

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 17, 2020

Regular Meeting

Council reviewed the agenda in Caucus at 6:30 and 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. Schlabach moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Schottke.

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

2. President Houk recognized Mr. Sam Runta, Franklin County Auditor Stinziano's office, who shared information about the tri-annual review of property valuation. He said letters will be sent to all Franklin County property owners soon, with an overview of their current property value. He said they have worked to make it easy to see information and contest the valuation by going to www.your2020homevalue.org
3. The Chair read the agenda items and all items were approved by unanimous consent.

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

1. Ordinance C-40-20 (Approve the Rezoning of 71.3+ acres located South of White Road and West of S.R. 104 from SF-1 (Single Family Residential to PUD-R (Planned Unit Development-Residential) w/text) was given its first reading. Second reading and public hearing will be held on 9/21/20.
2. Ordinance C-41-20 (Approve the Rezoning of 32+ acres located West of Hoover and North of S.R. 665 from SD-1 (Educational) to PUD-R (Planned Unit Development-Residential) & PUD-C (Planned Unit Development-Commercial)) was given its first reading. Second reading and public hearing will be held on 9/21/20.
3. Ordinance C-42-20 (Approve a Special Use Permit for a Drive Thru for Park Square located at 2040-2140 Stringtown Road) was given its first reading. Second reading and public hearing will be held on 9/8/20.
4. Ordinance C-43-20 (Approve a Special Use Permit for Outdoor Seating for Park Square located at 2040-2140 Stringtown Road) was given its first reading. Second reading and public hearing will be held on 9/8/20.
5. Ordinance C-44-20 (Approve a Special Use Permit for a Car Wash for Carwash USA Express located at 2607 London Groveport Road) was given its first reading. Second reading and public hearing will be held on 9/8/20.

6. Resolution CR-27-20 (Approve the Development Plan for Carwash USA Express located at 2607 London-Groveport Road) was given its reading and at the written request of the petitioner, Mr. Schottke moved it be postponed to 9/8/20; seconded by Mr. Holt.

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

7. Resolution CR-28-20 (Approve the Preliminary Development Plan for 3506-3510 Park Street Accessory Structure) was given its reading and public hearing.

Ms. Rebecca Mott, attorney for petitioner, commented on the Staff's report on the items that show "can be met". She explained how they believe they have met those requirements.

Mr. Berry voiced concern taking this parcel to a 3-plex. He said he has received calls from area residents who are opposed to the addition of another rental unit on this parcel. He said he finds the garage acceptable, but not the apartment above. He said there are also complaints over the condition of the overall property. He said he is all for upgrading the entire property but not inclined to support another rental unit.

Mr. Schottke said because this is a preliminary plan, he is inclined to support it now. However, may not in the future if the entire property is not upgraded. The garage looks like a block building and needs to be architecturally pleasing for the area.

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

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

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

1. Ordinance C-38-20 (Authorize the City Administrator to enter into a Contract with the Ohio Department of Transportation to Utilize the Bridge Inspection Program) was given its second reading and public hearing.

Mr. Chuck Boso, City Admin., explained that this will provide free bridge inspections by ODOT personnel for the City's bridges that are greater than 10 feet in width. Mr. Schottke asked if each bridge will be graded so we know which ones need the greatest attention. Mr. Boso said yes, and we will get a copy of that report. He said there are grants available for any work that may need done.

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

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

2. Ordinance C-45-20 (Vacate the Public Right-Of-Way located on the west side of Elm Street at the Intersection of Elm Street and Midland Street) was given its first reading. Second reading and public hearing will be held on 9/7/20.

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

1. Ordinance C-39-20 (Approve the Settlement Agreement for Capital Telecom Holdings II, LLC vs. Grove City, Ohio) was given its second reading and public hearing.

