

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

November 02, 2020

Regular Meeting

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. Schlabach moved to dispense with the reading of the minutes from the 10/19/20 and 10/26/20 meetings and approve as written; seconded by Mr. Schottke.

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

2. The Chair read the agenda items and Mr. Schlabach moved to remove Ordinance C-51-20 from the Agenda; seconded by Mr. Holt.

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

All other items were approved by unanimous consent.

3. President Houk shared that the COTA+ program scheduled for tonight's meeting has been postponed and will be presented at a future meeting.

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

1. Ordinance C-48-20 (Rezone 0.29 acres located at 3506-3510 Park Street from D-1 to PUD-R with Text) was given its second reading and public hearing.

Mr. Schottke asked if there were any comments from the public. Ms. Kelly, Clerk of Council, shared that Mr. and Mrs. Besst came to City Hall and verbally expressed their opposition to this rezoning. She said they do not believe the additional proposed density should be permitted on this spot.

Mr. Schottke asked Mr. Rauch, Dir. of Dev., if there were any comments from his department. Mr. Rauch said after the Preliminary Plan, their office worked with the developer to address some of the concerns Council shared, by including them in the Zoning Text.

Mr. Holt asked Mr. Rauch if we have reviewed the two sheds on the property and if they will remain. Mr. Rauch said he is uncertain about the two structures and said Ms. Rebecca Mott, attorney for the applicant, may be able to clarify what is intended with those two sheds.

Ms. Rebecca Mott, attorney for petitioner, was present to answer questions. She provided an overview of the property and its rezoning.

Mr. and Mrs. Pozz, applicants, said they would like to keep the sheds for now. He said they intend to give the tenants first option to rent the garage space. If they do not rent the garage space, they will need the shed for storage. Mr. Pozz said he would be willing to move the sheds wherever they need to be.

Mr. Holt asked about parking on the property and Mr. Pozz confirmed that there will be paved parking spaces available.

Mayor Stage asked if having the community reinvestment area available had any bearing the decision to make the improvements to the property. Mr. Pozz said no and the Mayor reminded him that it is available and there are tax benefits in improving properties in that zone.

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

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

2. Ordinance C-54-20 (Approve a Temporary Special Use Permit for Outdoor Seating for Red Robin located at 1635 Stringtown Road) was given its second reading and public hearing.

Mr. Rauch shared that the Development Department received multiple calls concerning spacing regulations at the start of the pandemic, but Red Robin was the only one to complete a Special Use Permit request. He says they worked with the applicant to create a safe ingress and egress for cars. Red Robin will be losing 22 spaces in their parking lot for the tent, which should not be a concern because the indoor limited spacing will negate this. The Development Dept. decided on 180 days so they could learn from this without a long-term timeline.

Mr. Schottke moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Ms. Houk.

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

There being no additional questions or comments, Mr. Schottke moved it be approved as an emergency measure and to change Section 2 to reflect Emergency language; seconded by Ms. Houk.

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

3. Ordinance C-55-20 (Accept the Plat for Hidden Meadows located East of Broadway and South of Demorest Drive) was given its second reading and public hearing and Mr. Schottke moved it be approved; seconded by Mr. Schlabach.

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

4. Ordinance C-56-20 (Accept the Plat of Trail View Run, Phase 3B, located East of Buckeye Parkway and South of Borror Road) was given its second reading and public hearing.

Mr. Schottke asked Mr. Rauch to explain how the back part of Trail View Run and other developments are creating a large park for the City. Mr. Rauch explained that there is about 78 acres of combined open space with trails and bike paths for this area.

Mr. Berry stated that we will need a connector at some point so we will have to discuss that.

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

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

Mayor Stage noted that when we planned the Farmstead development, there is an open area that will allow for a connection.

5. Ordinance C-57-20 (Authorize the Annexation of 13.24+ acres located East of Demorest Rd. and North of Grove City Road in Jackson Township to the City of Grove City and declaring an emergency) was given its first reading.

