



City Council Agenda

Minutes

Tuesday, February 22, 2022 at 7:30 pm

6550 N. High Street, Worthington, Ohio 43085

1. Call to Order

Minutes:

Worthington City Council met in-person in Regular Session on Tuesday, February 22, 2022. President Robinson called the meeting to order at or about 7:30 p.m.

2. Roll Call

Minutes:

Members Present: Katherine Brewer, Rebecca Hermann, Beth Kowalczyk, Bonnie Michael, Doug Smith, and David Robinson

Member(s) Absent: Peter Bucher

Also Present: City Manager Matt Greeson, Assistant City Manager Robyn Stewart, Assistant City Manager Economic Development Director David McCorkle, Director of Finance Scott Bartter, Director of Planning and Building Lee Brown, Director of Parks & Recreation Darren Hurley, Personnel Director Lori Trego, Chief of Fire & EMS Mark Zambito, Chief of Police Robert Ware, Clerk of Council D. Kay Thress

There were six members of the public in attendance.

3. Pledge of Allegiance

Minutes:

President Robinson invited all to stand and join in reciting the Pledge of Allegiance to the flag.

4. Visitor Comments

Minutes:

There were no visitor comments.

New Legislation - Resolution(s)

5. Resolution No. 08-2022 Final Development Plan (6670 Huntley Road)

Authorizing a Final Development Plan for 6670 Huntley Road and Authorizing Variances (Planit Studios/Tiltoms Automotive Service).

Minutes:

Introduced by Ms. Michael.

Mr. Brown explained how Tiltonts Automotive Service moved to 6661 Huntley Rd. at the northwest corner of Huntley Rd. and Schrock Rd. in 2016. They have quickly outgrown their space and would like to construct a new 19,500 sq. ft. facility on the vacant 2.57-acre parcel at the northeast corner of Huntley Rd. and Schrock Rd. Since the site is over 2-acres in size, the property is subject to Development Plan, which means it will be reviewed and approved by the Municipal Planning Commission and ultimately City Council. The exterior of the building will be a modern, industrial design with modern materials of aluminum storefront glass, awnings, and cement fiber siding. There will be a full access point on Huntley Road towards the northern portion of the parcel with a right-in/right-out access only to Schrock Road. There will be 119 parking spaces on the site, with 52 spaces used for vehicle storage near the Anheuser-Busch facility.

There are a variety of trees: sycamores, pines, silver maples and cypress that will need to be removed. The City Arborist reviewed the proposed plans and suggested retention of the two sycamores if possible. The pines, silver maples, and cypress trees are healthy, however, the silver maples are an undesirable species. Updated information from the applicant stating that the proposed building would encroach into the area of the crown and roots of the tree led to the City Arborist advising that the trees should be removed. Although 17 trees will be removed, the applicant is adding 30 new ones. Since this is new construction, there will be a Public Area Fee of \$100 per 1,000 square feet, so the total fee due will be \$1950.

This is a Conditional Use, so it was reviewed for the basic standards and review elements. The site is currently vacant, so there will be an increase in traffic to the site that will shift from the applicant's existing location across the street to this location. The existing access point on Huntley Rd. will be moved towards the northern portion of the site to pull the access point away from the intersection. There is currently no access to Schrock Rd., however, a right-in/right-out access point is proposed. The roadway and intersection are designed for full use of the properties in the corridor. The property will be heavily landscaped. There is an existing chain-link fence along the eastern property line that protects the trailer storage area associated with Anheuser-Bush Plant. Trees will be planted along the property's frontages and throughout the site. The proposed building and vehicle storage area is an improvement to the applicant's existing location and will allow for the construction of a new structure on a lot that has been vacant for almost a decade. The majority of the parking is to the rear of the site and the addition of vegetation for screening will not be the predominant feature on the site. One thing discussed at the MPC was the installation of a bike rack, the applicant brought up that they would install an EV charging station rather than a bike rack. The MPC recommended conditional approval with variances under the conditions that the design of the dumpster enclosure be approved by staff, that light is approved by staff, that signage is reviewed by the MPC and Council, and that final stormwater design will be reviewed and approved by the Service and Engineering Department.

Mr. Tilton of 1817 Flint Road, Columbus, Ohio shared his thanks and how this is

exciting, and he has been in business for 32 years and is part of this community. This is the future of Tilton's Automotive and for 32 years they have resided in older buildings, so to have their fresh look and exposure to this community and the Columbus community, is really exciting. As he turns 60 years old, his time will be limited with this building, but his family's time with the building will be extended far into the future. He hopes that there can be an agreement that promotes that community, family, sense that he grew up within this community for many years. Ms. Hermann expressed how Mr. Tilton is a fellow Leadership Worthington Alumni and has been involved in the community for quite some time. She is excited that they are going to be able to build something new on their own and stay in Worthington. Mr. Robinson expressed his pleasure with the addition of an EV charging station. Mr. Tilton shared that the future of automobiles is electric, but it is his firm belief that it will be a fuel cell because it is much better for the environment. However, the EV process is steamrolling all over the world. With the bike rack compared to two EV chargers, we can provide our clients with a safe place to charge their vehicles. They hope that the chargers are in a position where they can be seen and used.

MOTION Ms. Hermann moved, Ms. Brewer seconded a motion to adopt Resolution No. 08-2022.