Mr. Smith, Dir. of Law, explained that this was denied by Council a couple of years ago. A couple of things have been brought out during the lawsuit that has prompted him to bring this settlement forward for Council's review. He said there is lack of cellular coverage in this area. The company is now agreeing to lower the height (to 145'); paint it to blend into the surroundings more; there will be lower profile, sleeker panels at the top; fencing and landscaping will be place at the base to hide all ground mounted mechanicals. He said this agreement addresses the coverage issue and many of the concerns presented during the original application.

Mr. Schottke said he believes in local control – this is not in the proper zoning. He said the Federal Telecommunications Act is forcing Council to settle this because of rulings in favor of cellular companies. He said Council did not prevented cellular service. They offered other places in the same area that were zoned properly to place the tower. He said this is in an area that the City has worked very hard to improve and get rid of poles. He said he is not in favor of this settlement. We are being forced to take incompatible structures and put them in improper zoning. *Mr. Smith* stated that they tried hard to get the tower moved. He said Mr. Schottke is correct with respect to the Federal Government taking a lot of steps to have seamless cellular service that is unbalanced in the favor of the telecommunications companies, which steps on local control. He said it is very hard to win these challenges.

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

Mr. Schottke	No
Mr. Schlabach	Yes
Ms. Houk	Yes
Mr. Holt	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. Berry stated that he asked the Administration to provide an update on the flooding in the community and solutions to correct the issues that can be fixed. He turned the floor over to Ms. Cindi Fitzpatrick, Dir. of Service, who provided some education on how the stormwater system works in the city. She shared the management document that they use and the goals of the City – which are to protect lives and minimize property damage. She explained that our topography is flat and that causes problems with outfall. She explained that a larger pipe won't fix the problem because the water cannot get into the stream. She said there needs to be intermittent storage, not just one big pond or the replacement of old pipes. She reviewed the statistics of the rain events we have had this year. She explained how the water we received came down in such a short period of time that the storage that is in place isn't designed to accept it and get it to the streams/river that fast. She shared slides to demonstrate this. She also explained how a retention system upstream will not help when 100 million gallons fall directly on one area that has to be managed and pushed to the outflow (stream). She said the pipes are designed to hold a two year rain event; a five year

event includes using the streets, up to the curbing, and the manholes. She said you have to get the water to the outfall point. When the streams are full, it takes longer for the water to recede. She shared an example of the Groves subdivision, showing where the pipes are; where they take the flow; how flat the topography is in this area; and what is physically possible for the system. She said while the roads flood, it is not impacting public health and safety nor property damage. She said she doesn't feel we have a system-wide infrastructure problem. She feels we have some localized areas that we can look at to see if they can be improved. She said this is the challenge that we are trying to manage by getting the rainfall to where we need to get it, that is the least impactful to our residents.

Mr. Schottke asked if we are allowed to do some clean-up of the vegetation that impedes the water flow in our streams. Ms. Fitzpatrick said many of those streams are on private property and you have to be careful of clearing out vegetation because you will have erosion. She said we have worked with property owners to remove barriers that impede water flow. Mr. Schottke asked if we could widen some of the stream areas to create temporary pools. Mr. Boso, Chief Building & Zoning Coordinator said it is something that can be looked into. He said he isn't sure how much that will gain for the cost, but they can check into it.

Mr. Berry said he understands that new developments have changed to take care of the runoff in that area, but asked if we can look at natural things that can be done west of Westgrove subdivision to create low lying areas that can collect water to slow down the flow to the east. He said we have to figure out a way to slow down the water being pushed into the downtown area. He also feels that using the road to store water is problematic because Emergency vehicles must be able to get through to keep people safe. He asked what can be done, without looking at cost, to slow the water down; to keep the streets from flooding in a horrible rain event; to have solutions. Ms. Fitzpatrick said if you build storage to the west, doesn't help water that falls on the physical area. She said unfortunately, it takes time for the water to get moved to where it needs to be. She said there isn't one solution - one big fix no matter what it costs. She said it is highly complex and is going to take a series of items, along with an understanding of what we are trying to prevent. She said with Mr. Berry's help, Council approved a program to assist the majority of residents who have experienced backflow in their basements. She feels this program will be very helpful and is making more progress toward addressing the goals. Mr. Berry said he understands that this is a three or four pronged solution, but still believes there should be surface water retention as part of the plan.

