

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 20, 2021

Regular Meeting

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

Roll was called and the following members were present:

Roby Schottke Aaron Schlabach Christine Houk Randy Holt Ted Berry

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

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

2. The Chair read the agenda items and all items were approved by unanimous consent.

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

1. Ordinance C-67-21 (Approve the Rezoning of 145.6± acres located North of S.R. 665 and East of S.R.104 from SF-1 to PUD-R with Zoning Text) was given its second reading and public hearing.

Mr. Kyle Rauch, Dir. of Dev., stated that Planning Commission recommended disapproval. However, since that time, the Developer has been working with staff to meet the stipulations provided during the preliminary plan. He explained the changes in the Revised Zoning Text dated 12/10/21. It reduces the density from 397 lots to 366 lots and has committed to working on traffic calming throughout the development. The density is similar to those in the surrounding area. Mr. Rauch noted that the Traffic Study is not complete yet, but is in process and is moving forward.

Ms. Houk asked about the substitution between the first and second reading. Mr. Rauch said this happens on occasion. The applicant wanted to work with the staff to address issues from Planning Commission and Council and bring the best product to Council.

Mr. Schottke moved to replace the Zoning Text, Exhibit A, with the revised version dated 12/10/2021; seconded by Ms. Houk.

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

Mr. Berry asked Mr. Rauch what the land could be used for if the zoning remained SF-1. Mr. Rauch explained that SF-1 would allow for 20,000 sq. ft. lots, which would be about 180-200 lots for single-family homes. He said the proposed Stratford Meadows subdivision for this same property

was approved for 2.66 units to the acre. Mayor Stage commented that annexing this property was a defensive move to keep Columbus east of the Scioto River. If this hadn't been brought into Grove City, it was going into Columbus and this would be developed with their standards.

Mr. Tom Hart, attorney for Developer, stated that the single-family portion is all 70 ft. wide lots and moved away from the protected stream corridor. He said the path can now sit on a flat area and connect with the metro park. He said with the preservation of the natural area, anyone will be able to enjoy it. He said the site was zoned previously with a higher density. He said Grove City has a lot of momentum with increased medical and commercial areas. To service that, housing is needed. When workers can live and work in the same community, they spend their dollars in that same community. A site like this is important to create the quality of life for residents.

Mr. Erik Alder, resident on S.R. 665, voiced opposition to the rezoning. He said in the Spring minutes, the developer was asked to complete certain items, including a Traffic Study, which is not done. He questions doing this now, since items are not complete. He noted that the stream corridor is in the flood zone and can't be used by anyone, anyway. He said the cost of these homes will be too high for the new people working here and their tax dollars will be going out of the city. He said looking at all the people in the room tonight should tell Council that people are not happy with this zoning or the development. He asked that they step back and wait before rushing ahead.

Ms. Sarah Riley, 790 London-Groveport Rd., said the development surrounds her home. She said this property is not just a field. She said this acreage has a unique eco-system that feeds into the river. She is concerned about the effects this development will have on it and the possible repercussions.

Mr. Greg Burlile, Scioto Meadows Blvd., voiced opposition to this zoning. He said this allows more people to live on the parcel. He said if that is correct, you cannot divorce the traffic issues because more people means more traffic.

Mr. John Lindeman, Ann Arundal Loop, stated that houses are being built in Grove City from left to right. He said saying that they need to jam as many houses on this property as possible is not right. There are plenty being built to go around and traffic does need to be studied before putting anything on this ground.

Ms. Amanda Seagraves, Zuber Rd., stated that she doesn't feel there is enough information to know if rezoning is appropriate. She said she lives at the other end of Plum Run and confirmed that it likes to flood. She said she can't imagine how much worse it will be with a housing development.

Mr. Brian McDaniel, W. River Dr., said Dash Logan from the Dev. Dept. gave the developer a very good document, but, the developer never answered the questions. When Mr. Schottke asked for three items, the developer would only answer two. He said once this is rezoned, the developer can put as many houses as possible on the property. He believes the traffic study need finished before the rezoning is decided.

