

**GRANVILLE VILLAGE COUNCIL  
AGENDA  
APRIL 5, 2023  
7:30 P.M.**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF AGENDA**

**5. CITIZENS COMMENTS**

**6. PUBLIC HEARING**

- A. **ORDINANCE NO. 09-2023** AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER TO GRANT A GENERAL USE PERMIT TO AMEEN BAKARE, ON BEHALF OF JP MORGAN CHASE BANK OF GRANVILLE TO LICENSE THE USE OF THE VILLAGE RIGHT-OF-WAY AT 116 EAST BROADWAY

**7. OLD BUSINESS**

- A. **ORDINANCE NO. 09-2023** AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER TO GRANT A GENERAL USE PERMIT TO AMEEN BAKARE, ON BEHALF OF JP MORGAN CHASE BANK OF GRANVILLE TO LICENSE THE USE OF THE VILLAGE RIGHT-OF-WAY AT 116 EAST BROADWAY

**8. NEW BUSINESS**

- A. **RESOLUTION NO. 2023-25** A RESOLUTION TO AWARD THE BID FOR THE 2023 MISCELLANEOUS ROADWAY IMPROVEMENTS TO THE SHELLY COMPANY, AND TO AUTHORIZE THE VILLAGE MANAGER TO ENTER INTO A CONTRACT THERETO
- B. **ORDINANCE NO. 10-2023** AN ORDINANCE TO AMEND CHAPTER 1135, DEFINITIONS, AND CHAPTER 1173, THE VILLAGE GATEWAY DISTRICT, OF THE CODIFIED ORDINANCES OF THE VILLAGE OF GRANVILLE, REGARDING MODIFICATIONS TO ZONING WITHIN THE VILLAGE GATEWAY DISTRICT

**9. REVIEW AND APPROVAL OF MINUTES**

**10. COMMITTEE / COMMISSION / BOARD REPORTS**

- A. Granville Community Foundation (Olbur)
- B. Granville Recreation District (Johnson)
- C. Planning Commission (Mickelson)
- D. Granville Arts Commission (Keethler Ball)
- E. Bryn Du Commission (Demarest)
- F. Open Space Committee (Mickelson)
- G. Tree & Landscape Commission (Montgomery)
- H. Union Cemetery (Montgomery)
- I. Munson Springs Steering Committee (Mickelson)

**11. OTHER COUNCIL MATTERS**

**12. OTHER STAFF MATTERS**

**13. MEETING ANNOUNCEMENTS**

- |    |          |                             |           |
|----|----------|-----------------------------|-----------|
| A. | April 6  | Munson Springs Committee    | 6:30 P.M. |
| B. | April 10 | Planning Commission         | 6:00 P.M. |
| C. | April 11 | Tree & Landscape Commission | 7:00 P.M. |
| D. | April 13 | BZBA Meeting                | 5:30 P.M. |
| E. | April 17 | Arts Commission             | 7:00 P.M. |
| F. | April 19 | Village Council             | 7:30 P.M. |
| G. | April 24 | Planning Commission         | 6:00 P.M. |
| H. | April 27 | Bryn Du Commission          | 7:00 P.M. |

**14. ADJOURNMENT**

**BY:**

**ORDINANCE NO. 09-2023**

**AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER TO GRANT A  
GENERAL USE PERMIT TO AMEEN BAKARE, ON BEHALF OF JP  
MORGAN CHASE BANK OF GRANVILLE TO LICENSE THE USE OF THE VILLAGE  
RIGHT-OF-WAY AT 116 EAST BROADWAY**

**WHEREAS**, JP Morgan Chase Bank is the owner of certain real estate located at 116 East Broadway, Granville, Licking County, Ohio, more particularly described as Licking County Parcel No. 020-051738-00.000; and

**WHEREAS**, the Village of Granville is the owner of a certain publicly dedicated right-of-way located at 116 East Broadway, said right-of-way having been dedicated to the Village of Granville as recorded in the Licking County Recorder's Office in Newark, Ohio; and

**WHEREAS**, JP Morgan Chase Bank desires to obtain permission from the Village for the installation of an ADA compliant ramp, replacement sidewalk, stairs and landing. See Exhibit A; and

**WHEREAS**, Village Council has determined that it is in the best interests of the Village and its residents to grant such a general use permit to Ameen Bakare, on behalf of JP Morgan Chase Bank of Granville, for the installation of an ADA compliant ramp, replacement sidewalk, stairs and landing, attached hereto and made a part hereof.