Mayor Stage pointed out that Patzer Ditch is a multi-jurisdictionally owned ditch. He said this is an example of how complex this issue is. He said they are working on solutions, as issues come up. None are simple.

Ms. Houk commented that she feels there needs to be a greater education for all to understand what needs fixed, before we offer ideas. She said Council and Administration is paying attention to this issue and need to rely on the expertise of our staff. Council Members agreed that more education is needed and agreed to work in smaller groups with the administration to come up with a plan.

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

1. Mayor Stage reported on: two new businesses that have located in G.C - Forge Biologic and The James @ Grove City; the Purple Heart Walk at Henceroth Park; the 50th anniversary of McKnight & Holsterman company; the discussions with the Township about neutralizing their need for a Levy; continuing to be active in CARES Funding.



City of Grove City Stormwater Management

Administrative Goals

- The goal of stormwater management is to:
 - a) Protecting
 - a) People,
 - b) Public health (including water in basements),
 - c) Environment,
 - d) Property, and
 - e) Structures.
 - b) Control flooding; and
 - c) Enhancing safety

City's Stormwater Design Manual

- While adherence to this Manual will not stop flooding or prevent all damage caused by flooding, it does establish a basis for design which will:
 - a) Minimize the damage and inconvenience of flooding.
 - b) Provide drainage systems which continue to provide benefit over the long term.
 - c) Minimize the expense of maintaining the drainage facilities within the City.
 - d) Reduce non-point-source pollution.
 - e) Minimize new impacts on engineered and natural drainage system.
 - f) Prevent or reduce impacts to stream and river ecosystems.



Update on Action Items from April 3, 2020 Memo (May 4th Council Meeting)

Moving Forward

The Mayor has directed the Service Department and EMH&T (City's Consulting Engineer) to identify potential additional steps the City can take to mitigate areas where private property impacts occurred. This includes the following key areas:

1. Grove City Road/Front Street
2. Lotz Drive Area
3. Broadway/Town Center
4. Areas where Water-In-Basements were reported.

Ordinance C-32-20 Wet Basement
Grant Program (8/3/2020)





