

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

April 06, 2020

Regular Meeting

The regular meeting of Council was called to order by President Houk at 7:00 p.m. by a virtual Webex connection due to the Coronavirus-19 pandemic as temporarily allowed by the State.

Roll was called and the following members were present:

*Roby Schottke          Aaron Schlabach          Christine Houk          Randy Holt          Ted Berry*

1. Mr. Schlabach moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Schottke.

Mr. Schottke	Yes
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	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-12-20 (Approve the Rezoning of 0.143 acres located East of Arbutus and South of Columbus from R-2 (single family residential) to PUD-R (planned unit development-residential) w/zoning text) was given its first reading. Second reading and public hearing will be held on 05/18/2020.
2. Ordinance C-13-20 (Approve the Rezoning of 0.248 acres located at 4094 Broadway from R-2 (single family residential) to C-2 (retail commercial)) was given its first reading. Second reading and public hearing will be held on 05/18/2020.
3. Ordinance C-14-20 (Approve a Special Use Permit for Outdoor Storage for Kirk Williams located at 2734 Home Road) was given its first reading. Second reading and public hearing will be held on 04/20/2020.
4. Ordinance C-15-20 (Accept the Annexation of 74.215+ acres located west of S.R. 104 and South of White Road) was given its first reading. Second reading and public hearing will be held on June 01, 2020 as requested by the petitioner.
5. Resolution CR-08-20 (Approve a Development Plan for Kirk Williams located at 2734 Home Road) was given its reading and at the request of the petitioner's agent, Mr. Schottke moved it be postponed to 4/20; seconded by Ms. Houk.

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

6. Resolution CR-09-20 (Approve a Development Plan for Broadway Professional Park located on the northwest corner of Farmbank Way and Barholm Drive) was given its reading and public hearing.

Mr. Schottke stated that the development had a change in the building and moved to amend Section 1 of the Resolution to add: *“except for stipulation #2 and with the following stipulation: 1. The building materials shall meet the requirements of the Broadway Professional Village Zoning Text, including additional brick, stone, or cultured stone on the east elevation and adding/increasing those materials on the north and south elevations where visible from the public right-of-way, having at least 43% of the building being finished in those materials.”*; seconded by Mr. Berry.

Mr. Holt asked why we would want to reduce this amount from 50%. Mr. Schottke said there was a change in the building elevation and the design. Mr. Rauch, Dir. of Development, explained that the Zoning Text does require 50%, but after reviewing the latest, revised elevation, Staff felt comfortable with the percentage as their concern was for the east facing elevation. Mr. Holt asked if to cost more to get to 50%. Mr. Rauch said they didn't look at it from a cost perspective and noted that this project is in a Community Investment Area. He said Staff felt it matched the surrounding area and was a quality design.

There being no further questions or comments, Ms. Kelly called the roll on the amendment to Section 1 of the resolution:

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

Mr. Schottke then shared the new elevations, dated March 11, 2020. There is a difference in the windows and brick material. He moved that the elevation sheets be replaced with those dated 3/11/2020 in the development plan; seconded by Ms. Houk.

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

Mr. Andrew Navarro, Architect, and Mr. Erin Morton, owner, were present to answer any questions. Mr. Schottke confirmed the acceptance of the stipulations for this project.

Ms. Houk questioned the stipulation for reducing the parking spaces. She said this is a significant reduction. Mr. Eric Morton stated that they manage about 500,000 sq. ft. of flex space. This will have two offices on each corner and the rest is warehouse space. He said they find three parking spaces per bay is more than adequate. He said the space is not an office space that would require a lot of parking. Mr. Rauch confirmed that the Zoning Text looks at this differently. If it were a straight industrial zoning, park would be less than proposed.

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

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

7. Resolution CR-10-20 (Approve a Preliminary Development Plan for the Quarry at Pinnacle located on the southwest corner of White Road and S.R. 104) was given its reading and public hearing.

Mr. Joe Ciminello, Developer, was present to answer any questions. Mr. Schottke confirmed the acceptance of the stipulations for the project. Mr. Ciminello agreed and explained that this will be an extension of the Pinnacle development. They are working with the same builders and want it to have the feel that it was part of Pinnacle from the beginning. He said they have held public meetings with the neighbors and are working with many of them. He said they feel the land use plan is very compatible. The entrance off State Route 104 is similar; there is good connectivity to Pinnacle and the Metro Park; and there is bike path and open space provided. Mr. Schottke asked about a turn lane on White Road. Mr. Ciminello said they would have turn lanes on both White Rd. and SR104. He said they will complete a traffic study with their Development Plan and Rezoning.

Mr. Rauch, Dir. of Dev., explained that there are planned improvements for the intersection of White Rd. and S.R. 104. The Developer has been working with the City and ODOT to make proper improvements for this area.

Ms. Houk complimented Mr. Ciminello on how artfully he worked with the terrain to frame this project. She voiced concern for the traffic load on these roads, as well as offering diverse housing. This project is coming in at a price point similar to other developments already approved. She also questioned the contributions of the developer to the infrastructure – meaning how the development is making the infrastructure better through the project.

Mr. Berry also complimented Mr. Ciminello on his landscape and designs. He also voiced concern over the traffic load on S.R. 104. He said the infrastructure of SR104 needs addressed and he doesn't want to put more traffic burden on it at this time.

