

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

October 01, 2018

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:

Christine Houk Steve Robinette Jeff Davis Ted Berry

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

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

2. Mr. Davis moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Ms. Houk.

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

3. The Chair read the agenda items and they were approved by unanimous consent.

The Chair recognized Ms. Houk, in the absence of Mr. Schottke, Chairman of Lands, for discussion and voting under said Committee.

Mr. Berry announced that he had a conflict with the third ordinance and Mr. Smith, Dir. of Law, confirmed that he has advised Mr. Berry to recuse himself from Ord. C-52-18, due to a conflict of interest.

1. Ordinance C-50-18 (Accept the annexation of 1.387 ± acres located at 1230 Stringtown Road to the City of Grove City) was given its second reading and public hearing and at the request of the petitioner's attorney, moved it be postponed to 11/19/18; seconded by Mr. Davis.

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

2. Ordinance C-51-18 (Accept the annexation of 68.55± acres located at 5273 Haughn Road to the City of Grove City) was given its second reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, requested this be postponed to 11/19/18. He explained that they are requesting a rezoning and postponing this to 11/19/18 will bring both questions to Council at the same meeting.

Ms. Chris Carney, Orders Rd. resident, commented that she and her husband have a lawsuit pending with the Brown's. Their claim is on all the property – particularly the driveway. They do not understand how this can be up for annexation until the lawsuit is resolved. She asked how they are planning to handle the annexation when the property directly connecting to Orders Road may ultimately be theirs. She said she would leave that for them to ponder. Mr. Robinette said they would get advice from the Law Director at the correct time.

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

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

3. Ordinance C-52-18 (Approve a Special Use Permit for an Automotive Dealer for Byers Pre-Owned Center located at 5887 North Meadows Drive) was given its second reading and public hearing.

* Mr. Berry recused himself for this item, at the direction of the Director of Law.

Ms. Kim Shields, Dev. Dept., provided a brief synopsis of the project. This was part of the original Dev. Plan that had a stipulation requiring any used car lot to be part of a dealership. The owner has split the lot and now needs a special use permit for the used car lot on a separate site.

Mr. Robinette asked how this would be policed. Ms. Shields said a lot of the problems they have at the new car dealership is because they have too much inventory. Byers believes this will resolve that issue. If it doesn't, the City can issue a violation of the Special Use Permit.

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

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

4. Ordinance C-53-18 (Amend Section 903.21 of the Codified Ordinances titled Park – Solicitations) was given its first reading. Second reading and public hearing will be held on October 15, 2018.
5. Resolution CR-49-18 (Approve the Development Plan for Homestead Senior Living located East of Hoover Road and South of Orders Road) was given its reading and public hearing.

Ms. Shields said City Staff met with the petitioners after the Planning Commission meeting to address issues of architecture, open space and the entry feature. They met with them again after the last Council meeting to address the entry feature. Staff is comfortable with the new entry feature.

Ms. Rebecca Mott, attorney for petitioner, said they have worked diligently with staff to address the concerns over the entry feature. She also shared a letter from the Nazarene Church to address the open space. She showed the revised drawing for the entry feature.

Mr. Davis commented that he is curious to see if this will be successful. He said he loves the model and believes they will adhere to their commitment of maintaining the property.

Mr. Berry asked how many people this will be living in the units. Ms. Jennifer Cooper, V.P. of Operations, said there are 134 units and they expect about 150 people but it will depend. They are offering one and two-bedroom units. She said their Columbus market suggest that there are 1.5 people per unit. Mr. Berry asked how many parking spaces there are for the facility. Ms. Mott said they have 157 spaces. Mr. Berry asked if they were in the floodplain. Ms. Mott said some of them are in the floodplain and are permitted. Mr. Berry asked about the exterior finishes. Ms. Mott said there are now two colors of brick and two colors of vinyl siding.

Ms. Houk said the color logo on the entrance sign overly commercializes the sign for a residential entrance sign. She said no other apartment complex owned by Homestead has this colored logo, and only one other sign has the logo at all. She asked why it should be allowed here. Ms. Cooper said all their other properties have flags on them. She said they feel the colored logo represents their company values and allows residents to look for that icon and know they type of company that operates it. Ms. Houk asked if there was any other place that has their logo in the sign. Ms. Cooper said it is mostly represented by the flags.

Ms. Mott asked that a stipulation be added to the resolution to state that "a deviation shall be granted from Section 1109.09(b)(2)(C) relative to the open space requirements and Section 1101.09(b)(4) and (5) relative to the payment in lieu of open space provisions in consideration of the applicant/developer giving the City an easement over the subject property for a pedestrian bridge or walkway over I-71 and for other good cause shown". Mr. Davis moved to amend Section 1 of the resolution to add the stipulation noted; seconded by Mr. Robinette.