There being no additional comments, the motion to adopt Resolution No. 08-2022 passed unanimously by a voice vote.

6. Resolution No. 09-2022 Support for Passenger Rail Service

Expressing Support for the Expansion of Passenger Rail Service in Ohio.

Minutes:

Introduced by Ms. Kowalczyk.

Mr. Greeson explained how the desire to express support for passenger rail service was brought up recently. This has been done by letter and resolution in the past, originally endorsing the 3C plan under the Strickland Administration in 2009. This resolution was written broadly as there are two passenger rail initiatives underway in Columbus, Ohio. One is an effort or desire to restore the Cincinnati-Dayton-Columbus-Cleveland Amtrak route which would traverse Worthington. Second is a rapid speed rail initiative, where we initiated a study of Chicago to Columbus to Pittsburgh, both for passenger rail and Hyperloop. That effort is still underway with a desire to get that route established for passenger route and high-speed Hyperloop transportation.

Mr. Robinson asked where it would go through Worthington. Mr. Greeson replied it would be on the eastern rail tracks. The original 3C proposal had a planned stop in Worthington. There has not been a high level of discussion about locations yet. The more stops, the longer the time it takes to get between cities. However, we should express interest in having one in the Worthington area since it makes sense. Mr. Robinson asked if this resolution is passed whether it would be conveyed to our elected officials. Mr. Greeson confirmed that it would be sent to our federal and state elected officials as well as the various agencies involved in this effort.

Ms. Michael expressed how she hopes this goes through this time.

MOTION: Ms. Michael moved, Mr. Smith, seconded a motion to adopt Resolution No.

09-2022.

There being no additional comments, the motion to adopt Resolution No. 09-2022 passed unanimously by a voice vote.

New Legislation - Ordinance(s)

7. Ordinance No. 05-2022 Amend Code - Section 121.05(a) Meeting Start Time

Amending Section 121.05(a) of the Codified Ordinances of the City of Worthington to Establish a New Meeting Time for City Council Meetings.

Minutes:

Introduced by Ms. Hermann and set for public hearing on March 7, 2022.

8. Ordinance No. 06-2022 Collective Bargaining Agreement (FOP)

Approving the Provisions of a Collective Bargaining Agreement Between the City of Worthington, Ohio and the Fraternal Order of Police, Capital City Lodge No. 9 and Authorizing the City Manager to Execute Same on Behalf of the City.

Minutes:

Introduced by Ms. Brewer and set for public hearing on March 7, 2022.

Reports of City Officials

9. Reports of City Officials

Minutes:

Mr. Greeson noted that our Finance Department and their great work has resulted in Government Finance Officers Association Distinguished Budget Presentation Award for our 2021 budget document. Secondly, he reported that the County has a project on Olentangy River Road that two bridge culverts are being replaced north of 161. A section of the street will be closed during the project. That will result in a fairly extended closure while those culverts are replaced. It is expected that public notification will begin coming out this week and the project should take about 90-days.

Reports of Council Members

10. Reports of Council Members

Minutes:

Ms. Kowalczyk reported that we received the 4th Quarter reports that our staff compiles, and these reports can be found online, which she will share with the community. Also, she attended her first Cemetery Board meeting and reported that the trustees and staff would like to invite all elected officials to tour the cemeteries. The Ozem Gardner renovations continue where the new cemetery offices will be located, with lots of input on how to maintain the historical nature as well as create an effective office space. There will also be a fall celebration open house for people to learn about the cemeteries.

Ms. Michael followed up on the MORPC meeting and House Bill 51, which could extend

the ability to have virtual meetings through June 30 for local government. Because of the redistricting effort, the Capital Budget is being delayed. There are two primaries in Ohio, but one will not have a set date until redistricting is resolved. Finally, she is very excited because she got clearance from City staff to start Live Government again, and she already has two schools signed up in May.

Ms. Brewer reported on the MPC/ARB meeting taking place this Thursday, there are a handful of issues on the agenda. One issue is of note to the Council, a proposed amendment to the Planning and Zoning Code regarding the lessening of the impact from nonconforming uses. There are a handful of proposed changes, specifically replacing fair market value to current replacement value, and amending the code to permit non-conforming single family structures to be reconstructed without board approval and the addition of accessory structures. The most impactful change is increasing the repairs and maintenance from 10% to 25% of the current replacement cost in a 12-month period. The staff analysis is to recommend that the proposed amendments be accepted and would have a positive impact.

Other Business

Executive Session

11. Executive Session

- a. **Preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment.**

Minutes:

MOTION: Ms. Brewer moved, Mr. Smith seconded a motion to go into Executive Session to prepare for, conduct, or review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment.

The clerk called the roll on Executive Session with the motion carrying unanimously.

Council recessed at 8:08 p.m. from the Regular meeting session.

Council returned to open session at 8:25 p.m.

Adjournment

12. Motion to Adjourn

Minutes:

MOTION: Ms. Michael moved, Ms. Brewer seconded a motion to adjourn. The motion carried by a voice vote.

President Robinson declared the meeting adjourned at 8:25 p.m.

published on 03/23/2022, adopted on 04/04/2022

/s/ Ethan C. Barnhardt
Management Assistant

Attest

/s/ David Robinson
President of Council