

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

June 06, 2016

Regular Meeting

The regular meeting of Council was called to order by President Schottke at 7:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

*Laura Lanese*

*Steve Bennett*

*Roby Schottke*

*Jeff Davis*

1. Mr. Bennett moved to excuse Mr. Berry; seconded by Mr. Davis.

Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes

2. Ms. Lanese moved to dispense with the reading of the minutes from the 4/18 and 4/25 meetings and approve as written; seconded by Mr. Bennett.

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Ms. Lanese	Yes

3. The Chair read the agenda items and they were approved by unanimous consent with the exception of ordinance C-44-76, which Mr. Davis moved to withdraw; seconded by Mr. Bennett.

Mr. Schottke	Yes
Mr. Davis	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes

4. President Schottke recognized Mayor Stage who administered the Oath of Office to Larry Titus for the Board of Zoning Appeals.

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

1. Ordinance C-43-16 (Appropriate \$1,999,999.00 from the Capital Improvement Fund and \$417,001.00 from the General Fund for the Current Expense of the Gantz Road Improvement Project) was given its second reading and public hearing.

Mr. Davis explained that this is a continuation of the Gantz Road Improvement project. There is a total cost of \$2.6 million and \$250,000.00 has already been appropriated.

Mr. Schottke asked why this round-a-bout is necessary. Mr. Keller, City's Consulting Engineer, explained that this is to improve the intersection at Gantz and Ohio Drive to alleviate long delays during peak hours. He said when ODOT started looking at the Stringtown Road improvements they

tried to develop an improvement that would tie into the capacity improvements there, too. He said by doing this improvement, it will improve ODOT's intersection rating from a D to an A and the rating for Marlane from a C to a B. He said there is a level of improvements along the entire corridor and is a part of various improvements for the Stringtown and Gantz corridors. He said during peak hours, there is gridlock that will be relieved. Mr. Schottke asked if we didn't spend money on the round-a-bout, would we be spending money on other improvements normally. Mr. Keller said yes. The pavement was rated at poor and was pulled off the Street Program and incorporated into the Corridor Improvement. He said outside of the round-a-bout, there is \$1.2 million for roadway, lighting, trail, sidewalk improvements to be done.

Mr. Bennett asked if large trucks are trying to traverse the circle and not address Stringtown Road first, it may cause further backups in the area. He voiced concerns for a bottleneck around the round-a-bout and blocking on the side streets. He asked when ODOT will move forward with improvements on Stringtown Rd. Mr. Keller said ODOT completed their engineering report last year; they are moving forward on ramp improvements and improvements on I-71; funding for improvements for Stringtown Road is being proposed for Sept., 2021<sup>st</sup>. He said there are other improvements on the radar.

Mr. Chuck Engelman, resident, asked if they block off Ohio Ave., how much back-up would there be on Gantz Road. He asked what the purpose of having a round-a-bout is. Mr. Keller said it will allow the intersection to function, even when there is a back-up. He said it sounds like a waste of money. Mayor Stage said it will, essentially, allow people to do a U turn at Brookham Dr. to allow for movement in traffic. It said it went through rigorous review before getting to this point.

Mayor Stage pointed out that the roundabout is at the intersection of Gants and Brookham Dr. He said

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

Mr. Davis	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

2. Ordinance C-51-16 (Amend Ord. C-96-15 to Authorize the City Administrator to Enter into an Economic Development Agreement with Mount Carmel Health System) was given its first reading. Second reading and public hearing will be 6/20/16.
3. Resolution CR-33-16 (Approve the Establishment of a Procedure for the Succession of the Appointed Members of the Board of Trustees of the Pinnacle Community Infrastructure Financing Authority under Chapter 349 of the Ohio Revised Code) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this and the next Resolution adds parcels to the Pinnacle Financing District. This resolution adds trustees to that Board for the new areas.

Mr. Boso, City Admin., further explained that this will provide for the transition of members from the originally appointed members to residents of the district, as it grows in population.

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

Ms. Lanese	Yes
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Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes

4. Resolution CR-34-16 (Approve the Application to add certain parcels of Real Property to the Pinnacle Community Infrastructure Financing District and to Amend the Petition for Establishment of the Pinnacle Community Infrastructure Financing Authority as a New Community Authority under Chapter 349 of the Ohio Revised Code) was given its reading and public hearing.

Mr. Smith explained that it was contemplated that this parcel would be added to the overall Authority and this is the mechanism to take care of this action.

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

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Berry	Yes
Ms. Lanese	Yes

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

1. Ordinance C-40-16 (Amend the Zoning Text for 625.92 acres located South of White Road and East of I-71 as adopted by Ordinance C-126-03) was given its second reading and public hearing.

