

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

July 18, 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                      Ted Berry*

- 1. Mr. Bennett moved to dispense with the reading of the minutes from the previous meetings and approve as written; seconded by Ms. Lanese.

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

- 2. President Schottke recognized Don Walters, Info. Relations, introduced Julie Camp and Kathy Gill with City Scene Magazine, who presented local businesses with this year’s awards: Best Suburban Fireworks – Grove City; Best Pizza – Zamarelli’s; Best Farmers Market – Grove City; Best Antique Store – Country Hearth Primitives; Best Outdoor Dining – Cimi’s Bistro; Best Locally Owned Boutique – Déjà Vu; Best Cakes – Lollipop Stop; Best BBQ – City Barbeque; Best Chocolate Treats – Anthony Thomas Candy Co.; Best Gluten Free Menu Options – City BBQ; Best Hometown Product – City BBQ & Schmidt’s Sausage House.

- 3. The Chair read the agenda items and they were approved by unanimous consent.

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

- 1. Resolution CR-44-16 (Amend the Rules of Council and the Rules Governing the Agenda of Council) was given its reading and public hearing.

Ms. Lanese moved to amend Section 17 C 3 and remove “3” from opponents a “3” from proponents; seconded by Mr. Davis.

Mr. Bennett said he feels this should remain as is and wave the Rules when there is a need.

Mr. Davis voiced support. He said this would open the dialogue. He said Council could ask those who are repetitive to steps aside. He said if it becomes nightmarish, they can change it back.

Mr. Schottke & Ms. Lanese also voiced support for the amendment. If someone takes the time to attend, they should be able to participate.

Mr. Berry said he doesn’t recall a time when anyone has been denied the opportunity to speak, but believes Council could move to stop debate if this amendments is approved, when times call for it.

There being no additional questions or comments the vote was called on the motion to amend.

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

Mr. Berry moved it be approved; seconded by Mr. Davis.

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

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

1. Ordinance C-57-16 (Approve a Special Use Permit for a Drive Thru for Gateway Retail located on Meadow Pond Court) was given its first reading. Second reading and public hearing will be held on 7/18/16.
2. Ordinance C-58-16 (Approve a Special Use Permit for Outdoor Seating for Gateway Retail located on Meadow Pond Court) was given its first reading. Second reading and public hearing will be held on 7/18/16.
3. Ordinance C-59-16 (Approve a Special Use Permit for Outdoor Seating for Gateway Retail (Starbucks) located on Meadow Pond Court) was given its first reading. Second reading and public hearing will be held on 7/18/16.
4. Ordinance C-60-16 (Approve a Special Use Permit for Outdoor Sales for Parkash & Prashar, LLC located at 3088 Broadway) was given its first reading. Second reading and public hearing will be held on 7/18/16.
5. Ordinance C-61-16 (Approve a Special Use Permit for Outdoor Sales for Meijer Gas Station located at 2859 London-Groveport Road) was given its first reading. Second reading and public hearing will be held on 7/18/16.
6. Ordinance C-62-16 (Approve the Rezoning of 2121 Sonora Drive from IND-1 to C-1) was given its first reading. Second reading and public hearing will be held on 9/6/16.
7. Ordinance C-63-16 (Approve the Rezoning of 4132 Broadway from PSO to PUD-R) was given its first reading. Second reading and public hearing will be held on 9/6/16.
8. Ordinance C-64-16 (Approve the Zoning Classification of PSO for 4178 Hoover Road Upon its Annexation to the City of Grove City) was given its first reading. Second reading and public hearing will be held on 9/6/16.

9. Resolution CR-42-16 (Amend Resolution CR-66-15 to Replace the Development Plan for Hickory Creek Estates located North of Orders and West of Haughn Roads) was given its reading and public hearing.

Mr. Berry asked the Mayor for an update on this issue.

Mayor Stage said they met last week with some of the Township Trustees and the County Engineer to discuss how Williamsburg; Chandler; and Southern Grove Dr. could be equipped for bike trails. The Engineer & Trustees all agreed that the suggestions made a lot of sense. He said the Engineer's office was on site last week to verify how the dimensions could work. The Engineer's office is working with the Township to have a public meeting on 8/2/16 to review plans for bike paths, but no vehicular traffic. He said they are waiting on the Township to say what they are going to proceed with.

Mr. Berry moved to postpone this item to 8/15/16; seconded by Mr. Davis.

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

10. Resolution CR-45-16 (Approve an Amendment to Subarea A Development Standards Text of the Development Plan for the Pinnacle Club of Grove City located South of White Road as approved by Resolution CR-24-04) was given its reading and public hearing.