Ms. Michael Hall, S.R. 665, opposed the rezoning and voiced concerns over the density. He also voiced concern over utility disruption and noise. He said if Council has hesitations over this, the room show that the residents do too.

Ms. Amber Bruzzese, 890 London-Groveport Rd., said they are most affected by this project. She believes there are too many homes proposed. This property is in a flood plain and concerned about how this will affect her property. She said the area selected is not the right area for condos or the entrance shown. She said turning left out of her driveway is impossible, with no homes beside her.

She said she can't imagine how anyone in this development will get out.

Ms. Houk stated that her concerns are tied to density. The current zoning is far less dense than requested. She said the proposal in 2004 is different to consider, as this community has really changed since then. She said the PUD zoning marries closely to the development plan and the traffic conversation marries very closely to density. She said she has concerns over density and a lack of flexibility on addressing some serious issues on S.R. 665.

Mr. Berry commented that zoning is directly tied to traffic because of the density. He asked if the floodplain has been reviewed and the flooding addressed. Mr. Hart stated that storm water is part of the Development Plan. He said they have studied it and the site will have to meet the City's requirements. He said the storm water should be better with this development. He said they have filed a traffic study in May and is still under review. He said traffic is not legally part of zoning, although it is related. He said this site will be required to mitigate the traffic it will generate. There will be a lot of other improvements.

Mr. Schlabach said there is an issue of supply and demand for housing now. Franklin County is set to double in size within the next 30 years. He said traffic is always going to be an issue. He said stopping or slowing development will not help the issue. He said the options are not to build or not to build; the options are to increase homelessness, joblessness, and inflated housing costs or to expand out the city. He said when supply meets demand, the prices will level off and become more affordable.

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

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

2. Ordinance C-70-21 (Authorize the City Administrator to enter into Community Reinvestment Area Agreements to expand CRA #1) was given its second reading and public hearing.

Mr. Boso, City Admin., explained the CRA abatement for the four property owners involved, along with C-71-21 and how this is part of a larger strategy to bring Grove City its last commerce area. This will be the last area to attract business. He said they want to secure this area and have proper zoning, along with incentives to facilitate proper development.

A video was shared of the potential development.

Mayor Stage explained that the City has engaged with The Montrose Group to assist with the plan, and the strategic positioning of the area.

Mr. Dave Robinson, Principle of the Montrose Group, explained that their company does corporate site location and economic development consulting. He shared some current projects around Ohio. He introduced Nate Green, Dir. of Economic Development, who stated the importance of this expansion and its contribution to the potential growth of the city, while capitalizing on the Mt. Carmel investment. He said the CRA is one of the most effective tools to attract new development to Ohio. He said Grove City has had great success in the CRA's that have been provided, in that they have produced excellent income tax and later property tax for the community. Mr. Robinson and Mr. Green further detailed the Ohio Tax law and the incentives for economic development that

produce results for all involved. He said the biggest thing a business looks at when choosing a place is taxes and these incentives create a better potential for locating here.

Mr. Berry stated that he understands the landfill issues and appreciates all the work that has been done with this new commerce area. He said there has been a lot of conversation with SWACO over the years about their development and its effect on the community. He asked about the annexation on the northeast corner of S.R. 62 and S.R. 665. Mr. Boso explained that the Sidner's signed an agreement to annex in November. He said that acreage and all those parcels in C-71-21 would be annexed and zoned agriculture, rather than industrial – as it is zoned in the Township. He said this puts us in a good position to protect the area and rezone it as Council sees fit. Mr. Berry said if we didn't offer incentives and leave the southern border up to SWACO to develop it may not bring what is good for Grove City.

Mr. Boso said he understands the conversation of wondering if tax abatements are good or bad. He provided an example with Wal-Mart Distribution, who pays the school district \$645,000.00 a year and have been for over 10 years. He said a 15 year abatement is a short window in the evolution of the city. The zoning consequences are vastly more important and we have to protect those.

