

GRANVILLE VILLAGE COUNCIL

Minutes

February 21, 2024

7:30 P.M.

1. CALL TO ORDER

Mayor Hartfield called the Wednesday, February 21, 2024 Council meeting to order at 7:30pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Clerk Klein conducted roll call. Those present were Councilmember Demarest, Councilmember Keethler Ball, Councilmember Leithauser, Councilmember Mickelson, Vice Mayor Johnson, Mayor Hartfield, Manager Koehler and Law Director Mattes

Councilmember Mickelson made a motion to excuse Councilmember Olbur, second by Councilmember Keethler Ball

Motion passed by a vote of 6-0

4. APPROVAL OF AGENDA

Councilmember Mickelson made a motion to approve the agenda, second by Vice Mayor Johnson

Motion passed by a vote of 6-0

5. CITIZENS COMMENTS

There were no comments from citizens, Mayor Hartfield closed that section.

6. PUBLIC HEARING-7:38pm

A. ORDINANCE NO. 02-2024 AN ORDINANCE TO REVISE THE CODIFIED ORDINANCES BY ADOPTING CURRENT REPLACEMENT PAGES

There were no comments from citizens, Mayor Hartfield closed the public hearing.

B. ORDINANCE NO. 03-2024 AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER TO GRANT A GENERAL USE PERMIT TO ALICIA WILSON, TO

LICENSE THE USE OF THE VILLAGE RIGHT-OF-WAY AT 133 SOUTH MAIN STREET

There were no comments from citizens, Mayor Hartfield closed the public hearing.

C. **ORDINANCE NO. 04-2024 AN ORDINANCE TO AMEND CHAPTER 1135, DEFINITIONS, CHAPTER 1167, COMMUNITY SERVICE DISTRICT, PERMITTED AND CONDITIONAL USES, OF THE CODIFIED ORDINANCES OF THE VILLAGE OF GRANVILLE, REGARDING THE COMMUNITY SERVICE DISTRICT**

Vice Mayor Johnson recused himself.

April Dusthimer, 9219 Hirst Rd, Heath, read a letter on behalf of Joe and Jennifer Clifford of Granville whose oldest child attends Granville High School through online learning and the other three children are students at Granville Christian Academy. Them having children in both the Granville School District and GCA leads to a great example of education choices in our community and are grateful to have those choices to meet their children's needs. They asked Council to support GCA's request for the Code change to allow for their growth plan and support it.

Chris & Crystal Meyer, 95 Wexford Dr, spoke in support of the growth plans that GCA has and asked Council to pass the ordinance to allow for the advancement of GCA.

Wayne Studer, District Manager of the Wendy's on Westgate Dr, he stated that his Wendy's restaurant used to be one of the busiest ones in Ohio but when ODOT closed the exit their business was cut in half. He supported GAC moving into the Westgate location because he feels it will improve business for the restaurant by increasing traffic for them in the morning and lunch hours to recoup the business that they have lost.

Lauren Keiser, former GCA student and graduate, she stated that she is now a track and cross-country coach there and is in support of their growth plan and what they are doing for the younger generation.

Debbie Patton, 2771 Bash Lane Rd, Utica, stated that she is on the board at GCA and had a son that graduated from GCA and felt fortunate to have the choice to choose a Christian-based education. GCA is growing every year and the future is bright, their current location has served them well over the past twenty-five years but it is necessary to acquire a new building to accommodate

their growth. Due to the proximity to Spring Hills and the affordability the Westgate property is the most promising for them. She asked Council to grant them the permission they are seeking to be able to continue their work and maintain the level of excellence that Granville expects.

Josh Sexton, 4067 Milner Rd, Newark, Head of School for GCA, pitched to Council the reasons that GCA wants to stay in Granville. GCA is comprised of three hundred and ten students and family members that represent eighteen different school districts across twenty-six zip codes. GCA brings a lot of business to the Granville community, countless businesses have benefited from GCA being in the community. The relationships and revenues that they have gained would only grow as the school continues to expand. With the expected increase of students and parents GCA's economic impact on the community will continue to increase with this expansion plan. While it is hard to count the value of our families into the community, I think that it is fair to say that we bring thousands more people into the community than any other small office that is potentially looking to use that facility. While the Village would give up approximately \$25,000 in property taxes each year that is currently being brought in the Village would continue to gain over \$20,000 in income tax that we currently generate and more as we add staff to our expansion plan. We believe finding a town that focuses on the small details and consistently subscribes to them and to that level of excellence is a rarity. Also finding a community partner who shares this desire for excellence and bringing that into this building and being an anchor within this community is also rare and something that Granville should want. Being able to utilize this building would provide GCA with the much-needed space for our school. GCA is ready to partner with the Village and shares your commitment to excellence. Thank you for diligently considering our schools expansion into this new location in Granville.