Mr. Joe Ciminello, developer, was present to answer any questions.

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

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

11. Resolution CR-46-16 (Approve the Development Plan for Marlane Retail Development located South of Stringtown and East of Marlane Drive) was given its reading and public hearing.

Mr. George Schweitzer, Engineer for project, was present to answer any questions. He said they agree to the stipulations of Planning Commission. He shared an overview of the revitalization of this corner.

Mr. Schottke asked about the easement between this and Waffle House. Mr. Schweitzer said that is a platted easement that Waffle House has a right to and they are not willing to work with them. He said they will do their best to make it look nice. Mr. Davis commented about the congestion at the Stringtown/Marlane intersection. He said having three restaurants at this location will be tough for them to get out. Mr. Bennett suggested a sign on the retail site to encourage drivers to turn left and go to the light at Gantz. Mr. Schweitzer said they could do that. Mr. Schottke made a suggestion to limit left hand turns during certain times of the day. He said he doesn't want to see a barrier put up. Mr. Berry voiced concern over this development due to the traffic concerns

and the additional traffic that this will impose on the situation. He said he can't support adding more uses on this parcel until that is addressed.

Mayor Stage said he didn't want Council to lose sight of Stipulations 3 and 4. He said the Developer is assisting the City in recreating the corner at Stringtown and I-71. He said the City will receive a landscape easement and maintain that landscape area. He asked Mr. Boso, Chief Bldg. Official, to update Council on Waffle House. Mr. Boso explained that Waffle House has submitted a plan to redo the front area of their building; redo the sidewalks; vestibule; and restriping the parking lot.

Mr. Schottke and Ms. Lanese voiced support for the upgrades and redevelopment of this aging Motel. Mr. Schweitzer said it is an aging building and they have a thought out plan. They believe it is a good investment but understands the traffic concerns.

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
Mr. Berry	No

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

1. Mr. Jim Coleman, Gantry Rd. Resident, voiced concern over the condo project next to his complex being built by Mr. Kenny. He said he is trying to prevent others from dealing with issues that he and other condo owners are dealing with now. He said they are losing trees that are not supposed to be happening. Secondly, he said he has a real problem with Mr. Schottke and his statement that "most of the mental ill people are responsible" during a conversation about killings happening in the streets of another city. He said he has a mental illness and hasn't killed, raped or committed any crime. He said for a public official to say something like that is totally wrong. He said other officials have resigned over lesser statements than this. He said it is not fair that people with mental illnesses get thrown into one bunch. He said Mr. Schottke did apologize that day, but still doesn't feel it was enough.

Mr. Schottke explained his statement to Mr. Coleman and that the discussion was concerning Mt. Carmel adding additional beds for substance abuse and mental illness patients. He apologized to Mr. Coleman for offending him in any way. He then asked Ms Fitzpatrick, Dir. of Service, if the new condo property had been surveyed and staked. Ms. Fitzpatrick said surveyors were out the next day and it has been surveyed and property line staked. She said there is no encroachment. It is within 10 feet of the property line. She said there was a bare spot found and the developer has agreed to add additional landscaping in that area. She said they had the hole filled before she left that day.

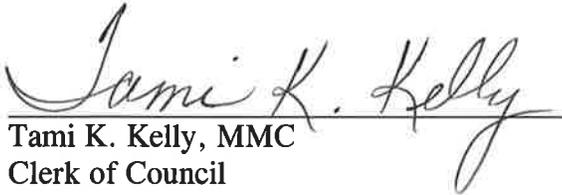
**The Chair recognized members of Administration and Council for closing comments.**

1. Mayor Stage submitted the monthly Mayor's Court Report; and Mr. Bennett moved to accept same; seconded by Ms. Lanese.

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

2. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 7:57 p.m.

  
Tami K. Kelly, MMC  
Clerk of Council

  
Roby Schottke  
Chair

CITY OF GROVE CITY, OHIO  
COUNCIL CAUCUS NOTES

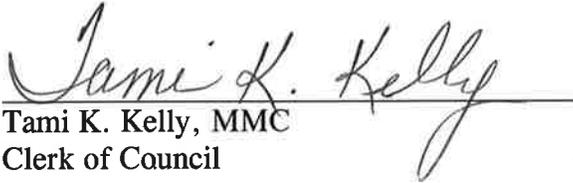
July 18, 2016

---

Council met at 6:30 p.m. in the Council Caucus Room, City Hall, 4035 Broadway.

Council Members reviewed the Agenda items.

Council retired to the Chambers to begin the Regular meeting.

  
Tami K. Kelly, MMC  
Clerk of Council

  
Roby Schottke  
Chair