Ms. Houk expressed her difficulty and concerns with the underlying vision; trying to map out a strategy to circumvent SWACO instead of an integrated approach for the corridor, the inclusion of some of the parcels and the marketing and propaganda tied to the economic incentives. She said she believes that they have the ability to impact the community positively, but would have liked to have the critical analysis discussion, where the non-financial implications of this project are aired out. She said there are too many pieces for her to get behind this right now.

Mayor Stage said they are not circumventing SWACO. He said the marketing efforts that are being painted by SWACO now, are not the same vision as the City's. He explained that the property just north of Mr. Sidner is being considered for development in the Township and will have no landscaping, etc. and have another ugly Dollar General at our southern border. He said this is not propaganda, it is fact. He said he plans to share the video with the SWACO Board and show them. He said it is time to share with all of Franklin County that we are going to write our own book. He said they have done the critical analysis and you can't write anything better than Wal-Mart.

Mr. Schlabach stated that he is a fan of economic development and agrees that Ohio isn't the most business friendly state. He believes that lowering property taxes does help a few businesses for a short while. He said it seems that, at times, the City and SWACO come from an adversarial place with each other. He said neither are going anywhere and need to find an amicable solution. Mayor Stage commented that he doesn't feel there is animosity. They have worked with SWACO for 1 ½ years on a plan. What has happened is that the City has invested \$9 million in 300 acres for economic development before SWACO bought it. The City has not made one red cent from that investment. There is anxiety over how much more the City would have to do before receiving some return on that investment. SWACO does not have an answer and will not spin off any of those acres.

Mr. Schottke said this is an economic engine for the City and have used it in many areas to bring shopping, restaurants, medical offices and jobs to the community. He said this is another economic generator that gives a little to gain a lot.

Ms. Andrea Benton, Zuber Rd., voiced concerns over the CRA expansion, particularly with the two parcels on Zuber Road. She feels that this isn't really necessary, as Grove City is thriving and growing - not lacking investments. In looking at the Franklin County Tax Abatement Dashboard, the City has lost out on \$5.8 million on tax revenue, due to existing CRA's in 2020. She said of this, \$3 million could have gone to South Western City Schools. She said these funds could have

gone to building more schools and improving the roadways to alleviate traffic concerns. She asked that these issues be considered before voting on this issue.

Mr. Berry recognized Ms. Benton's concerns and explained that she is missing some information. Such as, the City does not fund schools and most of the roads needing improvement are in the Township. Once those roads come into the City, then we can make improvements. He said none of this land is being looked at for residential. It is focusing on medical and technical offices to create more jobs and monies for the community. He said her comments makes him think that there needs to be some more education for the public before moving forward. He said we have to create a vision and we have to lead. SWACO is its own entity and they can expand and do whatever they want as long as it is not in the City. He said he is glad there is a vision of the City that can lead to better economic growth. Mr. Schottke added that this area is being targeted for job growth and will not impact the schools.

There being no additional questions or comments, Mr. Berry moved it be postponed to 01/03/22; seconded by Mr. Schlabach.

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

3. Ordinance C-71-21 (Authorize the City Administrator to Execute Pre-Annexation Agreements with Various Property Owners in the vicinity of I-71 and S.R. 665) was given its second reading and public hearing.

Mayor Stage asked Council to act on this, as people are waiting to be annexed.

Mr. Berry asked to review Exhibit C and asked why it is coming in zoned as Industrial. Mr. Boso explained that only 17.9 acres total are under that zoning out of the total 270 acres. He explained that this parcel is already zoned industrial in the Township and would normally come into the City as industrial. The property owner desires to keep that zoning. Mr. Rauch stated that this property owner has already submitted a plan to the Township for an industrial flex, single-story building. During discussions with the City, the property said he would annex as long as he could retain the industrial zoning. Mr. Rauch said he felt there was no harm for this one parcel. Mayor Stage explained that the development requirements in the City are far more stringent than the Townships and will be a better development if done in the City.

