

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

May 18, 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*

1. Mr. Schottke moved to excuse Mr. Berry; seconded by Mr. Schlabach.

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

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

Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	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-12-20 (Approve the Rezoning of 0.1433 acres located South of Columbus Street and East of Arbutus Ave. from R-2 to PUD-R w/text) was given its second reading and public hearing.

Mr. Rauch, Dir. of Dev., explained that his department recommended a change of zoning to PUD-R to make it simpler due to all the variances that would have been necessary under the R-2 zoning.

Mr. Patrick Castro, owner, was present to answer any questions and said he is wrapping up the easement issues the City asked him to take care of. Mr. Smith, Dir. of Law, confirmed that Mr. Castro is handling those easements and he is assisting in those efforts.

Mayor Stage commented that this is another in-fill project in the Town Center. He said the program they have laid out is working.

There being no additional questions or comments, Mr. Schottke moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Mr. Schlabach.

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

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

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

2. Ordinance C-13-20 (Approve the Rezoning of 0.2482 acres located at 4094 Broadway from R-2 to C-2) was given its second reading and public hearing.

Mr. Chaffin, petitioner, was present and agreed to the stipulations set by Planning Commission.

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

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

3. Ordinance C-18-20 (Accept the Plat of Meadow Grove Estates, Section 4 & 6A) was given its first reading. Second reading and public hearing will be June 01, 2020.
4. Ordinance C-19-20 (Approve a Special Use Permit for a Day Care Center located at 2040-2140 Stringtown Road, Unit 2132) was given its first reading. Second reading and public hearing will be held June 1, 2020.
5. Ordinance C-20-20 (Approve the Rezoning of 0.50 acres located at 3689 Casa Blvd. from SF-1 to R-2) was given its first reading. Second reading and public hearing will be held July 06, 2020.
6. Resolution CR-13-20 (Approve a Certificate of Appropriateness for Mojo on Broadway located at 4094 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Chaffin, owner, was present to answer any questions.

Ms. Houk questioned the stipulation that required another parking space. She asked if this is required by Code and if there is enough room on the site to add it. Mr. Rauch said this space is required by Code and believes with restriping, it can be included. Ms. Houk said she is only concerned that there is enough space to maneuver. Mr. Rauch said there is shared parking with the property owner to the North. He said if the applicant believes seven spaces would be adequate, he would be supportive of seven spaces. Mr. Chaffin said they feel seven spaces would be adequate for their business. They would be willing to squeeze the eighth space if necessary. Mayor Stage noted that this empties out onto an alley, which would help.

Ms. Houk moved to amend Section 1 to add “. . . , except for stipulation #4”; seconded by Mr. Schlabach.

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

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

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

7. Resolution CR-14-20 (Approve Amendments to the Development Plan for Parkway Centre South located at 1693 Stringtown, as approved by CR-26-02) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., provided an overview of the requested amendments to the building and the signage.

Mr. Schottke asked Mr. Smith, Dir. of Law, if eliminating the blue background from the sign is allowed, since that is part of their trademark. Mr. Smith stated that he takes the position that the Sign Code wins.

Mr. Chris Chouinard, Five Below, stated that the blue background is part of their trademark and said they would like to keep it if possible.

Mr. Rauch stated that the backer board is not permitted, as part of the zoning & development text for the Centre. He said they have required other businesses to remove their colored backer board in this Centre. He said only the two large tenants have permission to have color around their white lettering.

Much discussion took place over the signage portion of this amendment. Mr. Schlabach moved to amend Section 1 to add "..., except for stipulation #1. Motion died due to lack of second.

Ms. Kelly, Clerk of Council, stated that Ms. Streeter commented on-line that she agrees with Council upholding the Code for this signage.

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

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

8. Resolution CR-15-20 (Approve an Amendment to the Development Plan for Smokey Bones located at 1615 Stringtown, as approved by CR-59-05) was given its reading and public hearing.

Mr. Dan Burkey, Archer Sign, was present to answer any questions. Mr. Schottke reviewed the stipulation set by Planning Commission, which Mr. Burkey agreed to. Mayor Stage said some improvement has been made to the maintenance and landscaping, but this is a constant issue that needs to be addressed.

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

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

9. Resolution CR-16-20 Approve the Development Plan for Farmstead, Subarea “H”) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., stated that this area was originally set for multi-family and the applicant chose to develop it with single-family homes.

Ms. Amanda Webb, representing petitioner, accepted the stipulations set by Planning Commission. She stated that they heard Council’s concerns over the density and connectivity to S.R. 104, so they have changed this area to single-family residential, added more open space and trails. She said only six (6) homes will abut SR104 with a side elevation and they feel this will be a good transition. Ms. Houk stated that she voted no on the overall project due to the density. She shared her appreciation for the change to single-family.