Mr. Schottke stated that Mr. Ciminello is one of the most considerate developers Grove City has. He is working hard to please the neighbors. He said he is in favor of widening, improving and lowering the speed limit on S.R. 104. However, this is a State road and they will not allow us to do much. He said the speed limit needs to be reduced and the State needs to put in a traffic light at White Road.

Mr. Schottke asked for questions from the public. He read one that was submitted from Mr. David Mays, which was answered. Mr. Smith, Dir. of Law, read all the comments from the Facebook Live posts. Most concerned the traffic on S.R. 104 and White Road. Mr. Doran asked how the lot sizes compare to those in Pinnacle. Mr. Ciminello said they are comparable to The Greens and the Landings – at 52'. He said they hope to have some larger lots in the Development Plan.

Mayor Stage commented that this area was included in the original, overall plan for Pinnacle, but was not included in the end. He had Mr. Ciminello confirm that statement and Mr. Ciminello further explained their desired plan for this property at that time.

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

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

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

1. Resolution CR-11-20 (Intent to Appropriate a 0.034 acre Fee Simple Right-Of-Way interest, with reservation of all existing access rights, and a 0.062 acre Temporary Easement from Diane L. Hill, Sole Trustee of the Barbara R. Grossman Trust from the property located at 3879 Meadow Lane, for the Public Purpose of making or repairing a Public Road to be open to the public at no charge) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that they are working on the Columbus Street extension from its terminus by the Library to the railroad tracks – to serve the Beulah development. He said they have secured all but two – one of which they have had very productive negotiations with and the other is this piece from Ms. Hill. He explained that they will not be taking all of Ms. Hill’s property. It is a small piece on the corner and a temporary easement. He said this piece of legislation will keep the project moving forward. He said they have had over 15 conversations with Ms. Hill and her attorney. He said originally, they offered to purchase her whole property, but they have not been able to negotiate a price. Now, they are asking for just the corner. Mr. Berry asked what the price was. Mr. Smith said the appraisal for the entire parcel was \$574,800.00. Ms. Hill wanted \$2 million. Today, she said she would take \$1.3 million and that was her floor. Mr. Smith said if this is enacted tonight, they will continue to work with Ms. Hill to try to come to an agreement.

Ms. Houk asked were we sit with regard to land acquisition. Mr. Boso, City Admin., said the original appropriation was \$3 million. In taking into consideration the proposal for Mill Street, they are at \$2.6 million. If the Hill piece came in at the appraised value, they will be within \$100,000 of that land acquisition amount.

Mr. Smith stated that a comment from Facebook Live – Mr. Saint said \$2 million is a fair price for what will be generated off the road going through.

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

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

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

1. President Houk that any new business from the public should be submitted now. She moved on to the Mayor’s report and came back to hear the following:

Mr. Smith read many comments about the flooding that occurred last month’ a couple of comments recommending cutting the fireworks this year due to COVID-19; Mr. Saint said there needs to be a grocery store on the Beulah side of town; Ms. Baker asked for a sidewalk on the west side of Gantz Rd. from Southwest to Stringtown; Mr. Nibert commented that Richard Ave. got new sidewalks last summer, but the Court where he lives never got touched and wondered if they will be fixed this summer.

President Houk noted that the Citizen’s Financial Review Task Force did submit their written report to Council for their review.

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

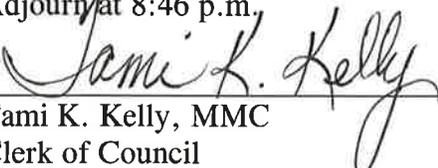
1. Mayor Stage submitted the Mayor's Court Reports for March and April. Mr. Schottke moved to accept those reports; seconded by Mr. Schlabach.

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

Mayor Stage showed three pages of documentation about what the City has done to protect the City from the pandemic. He said we are looking at a possible reduction in the budget. They have done a couple of models for a full 12 months. He said the reserve we have held on to may need to be tapped. A new benchmark for the next two years will need to be determined. Some capital projects will need to be deferred and other expenses reduced. He said he feels good about where we will end up. He said the City has an extraordinary number of volunteers helping the community and complimented Bill Vedra, Dir. of Safety, for heading up the City's efforts. He said this has a wide range impact with many events being cancelled. With all that, we had a flood hit the community. He said the Dir. of Service has been out looking at what efforts can be made to mitigate the flooding. He noted that when you have homes from the '50's and '60's build in the floodway, there isn't much that can be done to prevent flooding for them.

2. Ms. Fitzpatrick, Dir. of Service, said they have collected data that came in to the Service Dept. and to Council Members. They are mapping all that data and working to understand those impacts. She said they are looking at opportunities to expand detention in upcoming projects, both publically and privately. They are trying to focus the flooding occurrences around the infrastructure improvements they have made. There has been \$12 million invested to improve it. She said she understands the frustration of the public when this happens. She said they are evaluating this and hope to make recommendations on what we can do on the public infrastructure side, as well as what residents can do to protect themselves. She said they will have more information in May. Mayor Stage said there is a report from EMH&T that goes back to 2010 on infrastructure, which resulted in \$12 million in improvements. He said we all need to take part and make sure basins are not filled with grass clippings and areas are kept cleaned. Mr. Berry thanked Mr. Fitzpatrick for including all his e-mails about flooding in her data. He said the upcoming recommendations will need to be put on a higher priority in future budgets.
3. President Houk recognized Mr. Kohta Weese who is watching the meeting for his Boy Scout Citizenship Merit Badge.
4. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourn at 8:46 p.m.

  
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Tami K. Kelly, MMC  
Clerk of Council

  
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Christine Houk  
Chair