CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 19, 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 *Ted Berry* *Randy Holt* *Christine Houk*

1. Mr. Schottke moved to excuse Mr. Sigrist; seconded by Ms. Houk.

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

2. Mr. Schottke moved to approve the Minutes from the previous meeting and the Finance Committee meeting and approve as written; seconded by Ms. Houk.

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

3. 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-63-22 (Approve the Rezoning of 144.27± acres located North of State Route 665 and East of State Route 104 from SF-1 to PUD-R with Zoning Text) was given its second reading and public hearing.

Mr. Schottke explained that the City is working with the Developer and ODOT to address the constituent concerns of traffic in the area. The Developer has requested a postponement in order to work on the roadway issues.

Mr. Schottke moved to postpone this item to 02/21/2023; seconded by Ms. Houk.

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

2. Resolution CR-49-22 (Approve the Development Plan for Beulah Park, Subarea C, permitting Lennar Homes Venture Collections) was given its reading and at the request of the petitioner's agent Mr. Schottke moved it be postponed to 02/21/2023; seconded by Mr. Holt.

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

3. Resolution CR-56-22 (Approve the Development Plan for Communities at Plum Run located North of State Route 665 and East of State Route 104) was given its reading and at the request of the petitioner, Mr. Schottke moved it be postponed to 02/21/2023; seconded by Mr. Holt.

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

4. Resolution CR-68-22 (Approve the Preliminary Development Plan for the Harris Property located at the northeast corner of S.R. 104 and Borror Road) was given its reading and public hearing.

Mr. Kyle Rauch, Dir. of Dev., provided an overview of this revised preliminary plan. He noted that 15 units have been eliminated; the townhome portion has been eliminated; Staff is supportive of this plan, as it meets the 2050 guidelines and is a transition to the traditional neighborhoods.

Mr. Joe Ciminello, developer, said he accepted the stipulation from Planning Commission. He said overall, he feels it is a great use of the land and is leaving about 47% of the natural features and open space. He believes the extension of Hawthorne Parkway will assist drivers, by giving them a path besides S.R. 665 and allow for safer traffic without competing with trucks.

Mr. Michael New, Borror Rd., voiced concerns over the traffic and cited that there was another accident last night. He said he likes Borror road staying open on the north side, as it is the easiest way to get across S.R. 665. He also shared concerns over water issues in the area. It was shared that water for the site will be held in retention ponds once developed and should not be the cause of any water issues south of S.R. 665.

Ms. Jodi Burroughs, Winnebago St., voiced opposition to the density of the project. She said the developments that surround this average 70 – 80' wide lots rather that the 50' wide lots in this project. She asked that the lots be made larger and the overall density less. She also commented that the traffic patterns on S.R. 665 are much different than other areas of the City, so comparing density to this area isn't the same.

Ms. Joyce Neisweiner, Cayuga Ct., voiced opposition to the density of this project and shared traffic concerns on S.R. 665. She said it is safer to go north/south on Borror than trying to turn on S.R. 665. She also said a traffic light at S.R. 665 & Hawthorne Parkway will not slow traffic down.

Ms. Houk thanked Mr. Ciminello for responding to the resident's concerns. She shared her concerns and said she struggles with green lighting a project with a density that is inconsistent with surrounding neighborhoods. She said we all have to enrich our understanding and realize that people are not developing neighborhoods with 80' wide lots anymore. She said there is an education that has to occur and a global review of the traffic. She said at this time, she feels a responsibility to get answers and educate the community on infrastructure issues and density of projects before making decisions on a corridor that is challenged.

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

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

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

1. Ordinance C-74-22 (Appropriate $1,900,000.00 from the Deposit Trust Fund and Reduce Appropriation Amounts for Various Funds) was given its second reading and public hearing and Mr. Holt moved it be approved; seconded by Mr. Schottke.

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

2. Ordinance C-75-22 (Make Appropriations for Current Expenses and Other Expenses that the City of Grove City must provide during the twelve months ending December 31, 2023) was given its reading and public hearing.

Mr. Holt stated that Council met in a special Finance Committee meeting to go through the budget. A couple of adjustments were made, which are reflected in this ordinance.

Mayor Stage commented that there is no increase in what they consider projected income tax revenue, as they want to play on the conservative side and maintain a status-quo on growth. He said this is the highest carry-over budget that they can remember. We have a very healthy balance sheet.

Mr. Holt asked the Mayor to expand on the benchmarks that are used. Mayor Stage said that Income Tax is the engine that drives the City. The general expenses in the budget does not exceed the projected income tax revenues. He said we want to stay liquid. This year we will have 5.5 months of operating expenses in reserve. He said this is also the largest Capital Improvement list that we have had.

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

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

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

1. Mayor Stage thanked Council for the approval of the budget – noting that we will now have 48 officers on the street, which equates to about 1 officer per 800 people. He wished Laura Harper and Dorothy Reynolds a happy 100th birthday; expressed condolences to the Walter "Red" Weber

who worked for the City along with two of his sons; he noted that three Ohio Governors have visited Grove City in the last three months; sent a letter to the Ohio Court System asking for them to do better with youth delinquency.

2. After wishing everyone a Merry Christmas, Happy Hanukah and a Happy New Year, along with closing comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourned at 7:55 p.m.

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry
Chair

CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

December 19, 2022

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

Council Members reviewed the Agenda items.

Ms. Kelly explained that Mr. Sigrist was out with COVID, but had asked that she share that he did not want to see any delays in the Holton Road improvement project. Council discussed the adjustment in the budget concerning this project and the Administration said they would be coming back to Council early next year with some information and a possible request to keep this on track.

Council retired to the Chambers to begin the Regular meeting.

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry
President