

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

November 21, 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. Mayor Stage and Chief Pierson administered the Oath of Office to new officer, Aaron Raglin.
3. 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 second reading and public hearing.

Ms. Conrad, Dir. of Parks & Rec., explained that this area has no park. They have worked with the Developer to acquire a couple of small pieces of ground to place some small pieces of equipment. Each area is designed for the neighborhood residents to bike or walk to.

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

President Schottke paused to recognize Senator Jim Hughes who presented the City with a Proclamation for its Sesquicentennial. Mayor Stage and Council accepted and thanked Senator Hughes.

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 second reading and public hearing.

Mr. Turner, Dir. of Finance, explained that we refinanced Buckeye TIF Bonds. Those Bonds had \$1.2 mills in a debt reserve fund, sitting in escrow. Ten years later, we are refunding those Bonds and refinancing. The new Bonds don't require debt service, so the \$1.2 mill was used to pay down

the new refinancing. However, we don't have an appropriation for the \$1.2 million to be able to use it to pay down the new Bonds.

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

3. Ordinance C-94-16 (Authorize the City Administrator to enter into a Grant Agreement with the Ohio Department of Natural Resources and Appropriate \$500,000.00 from the General Fund for the Design and Construction of a Playground) was given its first reading. Second reading and public hearing will be held on Dec. 05, 2016.
4. Resolution CR-69-16 (Accept Donations from the Grove City Little League Board and Thank them for their generous donations and service to the City) was given its reading and public hearing.

Mayor Stage said the Board has dissolved and they are rebooting it as an arm of the Park Board. As they wind down, they chose to make sure the City had the money to use for other areas of the Buddy Ball diamond area. Ms. Conrad commented that some of their money also went to the Buddy Ball League.

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-92-16 (Amend Section 1135.09(B)(10) of the Codified Ordinances titled IND-1 Light Industry) was given its second reading and public hearing.

Mr. Smith, Dir of Law, explained that the City was approached by a company that desires to locate here. After reviewing the IND-2 and IND-1 zoning classifications they felt that some of the uses in IND-2 would be appropriate for the IND-1 classification. This will also clean up some current businesses that are questionable with their existing zoning.

Mayor Stage commented that he feels it's better to make this change rather than bother existing businesses.

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

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

2. Ordinance C-95-16 (Enact Section 720.10 of the Codified Ordinances titled Do-Not-Knock Registry) was given its first reading. Second reading and public hearing will be held on 12/05/16.

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

1. 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 second reading and public hearing.

Ms. Kacie Waugh, attorney representing petitioner, was present. She explained that it is an empty lot at present.

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

2. Ordinance C-96-16 (Amend Section 1145.15 of the Codified Ordinances titled Portable Signs) was given its first reading. Second reading and public hearing will be held on 12/5/16.

Mr. Bennett commented that he will be offering an amendment to Section (g) to keep with the original intent of these uniquely permitted signs for the Town Center. Mr. Schottke also noted that any existing sign that has been approved would be grandfathered.

3. Ordinance C-97-16 (Approve a Special Use Permit for Automotive Services for JC Automotive located at 3184 Southwest Blvd.) was given its first reading. Second reading and public hearing will be held on 12/5/16.
4. Ordinance C-98-16 (Approve a Special Use Permit for Outdoor Seating for Mona's Eats-N-Treats located at 4362 Broadway) was given its first reading. Second reading and public hearing will be held on 12/5/16.
5. Ordinance C-99-16 (Approve a Special Use Permit for Outdoor Sales, Storage, Display for Home Depot located at 1680 Stringtown Road) was given its first reading. Second reading and public hearing will be held on 12/5/16.
6. Ordinance C-100-16 (Amend the Zoning Text for Parkway Crossing located North of White Road and West of Buckeye Parkway as adopted by Ord. C-02-02 and Amended by Ord. C-91-02, C-36-03, and C-18-05) was given its first reading. Second reading and public hearing will be held on 01/03/17.

7. Ordinance C-101-16 (Rezone 2829 London-Groveport Road from R-1 (single family residential) to C-2 (retail commercial) was given its first reading. Second reading and public hearing will be held on 01/03/17.
8. Resolution CR-70-16 (Approve Amendments to the Development Plan for Gateway Retail located at the Northeast Corner of I-71 and S.R. 665 as approved by CR-55-16) was given its reading and public hearing and 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

9. Resolution CR-71-16 (Approve the Exterior Modifications to 3315 Columbus Street located in the Historical Preservation Area) was given its reading and public hearing.

Ms. Carol Hall, petitioner, was present to answer any questions. She said they would like to expand the back of the house and attach a garage. She noted that the Columbus Street side of the garage would have a window. Mr. Bennett asked about the existing barn. Ms. Hall said they found it has termites. Mayor Stage noted that the barn is very unique and he would like to have a group look at it. He reminded her that it takes a separate act before it can be torn down. He said if it's possible to save, the City may be able to help. She agreed to allow them to come look it over.

Mr. Schottke asked if the garage wall facing Columbus Street was resolved. Mr. Rauch said Staff originally requested it be brick but Planning Commission agreed to approve it without a stipulation requiring brick.