Mayor Hartfield closed the public hearing. 7:54pm

7. OLD BUSINESS

- A. **ORDINANCE NO. 02-2024 AN ORDINANCE TO REVISE THE CODIFIED ORDINANCES BY ADOPTING CURRENT REPLACEMENT PAGES**

Councilmember Mickelson introduced and made a motion to adopt Ordinance No. 02-2024, second by Councilmember Keethler Ball

Motion passed by a vote of 6-0

- B. **ORDINANCE NO. 03-2024 AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER TO GRANT A GENERAL USE PERMIT TO ALICIA WILSON, TO**

LICENSE THE USE OF THE VILLAGE RIGHT-OF-WAY AT 133 SOUTH MAIN STREET

Vice Mayor Johnson introduced and made a motion to adopt Ordinance No. 03-2024, second by Councilmember Demarest

Mayor Hartfield called for a roll call vote. Councilmember Keethler Ball (yes), Councilmember Leithauser (yes), Councilmember Mickelson (yes), Councilmember Demarest (yes), Vice Mayor Johnson (yes), Mayor Hartfield (yes)

Motion passed by a vote of 6-0

- C. **ORDINANCE NO. 04-2024 AN ORDINANCE TO AMEND CHAPTER 1135, DEFINITIONS, CHAPTER 1167, COMMUNITY SERVICE DISTRICT, PERMITTED AND CONDITIONAL USES, OF THE CODIFIED ORDINANCES OF THE VILLAGE OF GRANVILLE, REGARDING THE COMMUNITY SERVICE DISTRICT**

Vice Mayor Johnson recused himself.

Councilmember Demarest introduced and made a motion to adopt Ordinance No. 04-2024, second by Councilmember Leithauser

Mayor Hartfield stated that the ordinance had been amended to incorporate a definition that Councilmember Mickelson suggested at the last meeting as well as into the purpose and intent section. Council will need to decide whether to make it conditional or permitted as well.

Councilmember Mickelson stated that the definition for school was amended to make it a little more up to date, and took out some of the instructional definitions which weren't appropriate. I talked to a resident that lobbies for school districts and we talked about the definition. While it is better, I do want to be transparent that it is still fairly vague and it could leave a crack in the door for other entities to come in. I appreciate that we are looking at this for Granville Christian Academy, I think that we need to be aware of any other entities that could say that they are a school because of our definition is somewhat vague. I am up to whatever Council wants to do with that. I am not suggesting that we change it I am just making an awareness. I mentioned that the Ohio Department of Education Workforce and they talk about charter schools that are public and non-public, we can get that descriptive if we want, do we need to is the question.

Councilmember Keethler Ball asked if each time an applicant came in if they would come before Council since it is conditional.

Mayor Hartfield stated that it depended and that Council needs to decide if it is going to be conditional or permitted. The way that I looked at it was it is the Community Service District, how much of it is left that you could build something on? Not a lot. Welsh Hills is about nine hundred feet away. Unless we expand that district, which we could, we could tune-up something we thought was vague. I thought that the risk was lower based on the number of properties that are available in that district.

Councilmember Mickelson stated that if Council decided that it is a permitted use then it would not come before us and if it is to be a conditional use it would go before BZBA to be approved or denied.

Councilmember Keethler Ball stated that then what is before us is whether it is to be a permitted or conditional use. What would be the difference for GCA, one versus the other?

Councilmember Demarest stated that although he really respects the voices that have come out tonight, Council needs to make this decision as to whether we want non-public schools to be permitted or conditional in this district and I think that we have to consider that distinct from whether GCA would be an appropriate entity that fits that description. More so to the point I think that where we can look for some indication as to whether this could be useful in this district. I am looking at permitted uses we have already got trade or business schools and research testing and development activities. So, if we are looking at answering the broader question whether non-public schools would be an appropriate use whether permitted or conditional, we still need to decide that, I think that it is consistent with the current plan for that district. As the Mayor mentioned Welsh Hills is just around the corner.