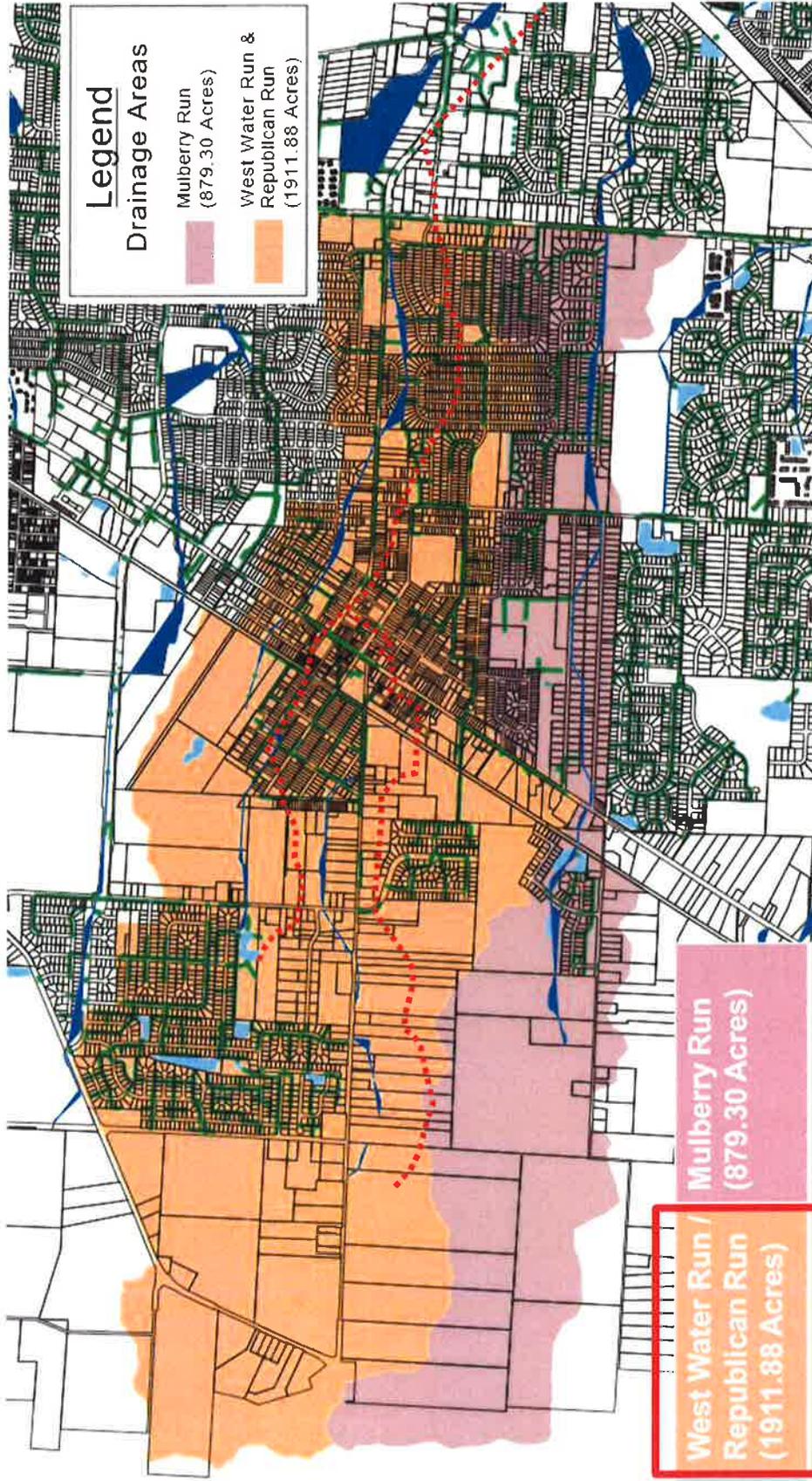
2020 Rainfall Summary

- **March Rain Event** 4.56 inches (approx. 10-year)
 - March 18 (9 hours) 1.20 inches
 - March 19-20 (18 hours) 3.36 inches
- **May Rain Event** 3.67 inches (approx. 5-year)
 - May 18-19 (32 hours)
- **July Rain Event** 2.8 inches (>50-year)
 - July 27 (1 hour)

	Average 24 hour rainfall
• Current Design Standards:	
• NOAA Atlas 14 Depth Values	
• Mean	2-year storm event: 2.45 inches
• 90% Confidence Interval	5-year storm event: 3.04 inches
(10% +/- of the mean)	10-year storm event: 3.55 inches
	25-year storm event: 4.30 inches



Water Volume



- 1 Mgal = 3.07 acre-ft
- Beulah Park is 220 acres
- For visualization 100Mgal would result 1.4' of water over the entirety of Beulah Park...
- A 10-year rain event (184Mgal) would 2.6' of water



