CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

October 21, 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. Mr. Schottke moved to dispense with the reading of the minutes from the previous regular and special meetings and approve as written; seconded by Ms. Houk.

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-45-19 (Approve the Rezoning of 21.084 acres located at the Southwest corner of Holton Road and State Route 104 from SF-1 (single-family residential) to PUD-R (Planned Unit Development-residential) with zoning text) was given its second reading.

Mr. Schottke stated that he spoke with the attorney for this project today and they have requested it be postponed to 11/18/19 in order to complete several of their reports.

Mr. John Sherron, Holton Rd. resident, said he has several questions he would like answered. He shared a copy of the project narrative from Treplus and noted that there were conflicts in the document about the amount of park/green space. He said 2.06 acres of their open space is the land for the relocation of Holton Road. He said that cannot be used as green space. He asked who would pay for the new road. Mr. Rauch, Dir. of Dev., explained that if a plan is deficient in green/park space, the Code allows payment in lieu of that green/park land. He also stated that the developer will give the City the right-of-way for the road and it will be constructed by the City. Mr. Sherron asked who would pay for the new traffic signal. Mr. Boso, City Admin., said the City would pay for the signal. Mr. Sherron asked who would pay for the new entrance into the Metro Park and Mr. Boso said the City would pay for that as well. Mr. Sherron asked what would happen to the old section of Holton Road when it is relocated. Mr. Boso said it would remain right-of-way or each side of the street could go to the adjoining property owners. Mr. Sherron asked who would enforce the Zoning Text. Mr. Rauch said the Building Division would enforce the Zoning Text.

Mr. Jay Hirt, Jackson Pike resident, said he is very worried about the bike path. He said putting one on S.R. 104 is like putting one down S.R. 665. He said this is a 55 mph road and he watched an accident where both cars flipped and landed on the bike path. He said he did not want to give part of his property for the bike path, but felt he had no choice. He said he just cares about the people. He said the apartment developers are blackmailing the City. He voiced concern for safety and asked Council to please fix this before someone gets killed.

Mr. Rick Young, Holton Road resident, voiced concern over the traffic. He said Holton Road and S.R. 104 are race ways. He said since the hospital has opened the traffic has easily tripled. He said a traffic light will not improve Holton Road and not improving it clear to Hoover Road is negligent. He said it is very narrow, un-policed and unsafe. In addition, he does not believe this is an appropriate location for apartments. He said Council turned down the preliminary plan and the Developer has made no revisions to the plan. He said if this parcel is rezoned, Council will lose the ability to keep apartments off it. He said this plan is not the highest and best use for the property.

Mr. Berry said he was sorry the Developer didn't send a representative this evening. He said there is a place for apartments and that place is in high density areas where there is shopping, bus routes, etc. He said Council has approved a lot of apartments and questions the need for more. He said Jackson Pike is already very busy and it is not in the City, it could not be improved by Grove City. He said he doesn't think this development belongs at this location and was ready to speak to the developer at this public meeting tonight.

There being no additional questions or comments, Mr. Schottke moved it be postponed to 11/18/19; seconded by Ms. Houk.

Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	No
Mr. Schottke	Yes

2. Ordinance C-55-19 (Approve a Special Use Permit for a Daycare Center for Kiddie Academy located at 4236 Buckeye Parkway) was given its first reading. Second reading and public hearing will be 11/04/19.

3. Ordinance C-56-19 (Accept the Plat of Beulah Park, Section 1) was given its first reading. Second reading and public hearing will be 11/04/19.

4. Ordinance C-57-19 (Amend Section 1135.09(b)(2) of the Codified Ordinances titled C-1 Service Commercial) was given its first reading. Second reading and public hearing will be 11/04/19.

5. 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 first reading. Second reading and public hearing will be 11/04/19.

6. 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 first reading. Second reading and public hearing will be 11/04/19.

7. Resolution CR-47-19 (Approve the Development Plan for Becknell Industrial located at 6275 Seeds Rd.) was given its reading and public hearing.

   Mr. Rauch, Dir. of Dev., explained the project and the nine (9) stipulations set by Planning Commission. He said they will need a variance for their building height. It is five feet too high. They will need to combine lots; address floodway issues; replace dead trees; address lighting issues; and provide a rendering as seen by the freeway side.