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

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

10. Resolution CR-72-16 (Approve the Development Plan for Waffle House located at 2928 London-Groveport Road) was given its reading and public hearing

Mr. Butch Baur, Waffle House representative, was present. He had submitted a written request to postpone this item to catch up to the rezoning. Mr. Davis asked for an update on this project. Mr. Baur said they have been meeting with City Staff to coordinate their plans. Originally, Staff was supportive but at the November Planning Commission meeting, Staff did not support it. He said it is a bit disappointing but they are looking to work with Tire Discounter to extend the access road behind the building. He said he doesn't think this will ever become a Stringtown Road area and understand the concern for access. However, he doesn't believe it will be a problem. They want to be in this area.

Mr. Schottke voiced some concerns over traffic pattern and made a suggestion to place the access easement to the front rather than the rear. Mr. Baur said he has a meeting with Tire Discounter

tomorrow and will bring that up. He believes it is a good idea.

Mr. Bennett voiced concern for some of the setbacks. Mr. Baur said their approval agrees to deviations to the setbacks. Mr. Bennett also voiced concern for their truck traffic. Mr. Baur said their engineer showed an electronic plan to staff that satisfied this concern. Mr. Bennett said if the access road toward the front is in lieu of the back would be a concern for him. Mr. Baur said with both access roads, it would give better flow and they would consider that. Mr. Berry asked about an access road behind the properties out to North Meadows Drive. Mr. Boso said that is what they are trying to accomplish. They started with Tire Discounters and Waffle House has agreed to continue this, but they have no control to continue it east until the rest of the properties redevelop. Mr. Davis said he isn't sure how long it will take to connect all the dots but hopes it can be worked out.

Mr. Rauch, Dir. of Dev., said they have been looking at this for months and their staff reports have changed, based off new information being provided. What it comes down to is a very small site with access concerns. He said with the development of the Hospital, there will be more development on S.R. 665 and getting people on and off the site safely is their concern. He said they don't want an incremental solution – they want to make sure we get the best, comprehensive solution.

Council discussed the traffic and ingress/egress into the site. Concerns were voiced over this and the hope this can be worked out when it comes back.

At the request of the applicant, Mr. Bennett moved it be postponed to 1/03/17; seconded by Mr. Schottke.

Mr. Davis	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Berry	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. Mayor Stage submitted the Mayor's Court Report and Mr. Davis moved to accept same; seconded by Mr. Bennett.

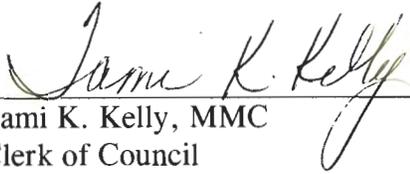
Mr. Berry	Yes
Ms. Lanese	Yes
Mr. Bennett	Yes
Mr. Schottke	Yes
Mr. Davis	Yes

The Mayor extended condolences to the family of Sheryl Saxton Mulligan. He reported on upcoming events and clarified the City's position over the bike path in Holton Run subdivision after Council's last meeting.

- 2 Ms. Lanese asked about a decrease in trash fees. Mr. Boso said SWACO is recommending a decrease of \$3.00 to debt service but an increase of the same for operation. They are also looking into taking the landfill higher.

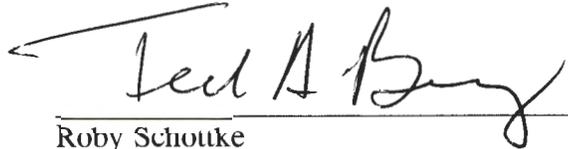
3. Happy Birthday sentiments were bestowed on Mayor Stage and congratulations to Ms. Lanese on her seat in the State House. Mr. Davis recognized the loss of Mr. Dick Davis. He said Council will meet early on Dec. 5 @ 6:00 to begin Budget discussions. Other meetings are scheduled for December 12 & 14<sup>th</sup>.
4. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:26 p.m.



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Tami K. Kelly, MMC  
Clerk of Council



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Roby Schoutke  
Chair

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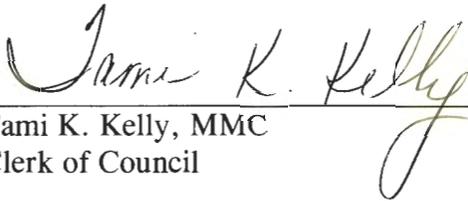
Council met at 6:30 p.m. in the Council Caucus Room, City Hall, 4035 Broadway.

Council Members reviewed the Agenda items.

President Schottke announced that he will be out of town for the December 5 Council meeting and requested that Council excuse him.

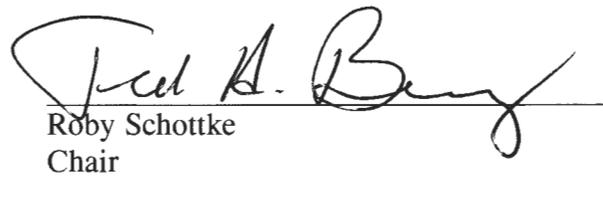
Mr. Davis asked if the rest of the Council could come at 6:00 p.m. on 12/5 to get started on discussing the Budget. Council agreed.

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