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

Ms. Houk moved to add Exhibits A – G to the submitted Development Plan; seconded by Mr. Davis.

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

Mr. Berry commented that he appreciated Ms. Mott reaching out to each Council Member. He reiterated his objection to giving up on the open spaces rules. He feels the building is too big for the parcel and shared other issues which do not allow him to support this project. Ms. Mott addressed some of Mr. Berry's concerns. She said they worked extensively with City staff to come to agreements on the entry feature; adding more brick to the building; providing bump-outs on the architecture; and getting a letter from the neighboring property owner for open space.

Mr. Robinette asked if there was any adjustment to the logo color. Ms. Mott said the owners are willing to remove the color if they can keep the logo.

Mayor Stage commented that he is supportive of this because the Church of the Nazarene's original vision had housing as part of their plan. He said it goes with their cradle to grave vision. Mr. Berry said he expected some housing to be on the grounds, but this is just too big and feels it could be designed much better to fit into the neighborhood.

Ms. Houk moved to amend Section 1 to add an additional stipulation that: *The logo in the entry sign shall match the rest of the lettering on the sign*; seconded by Mr. Davis.

Mr. Berry asked if there was any other sign in the City that has a corporate logo in the residential sign. Mr. Boso said the Pinnacle subdivision signage has a logo. Mr. Berry said that is not a corporate business logo.

The vote was called on the motion to amend:

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

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

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

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

1. Mr. Steve Goble, resident on Orders Road, expressed problems with drainage on the South side of Orders Road. He said this was not a problem until a few years ago. He said when they started building Giovanni Ct. the drain has been filled with mud and backs up, causing flooding of four properties. He said he has spoken with Mr. Chuck Boso several times. He said Mr. Boso says he has a way to fix it, but doesn't know who is going to pay for it and he and his neighbors don't have the money to do so. He said he complained many times during the original development approval. At that time, the original developer for Margie's Cove said if it ever caused drainage problems, he would fix it. He said he asked for all the meeting minutes from Mr. Boso and have not received anything.

Mr. Boso, City Admin., said Mr. Goble's comments are pretty accurate. He explained that the four homes affected are all tied into a field tile. That tile collapsed in Orders Road Court. He asked Ms. Fitzpatrick to explain what the Service Dept. did. Ms. Fitzpatrick said they responded to a sink hole in Orders Road Court. She said they had the public utilities marked and since there were none, they weren't quite sure what was causing the sink hole. They excavated to find an old field tile that was damaged. Since there is no record of these tiles and they are not part of the public system, they fixed it as best as they could. That was when Mr. Goble told them that it was part of their private drainage system. Mr. Boso said they have received a plan that would fix this at the cost of about \$40 - 50,000.00. Mr. Smith, Dir. of Law, said the City is not responsible for fixing this, as it is not part of a public utility. Mr. Boso said if the City doesn't fix it, he doesn't know how it will get fixed. Mr. Robinette asked if the developer has any responsibility. Mr. Smith said since there wasn't any recording of this tile, he doesn't know how we could make the developer responsible. Mr. Boso asked if the property owners were willing to pay a portion. Mr. Goble said he would have to check with others. The Mayor suggested an assessment. Mr. Goble said no. He said this aggravating because they brought it up over and over when Margie's Cove was being approved. Mr. Boso said it was not designed to drain into the system and it is no one's

fault here. It is just an unfortunate situation and if the other owners can contribute, the City would like to discuss that possibility.

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

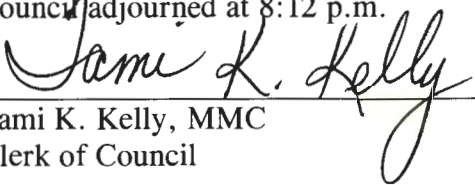
1. Mayor Stage submitted two (2) months of Mayor's Court Reports, which Ms. Houk moved to accept; seconded by Mr. Davis.

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

Mayor Stage reported on a power outage last Friday that was caused by AEP. He reported that Gary Leisure is retiring from Planning Commissars. He will be replaced by Larry Titus. He reported on weekend events. He expressed condolences to the family of Elmer Houdashelt.

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

Council adjourned at 8:12 p.m.


Tami K. Kelly, MMC
Clerk of Council


Steven R. Robinette
President

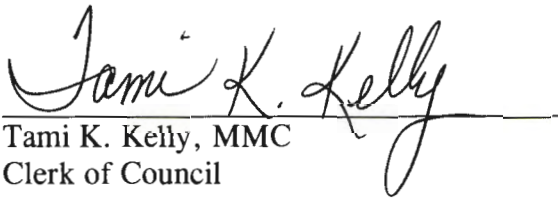
CITY OF GROVE CITY, OHIO
COUNCIL CAUCUS NOTES

October 01, 2018

Council met at 6:30 p.m. in the Council Caucus Room, 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


Steven R. Robinette
Chair