Mr. Smith, Dir. of Law, explained that we have been acquiring land for the future Brookpark School. This property along with another piece are being brought into the City before it is transferred to the School District so that construction can commence and the City can get income tax dollars. The School District is on a tight timeline, and we need to get this annexed and transferred as soon as possible.

There being no additional questions or comments, Mr. Schottke moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Ms. Houk.

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

Mr. Schottke moved it be approved as an emergency measure; seconded by Ms. Houk.

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

6. Ordinance C-58-20 (Authorize the City Administrator to Execute a Pre-Annexation Agreement with the Virgil H. Sidner Trust and the Elizabeth Ann Sidner Trust for approximately 290+ acres located North of S.R. 665 and East of U.S. 62 and declaring an emergency) was given its first reading.

Mr. Chuck Boso, City Administer, explained this this is contiguous to an empty SWACO lot which is in for a rezoning, and would give the City approximately 600 acres and likely be our last large commerce development area. Mr. Boso explained the necessary actions for this agreement. He said there are some discussions for the property in the Township that would not be complimentary to surrounding property owners. This Ordinance would give the City of Grove City Council the power to determine the zoning on the property.

Mr. Schottke noted that there will be future legislation for the annexation of this property.

Ms. Houk voiced concern over approving this as an emergency and going down a road of not committing much now, but later it becomes a sense of urgency to approve the next piece of the puzzle. She said this pre-annexation agreement makes reference to expanding a pre-1994 CRA and the inclusion of multiple properties in that expansion; the establishment of a New Community Authority; and an Economic Development Grant for the property owners. For these reasons, she feels this deserves to be played out in our traditional process. She wanted to make the public to be aware that the trustees signed this document 32 days ago and she we have had two regular meetings of Council since then. Asking for an emergency now is a problem for her.

Mr. Robert Ruth, resident, expressed his agreement with Ms. Houk's comments. He asked what the rush is. Mr. Ruth said that any development around SWACO will be slow to develop and we don't have to worry about anyone else annexing it. He thinks this is another bad example of a CRA at the expense of homeowners.

Mayor Stage said that if we would not have given those tax abatements, developers would not have come and we would not have millions of tax dollars coming in. He said this item is strategic and is contiguous to the landfill, which is why we want it in the City, so we can control the zoning. This is to protect our future.

Mr. Schottke moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Mr. Holt.

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

Mr. Schottke noted that the motion was denied, therefore the second reading and public hearing will be held on November 16, 2020.

7. Ordinance C-59-20 (Accept the Annexation of 0.54+ acres located East of Demorest Road and South of Southwest Blvd. to the City of Grove City and approve as an emergency) was given its first reading.

Mr. Smith, Dir. of Law, explained that this is an annexation filed by the developer that will be a part of the school site. They are in a time crunch to get this property transferred to the school to keep the project moving.

Mr. Schottke moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Ms. Houk.

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

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

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

8. Resolution CR-44-20 (Temporarily Waive the Provisions of Section 1135.09(b)(12)1s requiring a Special Use Permit for Outdoor Seating and Establish Regulations for said Temporary Outdoor Seating Areas) was given its reading and public hearing.

Mr. Rauch explained that they are trying to create an efficient process for the businesses to recapture square footage that has been lost inside due to COVID, while also creating a safe environment for the City.

Mr. Mike Boso, Director of Building, requested to add to Attachment "A" that the applicant must work with the Building Division and Fire Dept. to the General Provisions where it talks about liquor laws, etc. Mr. Smith stated that this is a requirement for anything, so although it isn't stated, it is still applicable.

Mr. Chuck Boso pointed out that the legislation states additional permits may be required from the Building Division and Fire Department. Mr. Mike Boso share his concern that if something does not require a permit, those provisions wouldn't apply.

Mr. Schottke moved to amend Attachment A, to add under General Requirements, second bullet point – "also obtain any necessary permits from the building division and/or township fire and the applicant shall consult with both the building division and township fire to discuss the project"; seconded by Mr. Holt.

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

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

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

The Chair recognized Mr. Schlabach, Chairman of Safety for discussion and voting under said Committee.

