

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 01, 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. Schottke moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Schlabach.

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

2. President Houk recognized Mayor Stage, who recognized Mr. Conner Lewis with a Proclamation for being named an All-American Gymnast while attending Stanford University.
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-15-20 (Accept the Annexation of 74.215 acres located West of S.R.104 and South of White Road) was given its second reading and public hearing. Mr. Schottke moved to postpone this item until July 06, 2020, per the petitioner's agent's request; seconded by Mr. Schlabach.

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

2. Ordinance C-18-20 (Accept the Plat of Meadow Grove Estates, Section 4 & 6A) was given its second reading and public hearing.

Mr. Schottke explained that a revised Plat has been received showing an easement. He moved to replace the Plat with the updated version dated 5/8/2020; seconded by Ms. Houk.

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

Mr. Cory Tauerkauf, representing petitioner, stated that this development started in 2012 and they have been building ever since. He said this is the eastern portion of the overall project. Mr.

Schottke noted that they have an ingress/egress on Borrer Road and are part of the participants to improve Borrer Road. Mr. Tauerkauf said that was correct. They look forward to the opening of Borrer once improvements are made.

Ms. Angela Streeter, resident, submitted a question asking if there was a traffic study for Buckeye Parkway due to the continued building that affects the roads. Mr. Rauch, Dir. of Dev., said this is a Plat and would not have a traffic study with it. He said this would have been done during the Development Plan stage. This Plat only accepts the roadways, easements, reserves and marking of lots that have already been approved.

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

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

3. 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 second reading and public hearing.

Mr. Schottke stated that the applicant is requesting a revised L.1 sheet with adjustments. He asked Mr. Rauch to explain the inconsistencies with this request. Mr. Rauch explained that there seemed to be a miscommunication between the applicant and the tenant. After Planning Commission approval, the rumblings came to light and changes were submitted. He said his Dept. is fine with some of the changes and is trying to be lenient, while still requiring a quality project. He said the fencing, bollards, curbing and landscaping are changed. Mr. Schottke asked if Ms. Klema, the attorney for the petitioner, was present. It was determined that she was not at the meeting. Mr. Schottke shared his concerns that Planning Commission recommended approval based on different components and that we need to be consistent when giving special use permits. We all need to be in agreement of what is in the Special Use Agreement and Planning Commission needs to be aware of

Mr. Oney, architect representing petitioner, explained that Ms. Klema could not be present tonight. He explained that they responded to the staff report, but didn't really communicate that to the tenant. After Planning Commission, they realized the cost would be very hurtful for the project. He said they offered alternate fencing and decorative posts. He said they agree to the revised recommendations by the Development Staff. There would need to be some openings in the curbing to allow for water drainage, but feel they can work that out with City Staff.

Ms. Houk asked if the nature of the Special Use Permit is tied to the architectural features required for an outdoor play area, etc. Mr. Schottke said yes. Ms. Houk shared her concern for a Special Use in this area due to the condition of the parking lot and the very high traffic area in front of and behind the building.

Mr. Holt asked for clarification about the curbing. Mr. Rauch explained that they asked for curbing to provide a barrier for the landscaping. He said an extruded curb would be on top of the pavement and would not be as tall (6" rather than 18"). Also, the bollards would be in front.

Mr. Oney said they do have revised, detailed drawings with the location of the bollards, the fence type and the extruded curb. He said they are in agreement with Staff's revisions.

Mr. Schottke said he is still concerned with the inconsistencies and the difference with what Planning Commission approved, so he moved it be postponed to 6/15/2020; 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-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 second reading and public hearing.

Mr. Chuck Boso, City Admin., explained that in 2019 Council approved \$250,000.00 for the improvement of this intersection. Previous to that, negotiations were made with three (3) builders to participate in this improvement. Those builders are: Maranda Homes = \$400,000.00; Homewood = \$553,000.00; and Dominion = \$93,000.00. The ordinance tonight appropriates those funds.

Ms. Kelly, Clerk of Council, read the e-mail from Mr. Roger Burket, stating that he wanted the item postponed because of huge sums of money and because of the appropriation of land. He said there was no map or list of the properties affected. He believes this information should be available and want it postponed until that is available. Mr. Smith, Dir. of Law, explained that land acquisition has been going on for some time and is almost done. He said he does have a map of the right-of-way needed and can get that to Mr. Burket. Mr. Holt noted that all the right-of-way would need annexed and those parcels would be listed then.

Mr. Berry asked if there would be an easement on either side for a bikepath/sidewalk. Mr. Boso said there could be but there is nothing to connect to since it is currently in the Township. Mayor Stage stated that there is an existing bikepath that is off Broadway. He said this is a rural road that we are trying to make safer. Mr. Schlabach said he grew up in this area of Broadway and believes it is much better to have the bikepath away from Broadway.

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

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

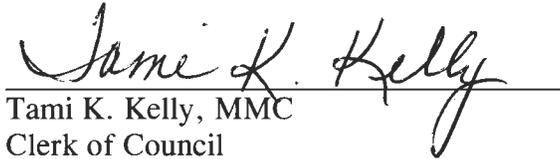
1. Mayor Stage submitted the Mayor's Court Report for May and Mr. Schottke moved it be accepted; seconded by Mr. Schlabach.

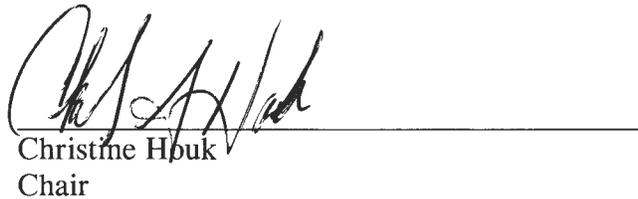
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	Yes
Mr. Berry	Yes
Mr. Schottke	Yes

The Mayor announced that the Big Splash will not open this season. He said this was a very difficult decision, but with Southwest Blvd. being under construction; all the COVID requirements; and the training of lifeguards, it became clear that it would be best to postpone the opening until next season. He also announced that Ecofest is postponed until next year; he is still monitoring Senate Bill 310, which is still tied up in the House; and he is working on legislation to use some Town Center funds

2. Mr. Boso commented that they are working on a Pre-Annexation Agreement for ordinance C-15-20 and they hope to have it to Council for review next week.
3. Mr. Turner noted the submittal of the month-end financials to Council. He said, so far the General Fund is healthy. He said he is working on the Tax Budget and will be ready for Council's next agenda.
4. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourn at 8:10 p.m.


Tami K. Kelly, MMC
Clerk of Council


Christine Houk
Chair