Ms. Amanda Spencer, Engineer for Becknell, was present to answer questions and agreed to the nine (9) stipulations. Mr. Schottke asked if the building would be situated as to not affect the floodplain. Ms. Spencer said the building and parking lot is set higher and will be outside the floodplain area. Mr. Schottke said it looks like part of the parking lot is in the floodplain. Ms. Spencer said the floodplain that is on the FEMA map was not modeled. They have prepared a hydraulic analysis to establish the base flood elevation and working with the City to get it modified on the FEMA map. It is a minimal floodplain and once the map is amended it will meet requirements.

Mayor Stage said he would like to work with the Developer on the fence design, so that when someone is fixing it, they can take care of it all at one time.

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

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

8. Resolution CR-48-19 (Approve the Development Plan for an Addition to TriLink Storage located at 5965 Haughn Road) was given its reading and public hearing.

Mr. Rauch noted that Council approved a Special Use Permit for this parcel in July. This business was established in the Township.

Mr. Scott Emerich, managing partner, was present to answer any questions and accept the stipulations of Planning Commission.

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

9. Resolution CR-49-19 (Approve a Development Plan for an Addition to Tigerpoly Manufacturing located at 6231 Enterprise Parkway) was given its reading and public hearing.

Mr. Schottke noted that this was the sixth addition to the Tigerpoly building.

Mr. Rick White and Mr. Brian Clyde, representing Tigerpoly were present to answer any questions and accept the stipulations.

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

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

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

1. Ordinance C-46-19 (Enact Chapter 376 of the Codified Ordinances of Grove City Ohio titled "Operation Restricted for Low-Speed and Under-Speed Vehicles") was given its second reading and public hearing.

   Mr. Davis explained that addresses golf carts. He said he wished we could leave people alone, we cannot due to State Law. He said if these carts want to be legal on the road, they need to follow certain regulations.

   Mr. Smith, Dir. of Law, explained that there are street legal carts that go 21-24 mph and if they have license plates, they are legal. The carts that go 12 – 14 mph are not legal and never have been legal. He said this allows the low speed carts a path to become legal and be on the roads.

   Mr. Schottke said he is concerned for those who live in the golf course community that have bought carts, expecting to use them on streets and/or bike paths, and cannot. Their carts may not be able to be converted. Mr. Smith said those carts have always been illegal and this ordinance doesn't put them in any worse position.

   Ms. Houk pointed out that the education piece is probably more important than the legislation and we will need to work on getting the word out while enforcing the Code.

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

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

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

1. Ordinance C-54-19 (Amend Various Sections of Chapter 143 of the Codified Ordinances titled Historical Commission) was given its second reading and public hearing.

   Mr. Rauch explained that the City is attempting to become a Certified Local Government. As part of the comments the City received back from the State, this ordinance addresses some of those.

   Mr. Robinette stated that he sent some suggested changes pertaining to this ordinance to Council Members. He said he suggested that the positions to be appointed be changed to broaden who could be appointed. He also suggested a name change to the Historical Commission since there are multiple references to cultural arts in their mission statement and bylaws, to become Historical and Cultural Arts Commission. He said he feels it more accurately reflects the work that they do. Finally, he suggested an addition to set a three year term for the two new members with an expiration date of 12/31/22.

   Mr. Robinette moved that Section 143.02 be amended to read:

The Historical and Cultural Arts Commission shall be composed of seven (7) citizen members of the community to be appointed by the Mayor to terms of three years, with two members being from a preservation related field, if available and otherwise satisfactory for service.

(a) The two new members shall be appointed to three-year terms, which shall expire on December 31, 2022 and shall be replaced as set forth below.

Seconded by Mr. Davis.

Mr. Schottke said he believes these are two separate issues and moved to divide the question to separate out the amendment for the name change; seconded by Mr. Berry.

Mr. Davis said it is all germane to the Commission and asked why Mr. Schottke wanted to divide the question. Mr. Schottke said he doesn't believe that cultural arts are part of the Historical Commission's work and feels cultural arts deserves its own commission.

Mr. Robinette read from the Historical Commission's mission statement.

Mayor Stage said when that statement was crafted, cultural art was included to get the arts included somewhere, knowing that it was an evolution. He said he said the real direction that we should head is to separate the two and have an Arts Commission. He said there have been a lot of pieces over the years and it has taken a year to get this far with technical changes. He said changing the name is radical and should be presented to the Commission for vetting and a vote. He said this is the proper and transparent way to handle something like this.

There being no additional questions or comments, a vote was called on the motion to split the questions.