Councilmember Mickelson stated that she mentioned the intent at the last meeting and she isn't entirely convinced with the way that the purpose and intent is written. As a teacher for twenty-seven years I understand growth, I am in one of the largest, fastest growing school districts in central Ohio. I respect what you are asking and I respect what you do for the community but for me we have to look at the broader implications of whether we want to allow this as a permitted or conditional use. I would aim for conditional at best but if you look at our purpose and intent the first sentence states "provide for those businesses and commercial uses which require production, service space or extensive storage areas, and for compatible sales operation." The only change to me says business. This is a service district, it is very small, the other service district is Main Street. I appreciate what Josh said about the tax base and bringing people in. When we start listing conditional uses in our purpose and intent it makes me

pause a little bit, I feel like we have rushed this a little bit. When we discussed the pickup window in the Mill District, we took our time to go through that process and clean up the language to make sure we got it right. I want to make sure that is what we are doing and considering the broader implication. I support you guys and all that you do as a school but once we open the door is this going to be permanent or is this going to be temporary. If it is going to be temporary, why are we going to change Code? If it is going to be permanent, you don't get future land and you start expanding in the service district then we start losing our tax base. Those are my concerns.

Councilmember Demarest asked Councilmember Mickelson if she would feel more comfortable with the purpose and intent clause if we changed the private schools to a broader category like education? Meaning to encompass some of these other ideas that allude to some intent at some point that somebody talked about education when this was written.

Mayor Hartfield stated that the building that her mom and dad owned housed the operating engineers and it was an apprenticeship for a trade school a long time ago but that is why that piece is in there.

Councilmember Mickelson stated that this decision is up to Council, I am one voice. We recently let restaurants in which to me is a service, and I was fine with that. Is this our intent for the Service District? If it is than so be it but while we have it on the table we need to consider what uses we want to have there.

Councilmember Keethler Ball asked if it were conditional does that address it, if it were a one by one approval?

Mayor Hartfield stated that it does in her mind.

Councilmember Keethler Ball stated that it seemed like a big distinction.

Councilmember Demarest asked if it was such a distinction that you're reluctant as a permitted use but you're more open as a conditional use?

Councilmember Keethler Ball stated that she is not as reluctant as Councilmember Mickelson but she likes conditional better.

Councilmember Demarest stated that it does provide a check but let's talk for the folks here what the conditions are that the Board of Zoning and Building Appeals be looking at for it to be an approved use after the application is made for the conditional use permit.

Mayor Hartfield stated that the process is a little more drawn out and confirmed with GCA that they were aware of that.

Motion by Councilmember Keethler Ball to amend Ordinance No. 04-2024 to make the approval conditional, second by Councilmember Demarest

Law Director Mattes stated that as he understands it Councilmember Keethler Ball is making a motion to amend code section 1167.02 to allow for private or non-public schools to be a conditional use.

Councilmember Leithauser stated that he appreciated Councilmember Mickelson's points about the non-exactness of the wording, this would give some other oversight, it may not come back to Council unless it is appealed, I would agree. Someone else taking a look and making sure that it is appropriate use for that space is good.

Mayor Hartfield stated that when she looks at the uses in the Community Service District it takes me back to a 1975 Granville and that she is glad to see the building being used. I am thankful to have had the choice to choose GCA, I have had two children attend that school.

Councilmember Keethler Ball asked about the process that the GCA will have to go through with this being a conditional approval, if it would create more hoops for them and will it place an undue burden on them.

Mayor Hartfield stated that it does add another layer, they will go to the BZBA and then the Planning Commission so it adds maybe another week since there is a week in between BZBA and Planning Commission meetings. Staff works with applicants to try to keep applications on track and work with timelines.

Councilmember Keethler Ball stated to the GCA members in attendance that they did not have to convince Council that what they are doing is a good thing, we are just trying to do what is right for the area in Granville and future development. Asked Josh Sexton if he was concerned about Council making this a conditional use.

Josh Sexton stated that there was fear because there are more hoops to jump but at the same time, we have worked well with the planning staff and understands the concerns that have been brought up. You are making decisions about the future of Granville and as a school leader I know what that is like.