Stormwater Collection System

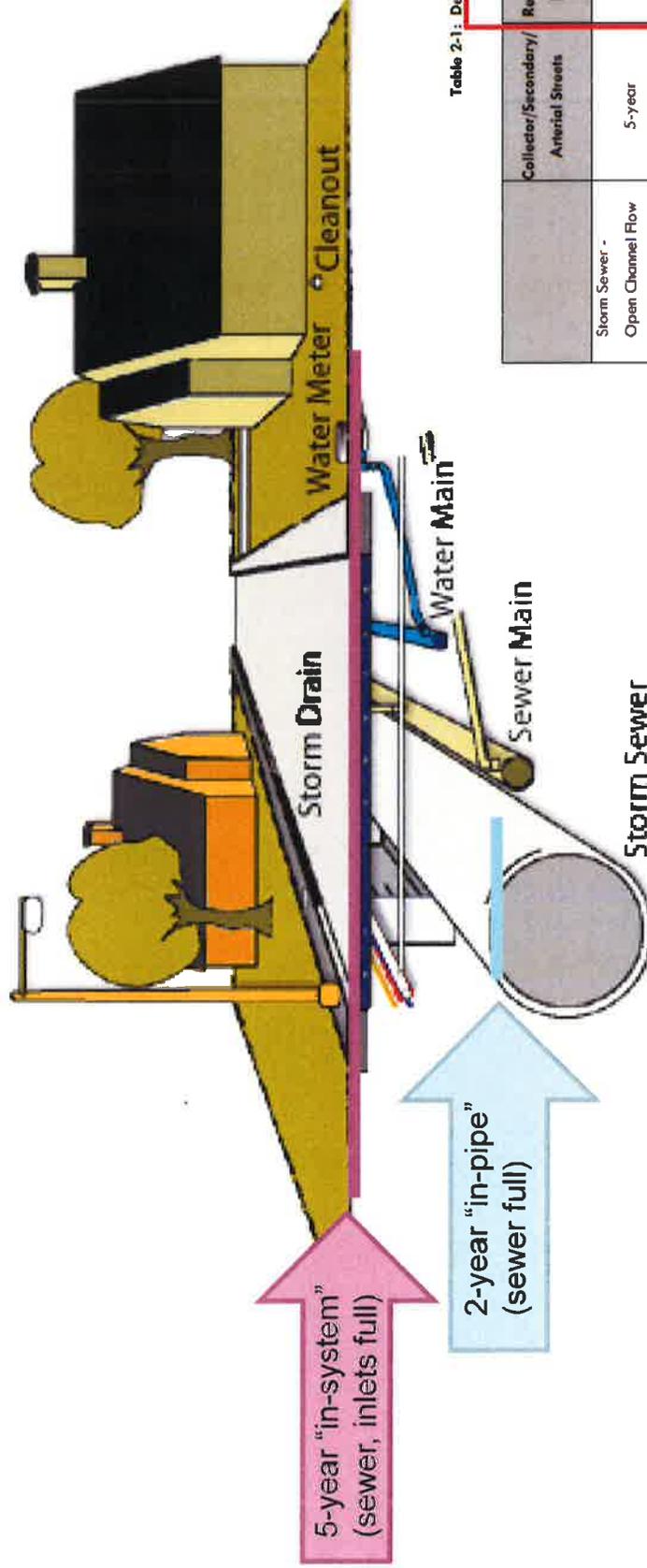
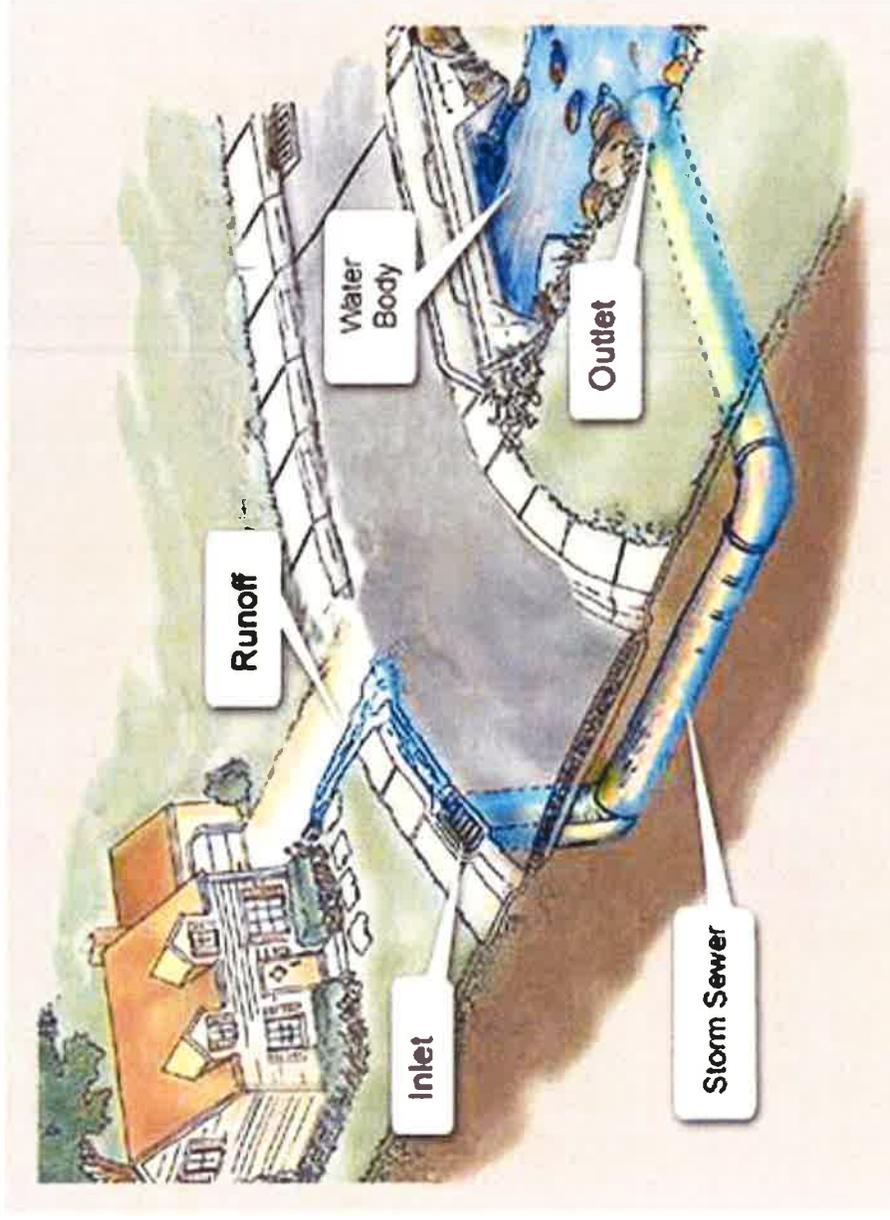