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

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

4. Ordinance C-77-21 (Accept the Plat of Beulah Park, Subarea G) was given its first reading. Second reading and public hearing will be held on 01/03/2022.
5. Ordinance C-78-21 (Approve amendments to the Zoning Text for Trailview Run and Treetops @

Trailview Run located at 1419 Borrer Rd., as approved by Ord. C-28-18) was given its first reading. Second reading and public hearing will be held on 02/07/2022.

6. Resolution CR-59-21 (Approve a Certificate of Appropriateness for JP Morgan Chase for Rooftop Solar Panels) was given its reading and at the written request of the petitioner's agent, Mr. Schottke moved it be postponed to 01/18/22; seconded by Ms. Houk.

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

7. Resolution CR-65-21 (Approve the Development Plan for Forge Biologics Addition located at 3900 Gantz Rd.) was given its reading and public hearing.

Mr. Eric Walsh, Korda-Nemeth Engineers, was present to answer any questions. He explained that this addition is for additional office space.

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

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

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

1. Ordinance C-72-21 (Accept Stormwater and Sanitary Easements on the Pinnacle Quarry site) was given its second reading and public hearing and Mr. Berry moved it be approved; seconded by Ms. Houk.

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

2. Ordinance C-73-21 (Supporting the Stormwater Modeling Report and designating \$3.9 million from the American Recovery Plan Act for Municipal Stormwater Projects identified in the Final Stormwater Report from EMH&T) was given its second reading and public hearing.

Mr. Schlabach explained that this is a small bite of the whale that is the Stormwater Modeling Plan. He explained that the final report is due soon. He wants to earmark dollars to try to get a portion of the Stormwater System improved and start the City down the path.

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

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

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

1. Ordinance C-74-21 (Appropriate \$1,750,000.00 from the Deposit Trust Fund and Reduce Appropriation Amounts from Various Funds) was given its second reading and public hearing and moved it be approved; seconded by Ms. Houk.

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

2. Ordinance C-75-21 (Appropriate \$6,000.00 from the Senior Nutrition Fund for the current expense of the Meals on Wheels Program) was given its second reading and public hearing and Mr. Holt moved it be approved; seconded by Mr. Schlabach.

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

3. Ordinance C-76-21 (Appropriate \$8,633.00 from the Local Coronavirus Relief Fund for the current expense of Pandemic-related expenses as required under the CARES Act) was given its second reading and public hearing.

Mr. Holt noted that this is from the very first COVID funds provided and this will zero out that account.

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

4. Ordinance C-79-21 (Authorize the City Administrator to Execute the Central Ohio Health Care Consortium Joint Self-Insurance Agreement and Declare an Emergency) was given its first reading.

Mr. Boso explained that we are part of 11 municipalities to pool together to get quotes for health care, drug coverage, etc. He said that the more people in the pool, the less premiums are. We have been a part of this Consortium since 1992. Rates for next year will be the same for everyone as they were in 2021.

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

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

Mr. Holt moved to approve this ordinance as an emergency measure; seconded by Mr. Schlabach.

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

5. Ordinance C-80-21 (Make Appropriations for Current Expenses and Other Expenditures for which the City of Grove City must provide during the twelve months ending December, 31, 2022) was given its reading and public hearing.

Mr. Schottke questioned a budget detail for Grove City Town Center Inc. He asked why there is a \$15,000 increase. Mayor Stage explained that 2020 was the pandemic year. They provided for the same funding as they did in 2019.

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

Mr. Schottke said he would like to reduce the amount in Section 5 to \$350,000.00 and the remaining \$100,000.00 be placed in the Community Development Fund. Mr. Turner, Dir. of Finance, explained that 25% of the hotel taxes must be deposited into the Convention Bureau Fund. They project that \$450,000.00 will be received for this fund. If it is reduced, additional monies collected will have to be held until Council approved a supplemental ordinance for the Convention Bureau Fund. Mayor Stage said if Mr. Schottke wanted to reinstate the \$100,000.00 for the Chamber in Section 5. After additional discussion, Mr. Schottke moved to amend Section 5 to provide \$350,000.00 for Visit Grove City, and \$100,000 for the Chamber of Commerce; then reduction of funds in the Community Development Fund by \$100,000.00; seconded by Mr. Holt.