Mr. Doug Tailford, representing M/I Homes, was present to answer any questions.

Mr. Schottke voiced concern over this small section. He said there has been some elimination of lots to reduce density. Mr. Tailford said they would like to change from the alley style (carriage) homes to the front load garage (Village) homes. It will also reduce the number of lots from 11 to 9. They said they would add mounding and plantings along the freeway. They are also trying to get the State to extend the sound wall further South, as well.

Mr. Schottke moved to amend the Zoning Text as follows: Under "V." Subarea E: B. Density: *change 524 to 523* and; B (2) Village Homes – *change to approximately 142 lot and; B 6. Change this new paragraph to state that the front setback shall be 20' and as shown in the Development Plan, lot #1042 must be a ranch style home; lot #1041 shall be a 1.5 story style home;* seconded by Ms. Lanese.

Mr. Schottke	Yes
Mr. Davis	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes

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

Mr. Davis	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

2. Ordinance C-45-16 (Approve the Plat of Claybrooke Crossing, Section 6, Part 2) was given its second reading and public hearing.

Mr. Scott Clubbs, Fisher Homes, was present to answer questions. He said this completes the subdivision for them.

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

Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes

3. Ordinance C-46-16 (Approve a Special Use Permit for Outdoor Sales for The Tamarkin Company d/b/a Getgo, located at 2165 Stringtown Road) was given its second reading and public hearing.

Mr. Rauch, Dir. of Dev; explained that Get Go requested outdoor sales for propane storage, ice machine, windshield wiper fluid, etc. It will have 8 elements of outdoor storage. It reflects what they are doing to-date. Mr. Davis asked if it is similar to Kroger. Mr. Rauch said it is in some ways.

Mr. Bennett voiced concern for all the outdoor inventory as asked where we draw the line. He said he understands propane outside, but the rest seems counter to the kiosk center. Mr. Rauch said the Administration agrees with the sentiment and may want to take a step back and look at what other communities allow. This addresses the Code provisions today.

Mr. Boso, City Admin., said normally when we have these items, we ask for a representative to be present. He suggested postponement so the Development staff can work with the property owner and perhaps limit the items.

There being no additional questions or comments, Mr. Bennett moved it be postponed to 7/5; seconded by Mr. Schottke.

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Ms. Lanese	Yes

4. Ordinance C-47-16 (Approve a Special Use Permit for Auto Services for Grove City Tire Shop located at 3184 Southwest Blvd.) was given its second reading and public hearing.

Mr. Rauch noted that Planning Commission recommended denial of this request. He said Staff believes this use does not match the surrounding uses of the area.

Mayor Stage reminded Council that Special Use Permits go with the land. He voiced opposition to this type of use for this parcel.

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

Mr. Schottke	No
Mr. Davis	No
Ms. Lanese	No
Mr. Bennett	No

5. Ordinance C-48-16 (Approve a Special Use Permit for Outdoor Sales for Circle K located at 4043 London Groveport Road) was given its second reading and public hearing.

Mr. Rauch said this is similar to the Get-go request. He said they did have some concern about pedestrian flow. He asked this be postponed to July 5, as well. Mr. Bennett said he has a problem with permitting these because it stays with the property and they can change what is sold in the approved areas. Mr. Rauch said they agree and would like to take a step back and review these more.

There being no additional questions or comments, Mr. Bennett moved it be postponed to 7/5; seconded by Mr. Schottke.

Mr. Davis	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes

6. Resolution CR-19-16 (Approve an Amendment to Subarea E of the Development Plan for the Pinnacle Club located South of White Road as approved by Resolution CR-24-04) was given its reading and public hearing.

Mr. Doug Tailford, representing M/I Homes, was present to answer any questions.

Mr. Schottke moved to amend Section 1 to read in part: “, except for stipulation #2 and the following stipulation: 1. “Village home lots along I-71 in Subarea “E” shall be a minimum of 50’ x 106’ and a 20’ minimum front setback line shall apply. Lot #1042 shall be a ranch style home and Lot #1041 shall be a 1 ½ story style home.”; seconded by Mr. Bennett.

Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes

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

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Ms. Lanese	Yes

7. Resolution CR-35-16 (Amend Resolution CR-19-04 to Authorize Payment to the City for the Required Public Improvements) was given its reading and public hearing.

Mr. Boso, City Administrator, explained that when the Development was approved in 2004, it required an east bound turn lane. It has been determined from a traffic study, that the turn lane isn’t necessary yet. They have negotiated with the Developer that they will deposit the cost of this lane

with the City and when there are improvements needed, this amount can be used toward the improvements. It could also be used to secure a grant in the future.