**NOW, THEREFORE**, BE IT ORDAINED by the Council of Granville, Ohio that:

**Section 1:** The Village Manager is hereby authorized and directed to enter into a General Permit agreement between Ameen Bakare and the Village of Granville, for the installation of an ADA compliant ramp, replacement sidewalk, stairs and landing as described in Exhibit A.

**Section 2:** This Ordinance shall take effect and be in force from and after the earliest period permitted by law.

Passed this 5<sup>th</sup> day of April, 2023.

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Mayor Melissa Hartfield

ATTEST:

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Autumn Klein, Clerk of Council

APPROVED AS TO FORM:

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William Mattes, Law Director



CENTER STAR NO. II

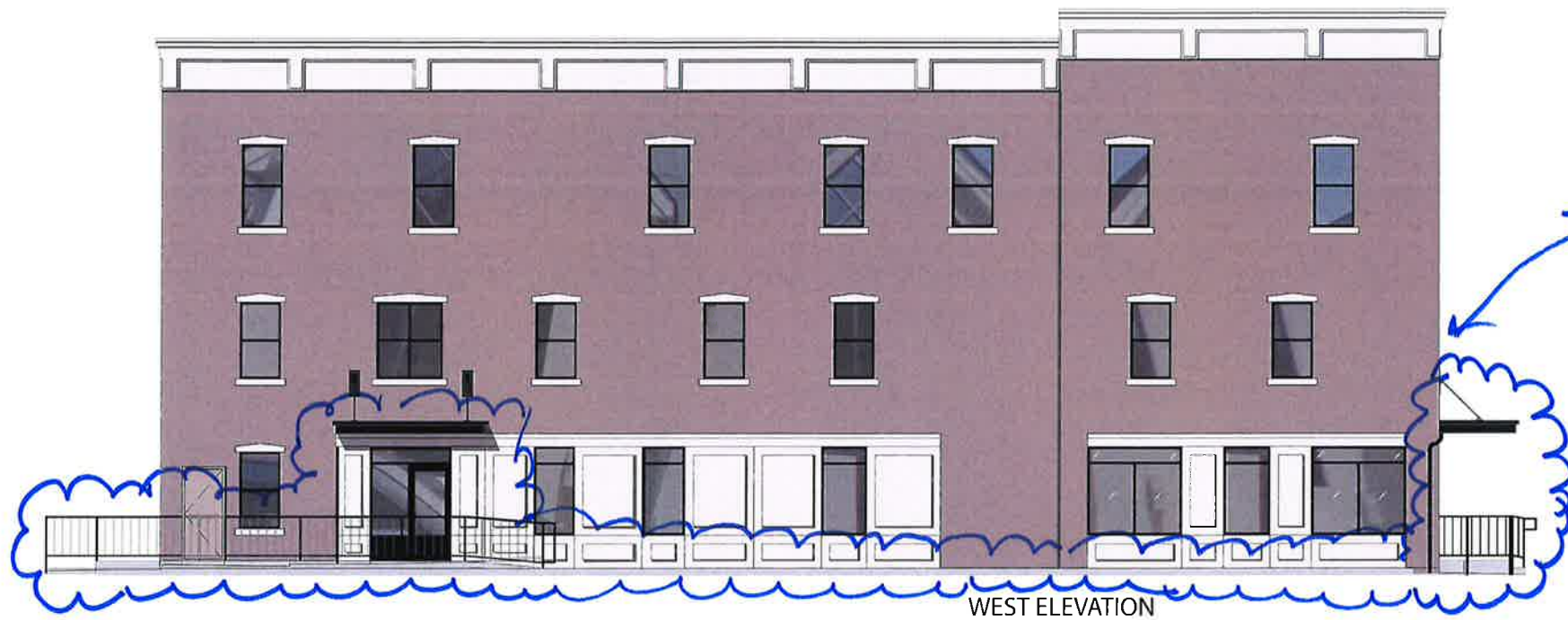
1811



1912

SHAL  
728-237-441

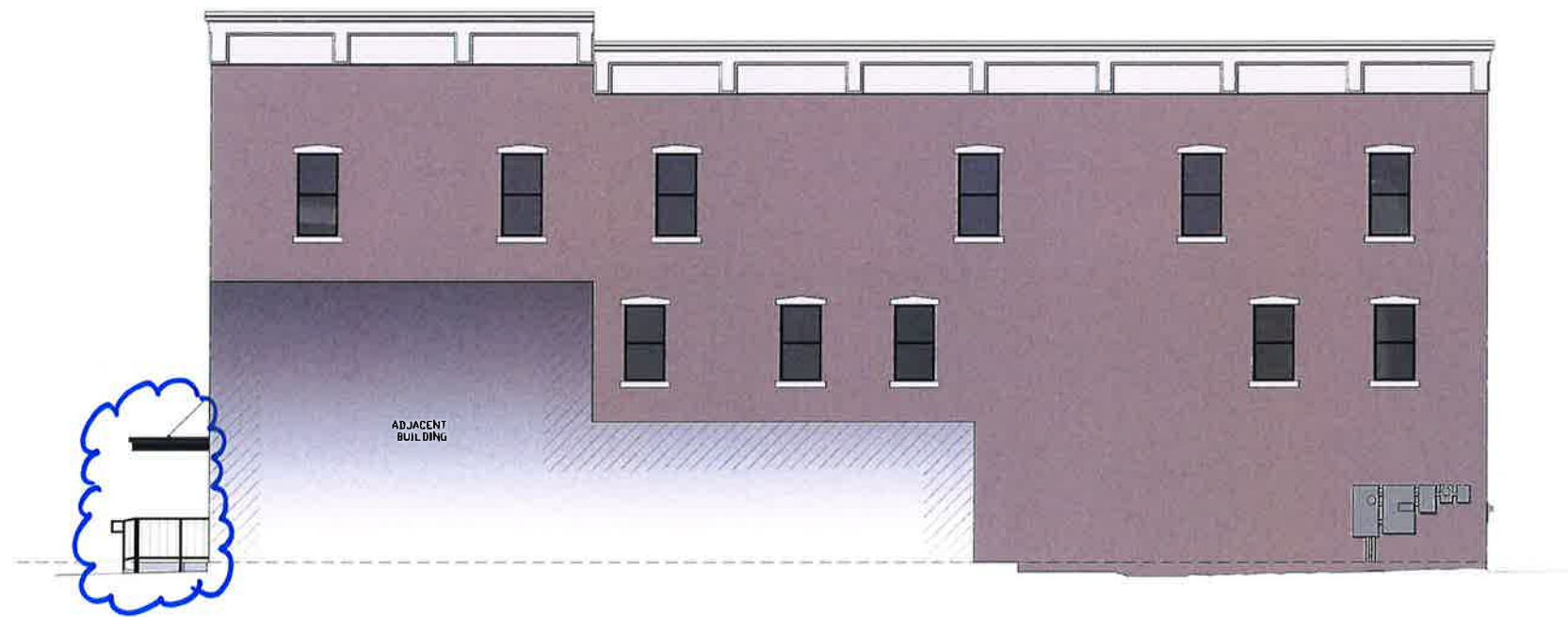
tabbles  
EXHIBIT  
A



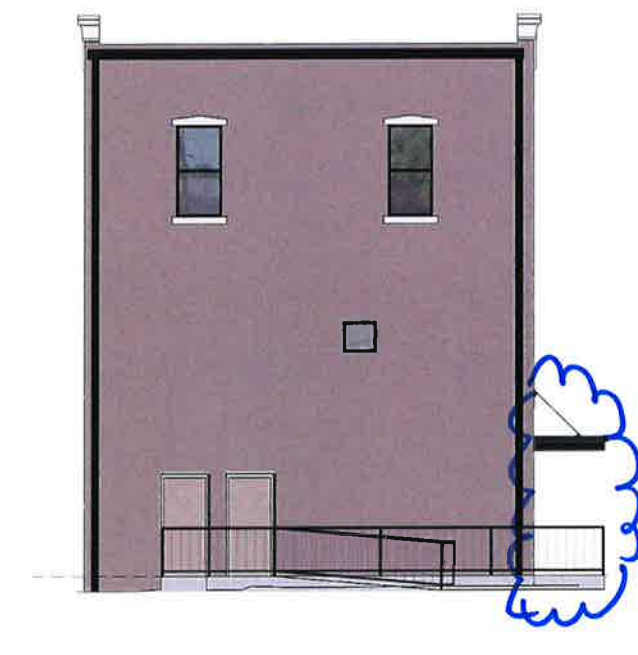
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