Table 2-1: Design Storm Criteria

	Collector/Secondary/ Arterial Streets	Residential/ Local/ Private Streets	Commercial, Industrial, Institutional and other Developments
Storm Sewer - Open Channel Flow (full pipe capacity)	5-year	2-year	2-year
Storm Sewer - Hydraulic Grade Line (in-system)	10-year	5-year	5-year
Pavement Spread	2-year	2-year	n/a
Roadway Ditch Design	10-year	5-year	5-year
Roadway Culverts (non-FEMA streams)	25-year	10-year	10-year
Roadway Culverts (FEMA streams)	100-year	100-year	100-year

Stormwater Conveyance and Routing

- Storm Sewer Factors
- Rainfall
 - Surface Routing
 - Inlet Spacing
 - Pipe Diameter
 - Pipe Length
 - Outfall Location & Elevation
 - Storage
 - Stream Capacity
 - Downstream Effects





QUESTIONS & DISCUSSION

The challenge of trying
to manage where the
rain falls ☺...





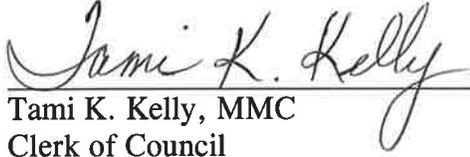
The City of Grove City

Thank you for attending the Grove City Council Meeting

Next Reg. Council Meeting: Sept. 08, 2020 7:00 p.m.
in observance of Labor Day

2. Mr. Holt announced the Finance Committee Meeting for 8/24/20 at 6:30. President Houk reminded everyone that the next Council Meeting will be on Tuesday, 9/8, in observance of Labor Day.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Adjourn at 8:50 p.m.



Tami K. Kelly, MMC
Clerk of Council



Christine Houk
Chair