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

Mr. Schottke	Yes
Mr. Davis	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes

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

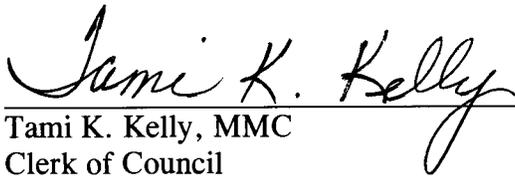
1. Ms. Amanda Brossard, Williamsburg Court, said they were under the impression that Mr. Berry had two plans from Mr. Lipnos for review. Then, she got a message from Mr. Lilly that trees would be planted at the end of the street. Then there was a note about a bike path through her front yard. She was wondering what is happening. Mr. Davis said they have all had multiple conversations about this. He thinks they understand their priorities. He said there are different approaches being taken but, suspects it will round itself out and we will have something to look at soon. He said their ultimate goal of not having the road go through will happen. Mr. Boso said they are working with the Township Administrator and a request has been sent that would put a bike path in the public right-of-way. That request is in the hands of the Township. Ms. Brossard said they are just trying to understand the process. Mr. Bennett said this isn't something that comes up often. When a Development Plan has been approved and then it is requested that it be rescinded, it doesn't follow standard processes. Mr. Schottke said Council isn't into the management. They are the legislative arm of government. He said the Administration is taking the lead to work through this and when it becomes a finalized situation, they can inform everyone.
2. Mr. Ken Kober, Southern Grove resident, said they aren't going away. He said he spoke to Mr. Lilly, Township Admin., today and he doesn't know what is going on either. He asked what Grove City is going to do to connect to their little world. He said it appears that Council is as uninformed as they are and as uninformed as Mr. Lilly is. He said they are looking for change, ideally, but at least accurate information about where they are today. *Mr. Davis* said there has been a lot of comment on this issue. He said there are appropriate conversations taking place and those conversations take time. Ultimately, everybody weighs in.
3. Ms. Amanda Chaffin, Southern Grove resident, asked if a copy of the Development Plan from 2002 is available. Ms. Kelly, Clerk of Council, said they are available in her office for inspection. Ms. Chaffin asked about Minutes. Ms. Kelly said they are also available in her office or on-line. Ms. Chaffin said they are here because they don't want to miss something.
4. Mr. Randy Worthington, Southern Grove resident, said, for him, there is a yes or no answer. If the Township doesn't want something, can the City do it anyway? *Mayor Stage* said maybe. He explained that this is bigger than just this one issue. He said there are other similar streets in the area. He said the City has been trying to work with the Township Trustees since, at least, April. He said the Administration has put three suggestions on the table and received no answers back from the Township. He said he when the Development Plan was approved, no one showed up. This is a compromise and they have tried to work with the Trustees. Mr. Worthington asked if other roads to the North are going to connect as Mr. Lipnos explained to him today. *Mayor Stage* said yes, but they do have bollards for the time being.

5. Mr. Chuck Englewood, resident, said the City has an Ordinance that requires a 4" water line to the curb. He said Columbus Asphalt is reducing them to 3" at the curb. Mr. Rob Donham, Service Superintendent, said he would check and get back to him. Mr. Englewood also pointed out that the round-a-bout on Orders Road has black marks all over the inner curb. He said it is a safety hazard. Mr. Schottke said they would have someone get back with him on that, too.

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

1. Mayor Stage reported on events from last week.
2. Mr. Davis announced a series of Finance Committees Meetings to educate everyone about the City's money. They will review how we make the money, spend the money, etc. He also noted that Council is asking for more decorum in the meetings by asking questions thru the Chair.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:48 p.m.

  
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Tami K. Kelly, MMC  
Clerk of Council

  
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Roby Schottke  
Chair

CITY OF GROVE CITY, OHIO  
COUNCIL CAUCUS NOTES

June 06, 2016

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Council met at 6:00 p.m. in the Council Caucus Room, City Hall, 4035 Broadway.

Council Members reviewed the number of speakers and the time allotted each in the Rules of Council. Discussion took place over this each with the four members present (Mr. Berry absent). It was decided to leave the current language in place for now, but waive the Rules when needed. It was also agreed to be more respectful and request time to speak through the Chair. It was also discussed that if an issue warranted, a special meeting or a committee meeting could be called to allow for more discussion. President Schottke announced that Caucus would begin at 6:00 p.m. on 6/20/16 so the clean-up items with the Rules could be completed.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.

  
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Tami K. Kelly, MMC  
Clerk of Council

  
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Roby Schottke  
Chair