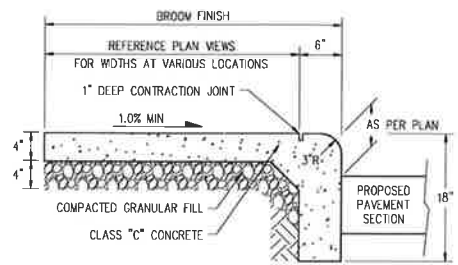
NORTH ELEVATION

  
 Stucco Field Color  
 Sherwin Williams Dovetail

  
 Fiber Cement Board  
 Sherwin Williams Sensible Hue

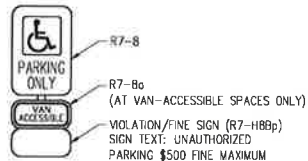
  
 Canopy/Roof  
 Petersen Aluminum/PAC-CLAD  
 PAC-Continuous Black

CHASE - GRANVILLE PROPOSED ELEVATIONS



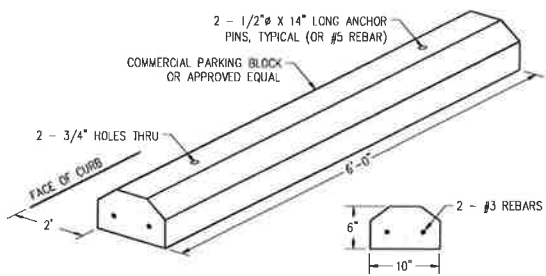
NOTE: SIDEWALK JOINTS SHALL BE EQUALLY SPACED UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.  
 OPTION: CONTRACTOR MAY POUR CURB AND WALK SEPARATELY. SEE DETAIL FOR 18" STRAIGHT CURB.

**INTEGRAL WALK AND CURB**  
 NOT TO SCALE

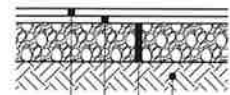


NOTE: ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.

**ACCESSIBLE PARKING SPACE SIGN**  
 NOT TO SCALE



**PARKING BLOCK DETAIL**  
 NOT TO SCALE



**LIGHT DUTY ASPHALT**

- ① ITEM 441, 1-1/2" ASPHALT CONCRETE, SURFACE COURSE
- ② ITEM 441, 1-1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE
- ③ ITEM 304, 8" CRUSHED AGGREGATE BASE
- ④ SUBGRADE COMPACTION



**HEAVY DUTY ASPHALT**

- ① ITEM 441, 1-1/2" ASPHALT CONCRETE, SURFACE COURSE
- ② ITEM 441, 2-1/2" ASPHALT CONCRETE, INTERMEDIATE COURSE
- ③ ITEM 304, 10" CRUSHED AGGREGATE BASE
- ④ SUBGRADE COMPACTION

ALL PAVEMENT MATERIALS SHALL CONFORM TO THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS.

