

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

October 17, 2022

Regular Meeting

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

Roll was called and the following members were present:

Roby Schottke Mark Sigrist Ted Berry Randy Holt Christine Houk

1. Mr. Berry moved to approve the Minutes from the previous meeting and approve as written; seconded by Ms. Houk.

Mr. Schottke	Yes
Mr. Sigrist	Yes
Mr. Berry	Yes
Mr. Holt	Yes
Ms. Houk	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-54-22 (Approve the Rezoning of 32.25+ acres located North of Orders Road and West of Southern Grove Drive from SF-1 to PUD-R with Zoning Text) was given its second reading and public hearing.

Mr. Kyle Rauch, Dir. of Dev., explained that a plan for this parcel was approved in 2016 but never built. This plan has the same number of lots. The lots on the eastern boundary are larger to be more comparable to the Southern Grove subdivision and get smaller as you move west.

Mr. Jim Hilz, petitioner's representative, stated that this is an empty nester, patio home community consisting of 35 acres with 12 acres of open and green space. Mr. Schottke reviewed the stipulation which Mr. Hilz agreed to.

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

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

2. Resolution CR-55-22 (Approve the Development Plan for Hickory Creek located north of Orders Rd. and west of Southern Grove Dr.) was given its reading and public hearing.

Mr. Rauch provided an overview of the contribution for the Orders Road improvements and waterline extension.

Mr. Jim Hilz, petitioner's representative, explained that the eastern border will have supplemental landscaping, to the existing landscaping, for the Southern Grove residents. He said the connection to Williamsburg Court will be pedestrian only. He showed a slide that depicted bike paths in blue and sidewalks in red. He provided an overview of the full development plan, including the relocation of the entrance to align with a new entrance to Century Village.

Mr. Holt asked what the width of the multi-use path will be. Mr. Rauch said it will be eight feet (8') and sidewalks will be five feet (5').

Mayor Stage commented that Pulte Homes has done well on addressing the concerns of the Southern Grove residents. He asked what tier the ponds would be. Mr. Hilz said they are two tier ponds and will meet all the standards of Grove City.

Mr. Berry questioned the bike path and the lack of connection from the pond to Williamsburg Court. Mr. Greg Chillog, engineer, explained that there is no connection, other than a sidewalk to Williamsburg Court. He said the main goal was to provide bike path connections north to south with ancillary connections east to west. He said with the reconfiguration of the entrance, this will provide a connection to Century Village. Mr. Berry said he feels there should be a connection from the pond path east, to Williamsburg Ct. so bikes can cross Orders Rd. at a lighted intersection. A lengthy discussion took place over bike path connectivity.

Mr. Schottke moved to amend Section 1 to include the following stipulation: 1. "Share the Road" markings shall be added to Haley Way and Williamsburg Court; seconded by Ms. Houk.

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

Additional discussion took place about crossing Orders Road and getting to the YMCA.

Mr. Berry moved to amend Section 1 to add an additional stipulation: 2. A Pedestrian Caution light for crossing shall be added to the intersection of Hickory Creek and Orders Road; seconded by Mr. Schottke.

Ms. Houk asked if we had any data to support these types of lights, as she doesn't want to make a decision on a less safe alternative. Mr. Teaford, Dir of Service, said he doesn't have any data tonight, but he does have crash stats that show crashes occurring on Stringtown Rd., Broadway, and Buckeye Parkway. Currently, there are no crash problems in the southern part of the city.

The vote was called on the amendment.

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

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

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

3. Resolution CR-58-22 (Approve the Preliminary Development Plan for Courtyards at Mulberry Run located at 2110 White Road) was given its reading and public hearing.

Mr. Joel Rhodes, Epcon Group, explained that this is just a preliminary plan and they are working to get more answers for this area. He provided an overview of the proposed development, complete with home types and amenities for the development. He said they have met with the neighbors and have refined the plan based on some of their comments.

Mr. Schottke asked for the concept for crossing Orders Road, since this development is on the north and south sides of that road. Mr. Rhodes explained that there is a designated entryway for the south side that satisfies the standards for site distance for that area. He said they will also provide a beacon for crossing to enhance the safety. Mr. Schottke asked if there would be a deceleration lane. Mr. Mike Reeves, engineer, said no, as the traffic study shows it is not needed. Mr. Schottke said he travels this road regularly and believes it should be reconsidered, regardless of the traffic study.

Ms. Houk stated that she is struggling with the density of this development, in this location, as well as accessing the amenities across a busy road. She said she believes the density of the surrounding area aligns with our SF-1 zoning classification.

Mr. Sigrist stated that he lived a few lots down from this proposal for about 12 years. He said he is struggling with the benefit of this development and how this makes the City better. He said there is poor visibility on White Road and the density proposed is too high.

Mr. Berry suggested looking at a better way to connect the two sides of the development - perhaps through the City's park on the north side of the road. Mr. Rhodes said there is a stream that presents a problem with connectivity in that area. Mr. Berry suggested looking at it again.

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

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

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

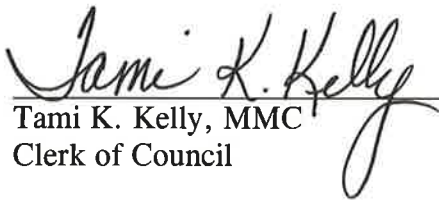
1. Mr. Keith Webb, Devin Rd., expressed his views on diversity, since he was unable to attend the Diversity Task Force meeting. He shared a quote from Martin Niemoller - "First they came for the Socialists". He said as Americans, we have a constitution to allow people to speak out, to be heard and be recognized. It is when government suppresses this, that a foundation for civil war is created instead of civil discourse. He feels we are nearing this war. He said his church has been a sleeping giant for too long. He said Christians will not stand by and allow our Country to be disassembled and destroyed by evil men, with evil intentions, even if it is in the name of pluralism, tolerance, and diversity.

2. Ms. Sandy Francis, White Rd., shared a scripture (Luke, Ch. 9) with Council as they govern our City. She said Jesus is here in Grove City. He came 2000 years ago with grace and truth to destroy the works of the devil. She said her brothers and sisters of faith come with a vengeance of God to see the enemy destroyed all over Grove City and see evil works destroyed in Grove City and in people's lives, so that everyone – together- can make Grove City become the best it can be.

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

1. Mayor Stage reported on upcoming events. He shared that the Draft Capital Improvement list for the 2023 budget was given to Council for review.
2. After closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 8:13 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President of Council

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

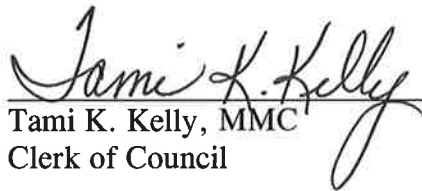
October 17, 2022

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

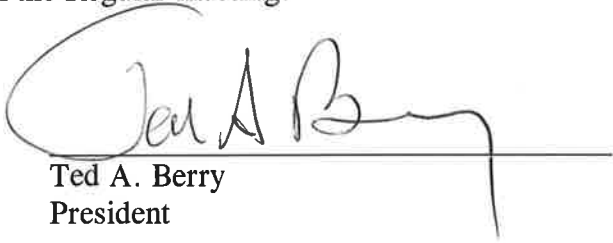
Ms. Kelly shared that two Liquor Permits have been received and said the Safety Division does not suggest a hearing. Council agreed by unanimous consent to not request a hearing for these permits.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
President