1. Resolution CR-45-20 (Urge Governor DeWine and the State of Ohio Legislature to Extend the Deadline for Operating Public Meetings Electronically) was given its reading and public hearing.

Mr. Schlabach said there was a sunset date on when public meetings could be conducted electronically. This asked that the deadline be extended until the emergency is over.

Mr. Schottke explained that this will be sent to our State officials. He said if this is not extended, the next regular meeting would be our last meeting virtually. Mr. Smith said he believes it will get extended, especially with the current rise in positive cases.

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

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

3. Resolution CR-46-20 (Urge the Federal Government to Extend the Deadline for the Use of CARES Act Funding) was given is reading and public hearing.

Mr. Schlabach stated that the monies would not only have to be spent, but the projects completed by December 31, 2020 or the funds must be returned. Mr. Smith confirmed this.

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

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

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

1. Ordinance C-60-20 (Levy Special Assessments for the Stringtown Road Sanitary Sewer and Waterline Improvements) was given its first reading. Second reading and public hearing will be held on November 16, 2020.
2. Ordinance C-61-20 (Levy Special Assessments for the Construction of Various Sidewalks in the City of Grove City, Ohio) was given its first reading. Second reading and public hearing will be held on November 16, 2020.

3. Ordinance C-62-20 (Transfer \$137,500.00 from the Deposit Trust Fund to the Capital Improvement Fund for Borry Road funding) was given its first reading. Second reading and public hearing will be held on November 16, 2020.
4. Ordinance C-63-20 (Authorize the City Administrator to enter into Agreements with the Chillicothe Telephone Company for the installation and maintenance of Fiber to the Data Center containing the City's Server Infrastructure) was given its first reading. Second reading and public hearing will be held on November 16, 2020.
5. Resolution CR-47-20 (Authorizing the Use of Local Coronavirus Relief Funds to be distributed to Voicecorps) was given its reading and public hearing.

Mr. Holt explained that Voicecorps is a company that reads to the blind and disabled people. This money will fund some remote broadcast equipment for use during the Pandemic.

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

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

6. Resolution CR-48-20 (Authorizing the Use of Local Coronavirus Relief Funds to be distributed to Various Government and/or Organizations as Sub-grants for COVID-Necessary Expenses) was given its reading and public hearing.

Mr. Holt explained that this is another distribution of COVID relief funds for: Little Theater Off Broadway; YMCA Grove City and Urbancrest locations; Grove City Food Pantry; SW Public Library. They will also have to abide by the Dec. 31, 2020 Federal deadline.

Mayor Stage said he has been in discussions with the Mid-Ohio Food Bank and they may have a request. The letter we received from Jackson Township Fire is being review to see if it is an eligible expense under the CARES Act. Mr. Berry asked if he has heard anything about offering free testing to all residents. Mayor Stage said they did speak to the Franklin County Board of Health and this is not as simple as it seems, but they keep asking. He said there will be a pop-up free testing at the G.C. Church of the Nazarene. The Mayor said funding for senior housing facilities are usually for-profit businesses and that knocks them out.

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

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

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.

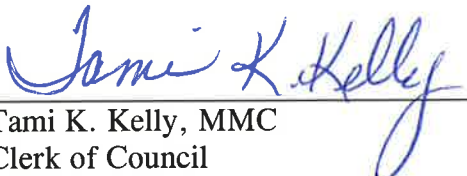
1. Mayor Stage submitted the Monthly Mayor's Court Report and Mr. Schottke moved to accept same; seconded by Ms. Houk.

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

The Mayor said they are declaring 11/28/20 Small Business Saturday; we got through Halloween and Trick-or-Treat and they will revisit MORPC's municipal agreement for what day to hold it next year; a stream along S.R.665 is being requested to be named "Gibboney Creek" and the City will send its support to the U.S. Board of Geographic Names.

2. It was announced that there would be a Finance Meeting on 11/23 at 6:00 p.m. to review the 2021 Appropriations detail.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourn at 8:16 p.m.



Tami K. Kelly, MMC
Clerk of Council



Christine Houk
Chair