Mr. Berry asked what the logic is behind this amendment. Mr. Schottke explained that he realized that Visit Grove City has an excess of over \$300,000.00 now. Part of their concern was the PPE loan which has not been forgiven yet. He said he feels that Visit Grove City has enough money now to repay that loan if necessary and feels providing funds to other entities is more appropriate. Mr. Berry asked if the PPE loan amount could be appropriated to them later, if the loan was not forgiven. Mr. Boso said yes.

Mr. Schlabach said he feels this puts a monkey wrench in the system that doesn't need to exist. If Council believes that Visit Grove City has too much money, they can fix it in next year's allocations.

Ms. Houk said the mechanics are unclear with the change to Visitor's and Conventions Bureaus. She said they decided to give the VCB certainty. We are taking, for this year, the conversation away of pitting organization against organization. If Council sees that all are working collaboratively, then things are good. If not, then Council can act on that in the next term. She said she doesn't see how this can be changed now, having walked away with a list of actionable items on Dec. 15.

Mr. Schottke said he feels that this is what the original intent was at the Finance meeting.

Mayor Stage stated that the Administration was also caught off guard with the change at the Finance meeting. He said they had \$200,000 in the coffers to spend on items that they have been holding. He said the worst case scenario for the VCB would still provide \$170,000.00 left in their budget.

After additional discussion, the vote was called on the motion to amend.

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

The vote was called on the main motion.

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

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

1. Ms. Connie Rose, S.R. 665 resident, said everyone knows about the traffic on that road and wanted to voice her concerns about how unsafe she feels. She said any more new development on in this area is going to be very hard to take.
2. President Houk opened the floor for the Public Hearing Electric Aggregation.

Mr. Smith, Dir. of Law, explained that this is a procedural hurdle in the process that we need to get through, to get to the next step. At that point, a Request for Proposal will be sent out to get prices from companies and evaluate. He noted that Mr. Greg Beckert, our consultant, is on-line to answer any questions. Mr. Smith said there are still a lot of steps and opportunity for the public to speak on this issue.

There being no comments or questions, President Houk closed the Electric Aggregation Public Hearing.

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

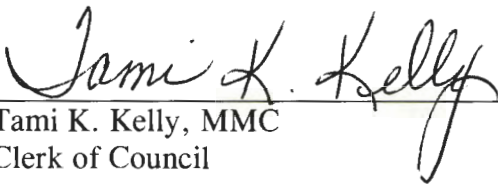
1. Mayor Stage submitted the Mayor's Court Report and Mr. Schlabach moved to accept same; seconded by Mr. Schottke.

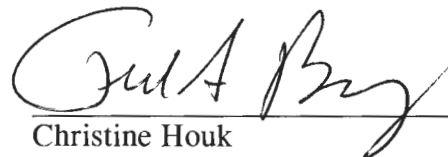
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

Mayor Stage then updated Council on weekly events.

2. President Houk asked all Council Members and the Mayor to join her down front. Council and Mayor Stage recognized Council Member Aaron Schlabach for his contributions to the community as the Council Member At-Large during his term. He was given a plaque as recognition and all shared their well wishes for his future.
3. After blessings for a Merry Christmas and Happy New Year; other comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourn at 9:47 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
Chair

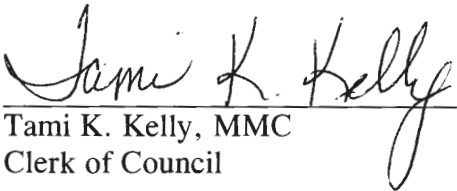
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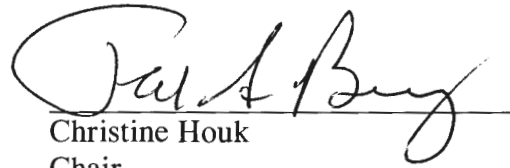
Dec. 20, 2021

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

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
Chair