Councilmember Mickelson confirmed that one part of the approval would be a traffic study because now we will have two points of enter and exit on Newark Granville Road where there was just one.

Josh Sexton stated that they have an MOU with the Village and their civil engineer to prepare a traffic study if this was approved.

Mayor Hartfield called for a roll call vote on the amendment to include conditional non-public schools as a conditional use, the definition of non-public school and the amended purpose and intent. Councilmember Leithauser (yes), Councilmember Mickelson (no), Councilmember Demarest (yes), Councilmember Keethler Ball (yes), Mayor Hartfield (yes)

Motion passed by a vote of 4-1-1 (Johnson recused)

Mayor Hartfield called for a roll call vote on Ordinance No. 04-2024 as amended. Councilmember Mickelson (no), Councilmember Demarest (yes), Councilmember Keethler Ball (yes), Councilmember Leithauser (yes), Mayor Hartfield (yes)

Motion to adopt Ordinance No. 04-2024 as amended passed by a vote of 4-1-1 (Johnson recused)

8. NEW BUSINESS

- A. **RESOLUTION NO. 2024-14** A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO A CONTRACT FOR 2024 WITH DINSMORE & SHOHL LLP FOR SERVICES AS LAW DIRECTOR AND MAYOR'S COURT PROSECUTING ATTORNEY

Councilmember Demarest introduced and made a motion to adopt Resolution No. 2024-14, second by Councilmember Mickelson

Manager Koehler stated that while we work our way through the various initiatives and strategies, we continue to be happy to have Dinsmore on the team. This is for one more year this time while we consider the level of help that we may need in the future.

Motion passed by a vote of 6-0

- B. **RESOLUTION NO. 2024-15** A RESOLUTION TO REAPPOINT A MEMBER TO THE GRANVILLE RECREATION DISTRICT

Vice Mayor Johnson introduced and made a motion to adopt Resolution No. 2024-15, second by Councilmember Mickelson

Motion passed by a vote of 6-0

- C. **RESOLUTION NO. 2024-16** A RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO APPLY FOR, ACCEPT, AND ENTER INTO A WATER POLLUTION CONTROL LOAN FUND (WPCLF) AND WATER SUPPLY REVOLVING LOAN ACCOUNT (WSRLA) AGREEMENT ON BEHALF OF THE VILLAGE OF GRANVILLE FOR PLANNING, DESIGN AND CONSTRUCTION OF WASTEWATER AND WATER FACILITIES FOR THE VILLAGE OF GRANVILLE SOUTHWEST UTILITY EXTENSIONS PROJECT, INCLUDING A SYSTEM WIDE WATER MODEL; AND DESIGNATING A DEDICATED REPAYMENT SOURCE FOR THE LOAN

Councilmember Mickelson introduced and made a motion to adopt Resolution No. 2024-16, second by Councilmember Keethler Ball

Manager Koehler stated that this is for the design portion of the utility extension into the proposed JEDD.

Motion passed by a vote of 6-0

- D. **ORDINANCE NO. 05-2024** AN ORDINANCE TO AMEND ORDINANCE NO. 23-2023 PROVIDING FOR ADJUSTMENTS OF THE ANNUAL BUDGET FOR THE FISCAL YEAR 2024 AND REVISING SUMS FOR OPERATING EXPENSES

Councilmember Keethler Ball introduced Ordinance No. 05-2024 and set the public hearing for March 6th, second by Councilmember Mickelson

Manager Koehler stated that Council has in front of them the updated version that added the cost for the school zone flashing signals.

Mayor Hartfield asked about the repairs for the leech field and asked if the contractor would be bound for those repairs.

Manager Koehler stated that staff was working through that but wanted to have the money budgeted in case the Village has to pay for it. It is damaged and has to be repaired and it is in the right-of-way that Denison dedicated to the Village and it will have to be moved. The contractor dug the hole in the appropriate spot but hit a leech field that they were unaware of.

9. REVIEW AND APPROVAL OF MINUTES

Minutes from the Village Council Meeting of February 7, 2024

Vice Mayor Johnson made a motion to approve the minutes, second by Councilmember Demarest

Councilmember Mickelson stated that she had a couple of corrections that she already emailed to the Clerk.