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

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

- 10 Resolution CR-17-20 Municipal Services that can be provided to 0.54 acres located East of Demorest and South of Southwest Blvd, upon its annexation to the City) was given its reading and public hearing.

Mr. Craig Moncrief, attorney for petitioner, was present to answer any questions.

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

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

\*Editor’s Note – Mr. Berry joined the meeting at 7:55 p.m.

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

1. Ordinance C-16-20 (Continue the Designated Outdoor Refreshment Area under the same regulations as set forth in Ordinance C-17-19) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained what this DORA is. He said this is the one-year review and renewal of this refreshment area.

Mr. Andy Furr, Dir. of Town Center Inc., commented that this has been very good for the Town Center and is a great resource. While it hasn’t brought 1,000’s, it has brought more people to the Town Center. Mr. Schottke asked if there have been any issues with the DORA. Mr. Furr said he is only aware of one issue from last summer that was dealt with by the Police, with no citation. Mayor Stage said there is an issue with litter. There have been half filled cups left on the sidewalk and street. He said this needs addressed in some fashion. Mr. Holt asked Mr. Furr if he would help make sure litter is cleaned up. Mr. Furr said yes and would report back.

Mr. Holt moved to amend Section 1 of the ordinance to include that the days of operation will include Monday, Tuesday and Wednesday; seconded by Mr. Schlabach.

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

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

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

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

1. Ordinance C-17-20 (Replace Exhibit "A" of Ordinance C-09-20 to approve a Town Center Commercial Revitalization Grant Program) was given its second reading and public hearing.

Mr. Rauch, Dir. of Dev., provided an overview of the changes proposed in the Grant Program.

Mayor Stage stated that the Program has evolved to embrace other activities, yet continues to preserve the Town Center.

Ms. Houk shared concerns over some of the changes, including covering an insurance deductible and insuring that there are not duplicate awards. She said she would like to see some changes to these concerns before moving forward. In addition, she said we have not fully addressed the issues for the last flooding issue. She said Mr. Schottke is working on a draft new program; Ms. Fitzpatrick is working on a proposal; and Mr. Berry is looking into adding more rainfall capacity in some way. She said she isn't sure this is a Program that should be put in place until we have an overarching discussion about what can be done to help our residents deal with significant rainfall events.

Mayor Stage said this isn't just flooding, it is weather related – such as a blizzard.

Mr. Schottke shared his concerns over the additions, including Section 5 becoming a one-time occurrence rather than multiple and the insurance claim deduction. He doesn't feel this should be included at all. Also, there is nothing in the document about remediation. Finally, he said if it is good for the Town Center, than why not extend it to all residents in a floodplain area.

Mr. Berry said he thought that this opens up a revenue source for the Town Center that is already available. He thought there would be a different program put in place for other areas to address flooding.

Mr. Holt commented that he heard the following issues to be addressed: preventative items; one-time occurrence clause; limited deductible amount; residential implications (remediation).

Ms. Houk moved it be postponed to 6/15/20; seconded by Mr. Berry.

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

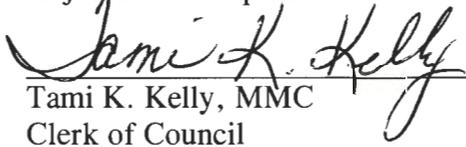
2. Ordinance C-21-20 (Appropriate \$1,046,016.00 from the Deposit Trust Fund for the Current Expense of Intersection Improvements to Demorest Drive and State Route 62) was given its first reading. Second reading and public hearing will be held on June 1, 2020.

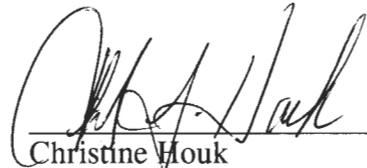
**The Chair asked that any new business to be brought before the attention of Council be done so at this time.**

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

1. Mayor Stage recognized the Service Dept. for National Public Works Week; and the Building Division as National Building Safety Month. He noted that the Memorial Day services have been cancelled. Graduations start at the end of the week. The Independence Day Celebration has been cancelled. He said they are trying to open some things – including public buildings and the Big Splash. He said there are a lot of requests for garage sales and as soon as those are permitted, it will be posted on the website. He shared condolences on the passing of former Pickaway County Sheriff Ratcliff.
2. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourn at 8:47 p.m.

  
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Tami K. Kelly, MMC  
Clerk of Council

  
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Christine Houk  
Chair