

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

November 07, 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 excuse Mayor Stage; seconded by Ms Lanese.

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

2. Mr. Davis moved to dispense with the reading of the minutes from the previous meetings and approve as written; seconded by Mr. Bennett.

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

3. President Schottke presented a Proclamation for World Pancreatic Cancer Day to Ms. Sarah Riley, Donor and Corporate Ambassador for the Pancreatic Cancer Action Network
4. The Chair read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-89-16 (Appropriate \$60,000.00 from the Pinnacle Tax Increment Financing Fund for the Current Expense of Purchasing and Installing Playground Equipment, Landscaping and other related Improvements) was given its first reading. Second reading and public hearing will be held 11/21/16.
2. Ordinance C-90-16 (Appropriate \$1,237,937.50 from the Buckeye Center Tax Increment Equivalent Fund for the Current Expense of Refunding Outstanding Principal) was given its first reading. Second reading and public hearing will be held 11/21/16.
3. Resolution CR-65-16 (Authorize the City Administrator to Apply for and Accept Funds through Franklin County's Infrastructure Bank Program for Stringtown Corridor Improvements) was given its reading and public hearing.

Mr. Turner, Dir. of Finance, explained that this and the next Resolution will allow the City to apply for a loan from the Franklin County Bank Program. It allows the City to leverage all its available resources. The terms are very favorable with a 1.26% interest rate and interest doesn't accrue until April, 2018.

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

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

4. Resolution CR-66-16 (Authorize the City Administrator to Apply for and Accept Funds through Franklin County's Infrastructure Bank Program for Municipal Fiber) was given its reading and public hearing.

Mr. Turner said this one will request a \$2,000,000.00 loan and the money will be used to reimburse the General Fund.

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

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

The Chair recognized Ms. Lanese, Chairman of Safety, for discussion and voting under said Committee.

1. Ordinance C-91-16 (Impose a Temporary Moratorium on Marijuana Cultivation, Processing and Dispensing in the City of Grove City and declare an emergency) was given its first reading.

Mr. Smith, Dir. of Law, explained that the State approved a Bill to permit medical marijuana. However, the rules have not been put together yet. This is asking for a moratorium of 12 months in order to be able to wait for the Rules and Regulations to be established before someone tries to put a business in Grove City before we know how to proceed. Mr. Smith said if the State provides those regulations before 12 months, Council can repeal this ordinance.

There being no additional questions or comments, Ms. Lanese moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Davis.

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

Ms. Lanese moved it be approved as an emergency measure; seconded by Mr. Davis.

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

2. Ordinance C-92-16 (Amend Section 1135.09(B)(10) of the Codified Ordinances titled IND-1 Light Industry) was given its first reading. Second reading and public hearing will be held 11/21/16.

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

1. Resolution CR-67-16 (Authorize the City's Consulting Engineer to Prepare Plans, Specifications and Cost Estimates for the Construction of Sidewalks on Devin Road, Lombardo Street, Ranke Court, Scott Court, LaRosa Drive and Tamara Drive) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that these areas are not part of the Sidewalk Program. These areas have been identified as having trip hazards and need repair. This is the first step in the assessment process.

Mr. Davis said he was aware of the issues on Tamara. He asked how the other streets were identified. Ms. Fitzpatrick, Dir. of Service, said these were all complaint driven. When they receive a complaint, they evaluate the entire street. Ms. Lanese asked if these would be a 50/50 split with the City on paying for the sidewalk. Ms. Fitzpatrick said no. It would be 100% paid by property owner, as stated in the Code. Ms. Lanese said they are site specific and not an entire street as with the Sidewalk Program. Ms. Fitzpatrick said yes. Mr. Berry asked what is different with these sidewalks. Mr. Smith said the sidewalk program is targeting the oldest area of the City. These streets are not part of that plan. However, now that there are identified safety hazards, they need addressed.

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

Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	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-83-16 (Amend the Zoning Text for 83 acres located East of Broadway and South of Hoover Park Subdivision as adopted by Ord. C-51-03) was given its second reading and public hearing.

Mr. Jim Lipnos, Homewood Corp., was present and explained that this area was already zoned for Condos. The change would allow for one-car garages, a clubhouse and a reduction of units. Mr. Bennett said he spoke to other condo complexes that have one-car garages and they complain that there isn't enough parking. Mr. Lipnos said they have less than 33% with one-car garages. They

have additional off-street parking spaces throughout the complex and the driveways are 19' long to allow for a car to be parked in the driveway.