Mr. Robinette	No
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Schottke	Yes
Ms. Houk	Yes

Mr. Berry acknowledged that the questions will now be divided and took up the motion to amend the name to the Historical and Cultural Arts Commission.

Mr. Robinette said he doesn't believe this is a radical change. He believes it more accurately reflects what the Commission is currently doing. If a new Arts Commission is approved, this Chapter can be changed again.

Mr. Davis said he believes there is merit in having one Commission that deals with history and cultural arts. He said they often interact with each other and two commissions could lead to a lack of cohesion. He said the current Commission was statutorily set and Council has the right to set the direction that it establishes. Mayor Stage said there is a due process when dealing a Board. It is only right to have them review and vet the question in a public meeting, with a vote. He said this neutralizes their ability and takes away from transparency.

Mr. Schottke said he believes there should be two separate Commissions and not comingle efforts.

Mr. Berry said he offered the inception of an Arts Commission several years ago, but waited to get the Historical Commission set first. He said there is a difference in cultural arts – art, dance, theater, etc. than historical arts. He said he would like to get input from the Historical Commission before moving forward on these changes. He suggested delaying this for two weeks to get that input.

Mr. Robinette said he sent out these changes last week for all to review. He said he reached out to every member of the Commission and they all said they felt it was in line with their responsibilities. He said Council has the ability to make such changes and believes it is in keeping with their mission statement. Mayor Stage said the point is the process. He said calling each member is a rolling meeting and not the proper process. He said if we are about transparency, you should let the process work. He said this is something that has been worked on for a year to be able to move forward with the Certified Local Government and mudding it up with a name change is not the way to go.

There being no additional questions or comments, the roll was called on the motion to amend the name to Historical and Cultural Arts Commission in Section 143.02.

Mr. Davis	Yes
Mr. Berry	No
Mr. Schottke	No
Ms. Houk	Yes
Mr. Robinette	Yes

There being no additional questions or comments, Mr. Berry called the roll on the motion to amend the rest of Section 143.02.

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

There being no additional questions or comments, Mr. Berry moved to approve C-54-19, as amended; seconded by Ms. Houk.

Mr. Schottke	No
Ms. Houk	Yes
Mr. Robinette	Yes
Mr. Davis	Yes
Mr. Berry	Yes

Mayor Stage put Council on notice that he will reserve his right to veto this ordinance. They may come back with an ordinance for an Arts Commission at the next meeting.

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 first reading. Second reading and public hearing will be held on 11/04/19.

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 first reading. Second reading and public hearing will be held on 11/04/19.

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

1. Mr. Kim Roose, resident, asked about the improvements done to Columbus Street this summer. He said 3318 Columbus St. still has a piece of sidewalk that has been removed and not poured. He said the two handicapped ramps at Arbutus are not even with the sidewalk. At Arbutus and Cleveland, there is a new curb that is already broken and in the street. Finally, the striping of the street for parking are 18' and are too small for trucks. They take up two spaces. The parking spots on Broadway are 22' and feels they should be the same on Columbus. *Mr. Boso* said he believes the Service Dept. is aware of all these items and have them on a punch list to be corrected.

2. Mr. Smirthwait, passed out copies of his thoughts on a park at the old library site. He shared his ideas and reasons why a park is needed in the Town Center. Council Members thanked Mr. Smirthwait on his initiative and effort to place a park on the old library site.

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

1. Mayor Stage reported on events from the last couple of weeks. He announced: a meeting on 10/31 to coordinate efforts for "small business Saturday"; a tree planting for Bill Saxton's 60 years of business and contributions to the City; and offered condolences to the Norm Lambert family on his passing.

2. Mr. Turner passed copies of the 2020 Capital Improvements list.

3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:40 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Steven R. Robinette

Steven R. Robinette
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

October 21, 2019

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

Council Members reviewed the Agenda items.

Ms. Houk asked Council to check their calendars and confirm with Ms. Kelly that they have 11/12 available for a special meeting of Council to hear from Rev1/Cultivate, Visit Grove City and Heart of Grove City (Town Center Inc.). She also asked to pencil in 12/9 for the Budget meeting with Department Heads.

Mr. Berry asked about the next steps for the bridge over I-71. Mr. Rauch said he is proposing that ODOT fees be appropriated in the 2020 Budget. Mr. Boso said they are evaluating the cost to see if monies are available in this years budget.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Steven R. Robinette

Steven R. Robinette
Chair