Motion passed to approve the minutes with Councilmember Mickelson's edits by a vote of 6-0

10. MAYOR'S COURT REPORT

Councilmember Mickelson made a motion to approve the Mayor's Court report, second by Vice Mayor Johnson

Motion passed by a vote of 6-0

11. MANAGER'S REPORT

Vice Mayor Johnson made a motion to approve the Manager's report, second by Councilmember Mickelson

Motion passed by a vote of 6-0

12. COMMITTEE / COMMISSION / BOARD REPORTS

Granville Community Foundation (Olbur) absent

Granville Recreation District (Johnson) stated that spring registrations are in full swing. They have applied for a grant for a field lining robot and if they are successful, it will cover 40% of the cost.

Planning Commission (Mickelson) – No Report

Granville Arts Commission (Keethler Ball) stated that they have a new member and are getting new applications for grants. She discussed the grants that the commission awarded. They have two good events for St. Patrick's Day that they awarded grants for.

Bryn Du Commission (Demarest) stated that there is an art show reception February 29th and the show starts on March 1st.

Open Space Committee (Johnson) – No Report

Tree & Landscape Commission (Leithauser) stated that he went to his first meeting, they are very excited about the hanging baskets. They have gotten approval for Tree City USA. John Klauder company will be doing the Broadway beds. Since we aren't doing memorial benches any longer they are going to plant memorial trees at the mansion.

Union Cemetery (Demarest) stated that he met with Lyn Boone and it was very informative and we will have our joint meeting coming up in May.

Environmental Sustainability Committee (Mickelson) stated that they had Jake, from Rumpke come and present. Rumpke recycling is improving their facility. It is going to be larger and take a larger variety of recycled goods. In July when the facility opens, we should be able to start recycling those plastic clam shells that fruit comes in. They are going to double the number of optical scanners that are used to detect what is recyclable. WIN Waste is a contractor but they take the recyclables to Rumpke, they average about nine tons in Licking County. Through the PCFO we got in contact with MORPC with the federal reduction grants and are joining other communities in trying to get funding for solar on publicly owned building. The school district is joining in on this too. She and Jenn Rubal are working with EV smart communities that will help us do a fleet analysis and look at infrastructure where we can put EV chargers. In March, Council will see a resolution to amend the resolution when we became a PCFO community, there are three members to the committee and we want to expand to a minimum of five but not more than nine. This will allow us to have another vice chair and a community member to be a secretary to do minutes to take that burden off of Jenn.

Councilmember Leithauser asked if the small single use plastic bottles could be recycled.

Councilmember Mickelson stated that she would get back to him on that, she has also heard conflicting information.

13. OTHER COUNCIL MATTERS

Councilmember Keethler Ball stated that she had an issue with her trash service last week and her billing information being brought over since WIN Waste bought out Waste Away.

Vice Mayor Johnson stated that it happened to him a couple of months ago.

Mayor Hartfield stated that she is attending the quarterly Framework meeting tomorrow. She will provide an update at the next Council meeting.

14. OTHER STAFF MATTERS

Manager Koehler stated that the retreat is Saturday, and the meeting will start at 8:30am.

15. EXECUTIVE SESSION- Pursuant to O.R.C. 121.22(G) (3) Conferences with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action.

Motion by Councilmember Mickelson to enter into executive session, second by Vice Mayor Johnson

Mayor Hartfield called for a roll call vote. Councilmember Demarest (yes), Councilmember Keethler Ball (yes), Councilmember Leithauser (yes), Councilmember Mickelson (yes), Vice Mayor Johnson (yes), Mayor Hartfield (yes)

Motion passed by a vote of 6-0 8:49pm

Motion by Councilmember Demarest to leave executive session, second by Councilmember Mickelson

Mayor Hartfield called for a roll call vote. Councilmember Keethler Ball (yes), Councilmember Leithauser (yes), Councilmember Mickelson (yes), Councilmember Demarest (yes), Vice Mayor Johnson (yes), Mayor Hartfield (yes)

Motion passed by a vote of 6-0 -9:09pm

16. ADJOURNMENT-9:10pm

Motion by Councilmember Demarest to adjourn, second by Vice Johnson

Motion passed by a vote of 6-0



Autumn Klein, Clerk of Council



Melissa Hartfield, Mayor