

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

June 15, 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. 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-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 explained that revised drawings have been submitted and moved that page L-1 be replaced with the one dated 06-04-2020; seconded by Mr. Schlabach.

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

Mr. Kyle Rauch, Dir. of Dev., explained that there was some miscommunication between the tenant and the architect. The Revised drawings change the bollards, fencing and curbing. He said they were pretty accommodating since the outdoor play area is in the rear of the building. However, they do want an extruded curb around the landscape areas. Mr. Schottke said it appears that an extruded curb is listed on the new L-1 sheet.

Mr. John Oney, representing petitioner, was present and agreed to all of the recommendations from the Development Dept. and will install an extruded curb.

Ms. Houk voiced apprehension over this request. She asked for an explanation of the drop off/pick up location. Mr. Oney stated that drop off/pick up will occur in the front and there will be designated/reserved parking spaces in the parking lot for the Day Care Center and a crosswalk will be painted on the pavement. He said the property owner provided a letter stating that these reserved

spaces would not affect parking for the rest of the shopping center. Ms. Houk stated that the overall condition of the shopping center parking area needs attention. Mr. Oney agreed it needs upgraded and maintenance, however, he doesn't know of that being addressed by the owner.

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

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

2. Ordinance C-22-20 (Accept the Plat of Trail View Run, Phase 1) was given its first reading. Second reading and public hearing will be held on July 06, 2020.
3. Ordinance C-23-20 (Accept the Plat of Trail View Run, Phase 2) was given its first reading. Second reading and public hearing will be held on July 06, 2020.
4. Ordinance C-24-20 (Approve the Rezoning of 4300 Grove City Road from SF-1 (single-family residential) to SD-1 (educational)) was given its first reading. Second reading and public hearing will be held on July 20, 2020.
5. Ordinance C-25-20 (Amend the Zoning Text for Beulah Park, Subarea C located South of Southwest Blvd. and East of Demorest Rd., as adopted by Ord. C-24-18) was given its first reading. Second reading and public hearing will be held on July 20, 2020.
6. Resolution CR-18-20 (Approve the Development Plan for Brookpark Middle School located on Demorest Road) was given its reading and public hearing.

Mr. Rauch, Dir. of Dev., provided an overview of the project. Mr. Holt confirmed that there would be no access from Grove City Road. Mayor Stage said there is no intention to have Grove City Road access.

Mr. Schottke stated that there were a number of stipulations that are to be determined. He asked how those open ended, "acceptable" stipulations would be addressed. Mr. Rauch said that following Council approval, the Construction drawings would be submitted and reviewed by the Engineer & Fire Dept. and those stipulations would be addressed at that time. He indicated if there was more than a slight change to the development plan, an amended plan to address those changes would be submitted to Planning Commission and Council for approval.

Ms. Houk questioned the reduction of parking spaces. She asked how sporting events would be accommodated and what the overflow plan would be. Mr. Rauch said there is more than enough parking in the outlying neighborhoods. Ms. Houk voiced concern over the final plans on file are updated and put with the Council record. Mr. Rauch said they will get a final copy to those issues in the Council file.

Mayor Stage commented that he had a conversation with Mr. Leach over his concerns. He said Mr. Leach

Ms. Kelly read the e-mail from Mr. Leach sharing his concerns over traffic, landscaping, and screening the playing field and track both visually and for noise.

Mr. Schottke asked if there would be turn lanes constructed on Demorest Road. Ms. Megan Sear, representing the site engineer, said they are working with staff and are still conducting a traffic study. Mr. Schottke said no matter what the traffic study shows, he doesn't feel it will accurately anticipate the amount of traffic associated with the school, as we have seen at other locations, and said turn lanes are needed. Ms. Sear said they will work on it and noted that they anticipate routing some of the school traffic through the Beulah Park subdivision.

Mr. Berry also voiced concern for the traffic and said he wanted to see a stacking plan. He also shared concerns for water flow; shielding and screening on Grove City Road; the ditch on Grove City Road and sidewalks. Mr. Rauch stated that there will be sidewalks and the water must retain runoff on its site, per Code.

Mr. Jolliff, representing School District, said they agree to all the stipulations for this plan.

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

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

7. Resolution CR-19-20 (Approve the Development Plan for the Redevelopment of the Kmart site located at 2400 Stringtown Road) was given its reading and public hearing.

Mr. Tom Lewis, architect, was present and accepted all stipulations.

Mr. Berry asked about the monument sign. Mr. Lewis said they are still working on the sign package and isn't sure if that sign is coming down. Mr. Berry said his vote is contingent upon that sign being removed. Mr. Rauch noted that this site is a straight C-2 zoning. Signage is not part of the Development Plan and will be submitted separately to be review and approved, as allowed by Code.

Ms. Houk asked about the reduction of the parking size and number of spaces. Mr. Rauch said our Code only stipulates that the parking space be 200 sq. ft. in size. He said these will be shortened by a foot or two in order to add lane space. The number of spaces will accommodate the amount of spaces needed during the holidays.

Mr. Berry asked about adding a stipulation to require the monument sign to be removed. Mr. Smith, Dir. of Law, said there are some pre-existing, non-conforming issues that may apply and adding a stipulation could be problematic.

Mayor Stage asked that this resolution be postponed in order to nail down two of the deviations – one being the revised south elevation and the other is Stip. #7 requiring easements. Finally, there were discussions with the developer about the stream that runs through their property. He said this area needs to be cleaned and rehabilitated. He said he feels that should be part of the plan and a design on how that will be rehabilitated. Also, he asked if the parking lot would be repaved and restriped. Mr. Rauch said the parking lot would be a total reconstruction.

Mr. Berry moved to postpone this item until 7/6/20; seconded by Mr. Schottke.

Mr. Lewis stated that it was his understanding that they would work with the City about rehabilitating the stream. He said there was a discussion about using the Boy Scouts and many other ideas. He said they are working on obtaining the easements.

There being no additional questions, the vote was called on the motion to postpone.

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

8. Resolution CR-20-20 (Approve a Certificate of Appropriateness for Plum Run Winery/Grove City Brewing Company located at 3946 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Rauch explained that this is a multi-tenant building and they are asking for 30 sq. ft. of additional signage that would be set back 60' from the road.

Ms. Jodi Burrows, owner, explained that this new sign would be place over the entrance to provide more direction to the establishment. She said many try to get in using the door leading to the brewery.

Ms. Houk commented that she wants to see consistency with the Code. She is not a fan of granting deviations to signage and treating businesses differently. She said she is a fan of the Brewery but wants all businesses treated the same.

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

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

9. Resolution CR-21-20 (Approve Amendments to the Development Plan for Schoedinger Funeral Home located at 4242 Hoover Road as approved by Res. CR-66-18) was given its reading and public hearing.

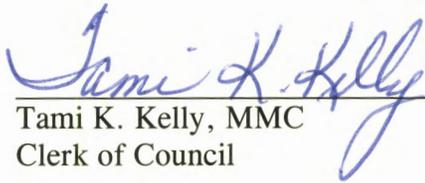
Mr. Rauch provided an overview of the small amendments. He said Planning Commission was supportive of the changes.

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

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

1. Mayor Stage reported on: four (4) peaceful gatherings in the Town Center, with all being peaceful; the City continues to reopen and wants to get as much open as possible by the end of the month; the Food Pantry needs donations and help; the Mayor's Cup Golf Outing; and express condolences to the Ada Weygant family on her passing.
2. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourn at 8:55 p.m.



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Tami K. Kelly, MMC  
Clerk of Council



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Christine Houk  
Chair