Mr. Michael Phillips, Mayfair Dr., asked about the wooded area. Mr. Lipnos said they have a request before Planning Commission tomorrow to approve a Lot Split. They plan to Deed that new lot to the City as a Wooded Preserve Area.

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

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

2. Ordinance C-84-16 (Amend the Zoning Text for The Woods of Pinnacle located at 1342 Holton Road as adopted by Ord. C-17-15) was given its second reading and public hearing.

Ms. Hannah Coppel, Schottenstein Homes, explained that the darker colors are no longer being offered in the beaded lap profile. They would like to continue to offer the darker colors, but is only available in the 4" vinyl siding. She said they would offer these as an upgrade only.

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

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

3. Ordinance C-86-16 (Approve the Annexation of 236.4 acres located at 5486 Jackson Pike) was given its second reading and public hearing.

Mr. Schottke moved to amend section 2 to replace the SF-1 zoning classification to SD-3 - Recreational zoning to reflect the Metro Park use; seconded by Mr. Bennett.

Mr. Berry	Yes
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 Mr. Schottke.

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

4. Ordinance C-87-16 (Approve the Special Use Permit for Outdoor Sales for Speedway located at 3135 Broadway) was given its second reading and public hearing.

Mr. Rauch, Dir. of Development, explained that this would allow for water, propane and washer fluid and be located adjacent to the building. They are moving ice inside.

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

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

5. Ordinance C-88-16 (Approve the Special Use Permit for Outdoor Sales for Speedway located at 3612 Broadway) was given its second reading and public hearing.

Mr. Rauch said this is for ice only. Propane cannot be offered due to the proximity to residential.

Mr. Todd Russell, representing Speedway, agreed with both ordinances.

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

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

6. Ordinance C-93-16 (Accept the annexation of 0.46+ acres located South of Casa Blvd. and West of Haughn Rd. to the City of Grove City) was given its first reading. Second reading and public hearing will be held 11/21/16.

7. Resolution CR-62-16 (Approve Amendments to the Development Plan Text for Parkway Centre North located North of Stringtown and East of I-71 as approved by Res. CR-40-03) was given its reading and public hearing.

Mr. Todd Waldo, representing Home Depot, said they are asking for extended locations for seasonal sales. He said they have worked with staff to amend the language further after Planning Commission approval. They wish to include storage sheds in the parking lot with evergreen screening and adding storage around the Lumber canopy.

Mr. Schottke stated that the Resolution doesn't address all the areas mentioned by Mr. Waldo. Mr. Rauch stated that other non-compliance issues came up during Planning Commission and Staff met with the applicant after their approval to address the issues. Ms. Kelly, Clerk of Council, stated that these additional items would need to be addressed through an amendment of the Resolution if Council is so inclined to permit them. Mr. Boso, City Admin., voiced support for the additional changes.

Mr. Bennett voiced concern over the cinder block use as shown in pictures. He said this is a safety issue. Mr. Waldo said they could use a black-coated wire fencing instead. The idea is to relocate some of the items shown, inside the store.

Mr. Berry moved to amend Subarea A (9) (a) to include an additional sentence that states: “*Any fencing or barriers of Displays shall be approved by the City.*” seconded by Mr. Schottke.

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

Next, Council considered the additional text changes that were suggested by the Development Department in the October 28, 2016 memo.

After some clarification, Mr. Davis moved to add the following to the Development Text under Subarea A (9), with a second by Mr. Bennett:

a. **Garden Centers shall be permitted to locate storage sheds along the perimeter of the front parking lot within 200 feet of the outdoor garden center, as shown on Exhibit A. A maximum of eight (8) storage sheds are permitted to be located in such location year round. Landscape material shall be provided to screen the storage sheds from the adjacent roadway, as shown on Exhibit A.**

Lumber stores with front lumber canopies shall be permitted to store building material directly adjacent to the outside of the building covered by such canopy year round. Materials shall not be stacked more than four (4) feet in height.

b. A ~~white picket~~ **decorative** fence, to be provided around sales area, four (4) feet high, enclosing all four sides of the area (with clearly defined entrances and exits).

c. **Any new/proposed temporary or outdoor storage area not defined above shall be located within a masonry enclosure to match the exterior of the existing building as will be subject to an administrative review and approval by City staff.**

Mr. Berry	Yes
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.

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

8. Resolution CR-64-16 (Approve the Development Plan for Woodside at Holton Run, located north of Demorest Drive) was given its reading and public hearing.

Mr. Jim Lipnos, Homewood Corp., was present and agreed to the Planning Commission stipulations.

