfigure the roadway and may help get the bike path connected. Mr. Robinette said it is the City's desire to get it connected, it is just a matter of timing. Mr. Schottke stated that the property owner was approached and was not willing to sell right-of-way to allow the path to continue when the path was going in originally.

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

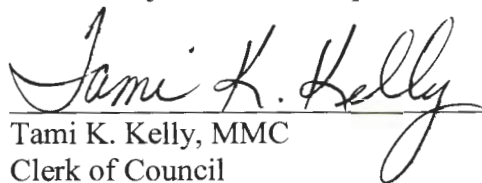
1. Mayor Stage submitted the Mayor's Court Report and Mr. Schottke moved it be approved; seconded by Ms. Houk.

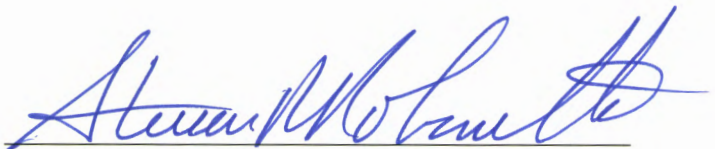
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

The Mayor reported on the expansion of the Veteran's Clinic. He acknowledged all veterans for their service and announced the Veteran's Day Celebration next Tuesday at 11:00 a.m. He said they have petitioned MORPC for dollars for the cultural arts performance park at Beulah; he said the Parade of Homes was kicked off last week for Beulah; and a special award was presented by the State Auditor to our Finance Department - Ohio Auditor of State Award with Distinction. He said only 6% of Ohio entities qualify for an award with distinction and congratulated Mr. Turner and his department.

2. M. Houk announced a special meeting on 11/12/19 for 2020 Budget discussions.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:33 p.m.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

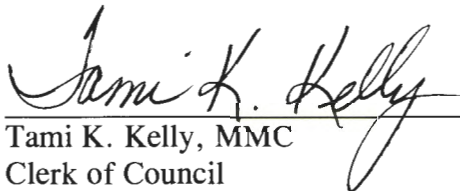
November 4, 2019

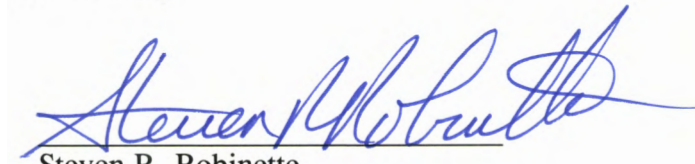
Council met at 6:30 p.m. in the Council Caucus Room, City Hall, 4035 Broadway.

Council Members reviewed the Agenda items.

Ms. Kelly, Clerk of Council, reviewed the two Liquor Permit requests for Grove City Liquor License LLC and Siam Hibachi LLC. Council had no objections.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
Chair