Mr. Berry said he didn't see a need for the bike path connecting to Mayfair. He moved to amend Section 1 to add: "*except for stipulation #2* "; seconded by Mr. Davis.

Mr. Michael Phillips, Mayfair Dr., supported the amendment. He feels the streets in his neighborhood cannot support the additional traffic. He also feels it would open up their neighborhood to more illegal activity.

Mr. Berry pointed out that there is already bike path along Haughn Road and one will be along Demorest Drive. He said he doesn't believe this piece of bike path makes sense.

Mr. Boso, City Admin., said there are other amenities close to Mayfair Dr., such as Murfin Field and Grove City High School. He said he doesn't understand why it is o.k. for the citizens to ride their bikes on City roads but not Township roads. We are all part of Jackson Township. This is for the convenience of all residents. He can't understand the reluctance of bike paths. He said the current bike path through the subdivision isn't complete and uses the street. It is a longer distance to get to Murfin, if this path is not installed.

Mr. Davis commented that he doesn't understand the objection to a bike path and asked Mr. Phillips why a bike path would not be approved. Mr. Phillips said the road isn't wide enough to support the bikes, cars, etc. He said they like the dead end street and the woods. They don't want it.

Ms. Elaine Phillips, Mayfair Dr., said their road is 25' in width and the recommended bike path is to be 40' in width. Mr. Boso said the 40' is an existing easement that exists for any future water line. Mr. Lipnos said the bike path would meander through the woods and not take down a strip of trees.

Chair Bennett *called for the question*. Ms. Kelly called the vote on the question to stop all debate.

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

Ms. Lanese commented that the Township has requested this be addressed with them and hold off on the bike path. She said surveys show that citizens want more bike paths but not in their back yard. This issue needs addressed for all future areas. She feels we need to work with our Township partners when we are abutting Townships land.

Mr. Chris Conkle, resident of Holton Run, agreed with the removal of the bike path. He said everyone on his street loves the trees and there is already a break in the trees. He said they don't want to see the bike path through the trees either.

Mr. Lipnos asked that the stipulation be removed. He said he explained that they have an application before Planning Commission tomorrow for a lot split for the Tree Preserve. They plan to donate that land to the City. He agreed to make a cash contribution toward the installation of a bike path if it gets built within the next two years.

Mr. Smith, Dir. of Law, suggested that the Developer enter into an Agreement that is drafted by the Law Director to provide a contribution to the City for the bike path.

The vote was called on the Motion to amend Section 1 to add “, except for stipulation #2.”

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

Mr. Bennett moved to amend Section 1 to include the following stipulation: “The developer shall enter into an agreement, drafted by the Law Director, to make contribution to the City in an amount equal to the cost of the installation of a bike path.”; seconded by Ms. Lanese

Mr. Schottke moved to amend the motion to add to the end “*if the bike path is built within 2 years.*”; seconded Mr. Berry.

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

The vote was taken to vote on the main motion, as amended.

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

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

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

9. Resolution CR-68-16 (Authorize the use of the Design-Build Project Delivery System for the Construction of the Dreamfield Playground at Windsor Park) was given its reading and public hearing.

Ms. Conrad, Dir. of Parks and Rec., explained that this gives them the ability to design the project as needed for the users. Mr. Keller, Consulting Engineer, said it gives the City more flexibility.

Typically the park would be designed and then bid. This way, the City identifies what they want to get out of the project and select a consultant based off their qualifications. This allows the City to optimize the space and get the most out of the project.

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

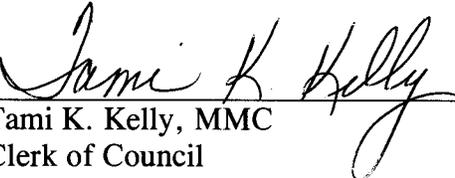
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Ms. Lanese	Yes

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

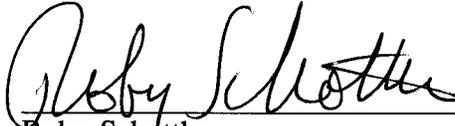
The Chair recognized members of Administration and Council for closing comments.

1. Mr. Boso noted that Prairie & Jackson Townships have approved the Master Service Agreement for the Fiber Optic project and South Western City Schools approved it tonight.
2. Mr. Davis asked Mr. Turner about the monthly financial report and why Sept. & Oct. are lagging. Mr. Turner said it is because of the net profit. Those numbers are difficult to predict and will vary from year to year. There is no need for concern.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:51 p.m.



Tami K. Kelly, MMC
Clerk of Council



Roby Schottke
Chair