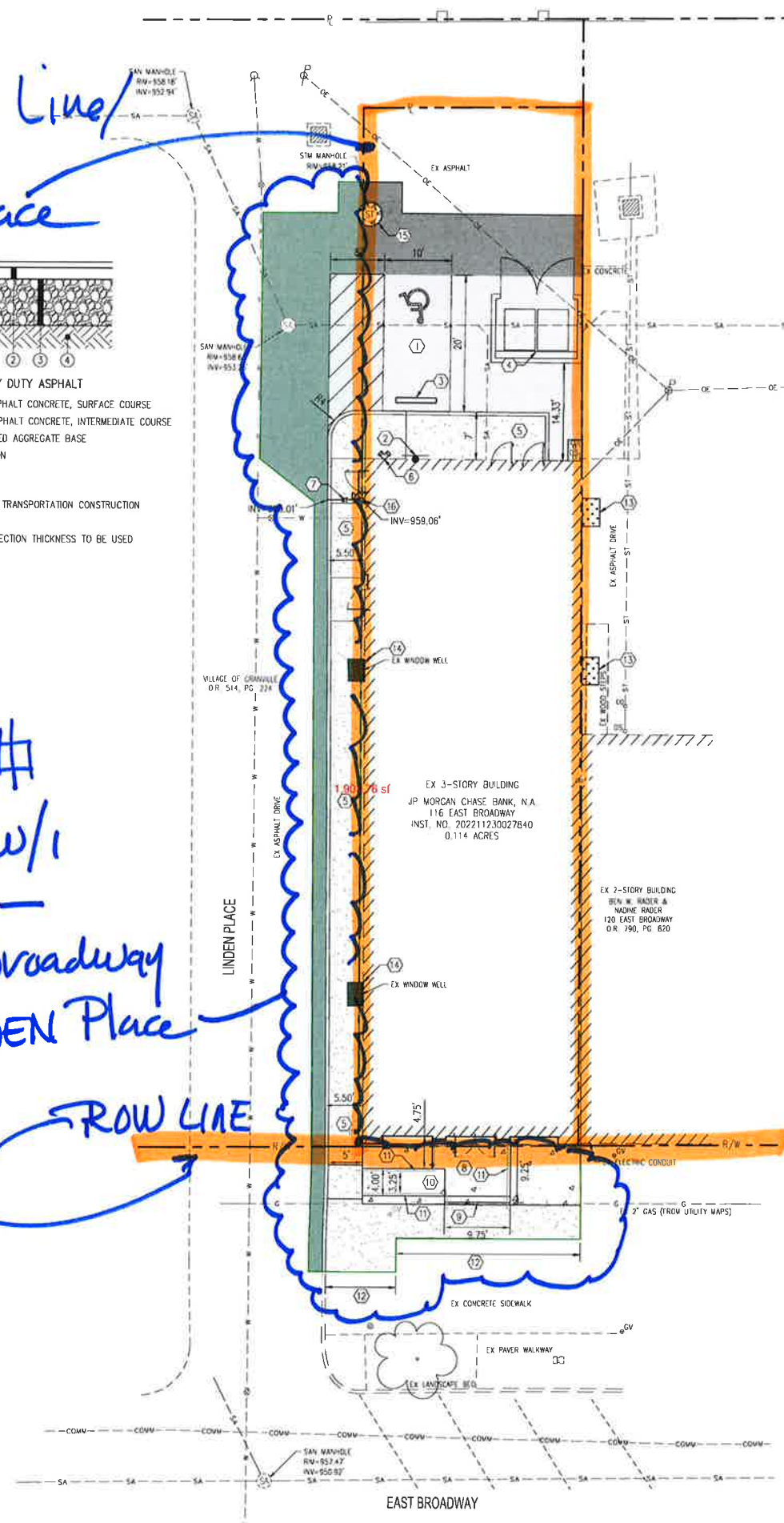
PAVEMENT SECTIONS PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY SECTION THICKNESS TO BE USED WITH OWNER. THE MANNIK & SMITH GROUP DOES NOT WARRANT PAVEMENT DESIGN.

**PAVEMENT SECTIONS**  
 NOT TO SCALE

*Property Line/  
 ROW on  
 Linden Place*

*1,905 #  
 work w/  
 ROW -  
 East Broadway  
 & Linden Place*

*ROW LINE*



**LEGEND**

- PR HEAVY DUTY ASPHALT PAVEMENT
- PR LIGHT DUTY ASPHALT PAVEMENT
- PR CONCRETE PAVEMENT
- PR SIDEWALK
- PR PERMANENT SEEDING
- PR ROOF DRAIN
- PR SIGN
- PR GRATE

**CODED NOTES**

- ① PR ADA PARKING SPACE
- ② PR ADA PARKING SIGN, SEE DETAIL THIS SHEET
- ③ PR PARKING BLOCK, SEE DETAIL THIS SHEET
- ④ PR TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS
- ⑤ INTEGRAL CURB AND WALK, SEE DETAIL THIS SHEET
- ⑥ EX FIRE DEPARTMENT CONNECTION TO BE RELOCATED TO BUILDING FACE, SEE SHEET C101
- ⑦ PR 4" ROOF DRAIN TO CONNECT TO PR DOWNSPOUT UNDER CONCRETE SIDEWALK
- ⑧ PR CONCRETE LANDING, SEE SHEET C300 FOR DETAILS
- ⑨ PR CONCRETE STAIRS, SEE SHEET C300 FOR DETAILS
- ⑩ PR CONCRETE ADA RAMP, SEE SHEET C300 FOR DETAILS
- ⑪ PR HANDRAIL, SEE ARCHITECTURAL PLANS FOR DETAILS
- ⑫ PR CONCRETE PAVEMENT TO ABUT EXISTING CONCRETE AT AN EXISTING JOINT. CONNECT PR CONCRETE TO EXISTING CONCRETE WITH EXPANSION JOINT MATERIAL AS NEEDED. DOWEL PR CONCRETE TO EXISTING CONCRETE EVERY 2.5'
- ⑬ PR PERMANENT SEEDING. IDEAL CONDITIONS FOR PERMANENT SEEDING IS MARCH 1-MAY 31 AND AUGUST 1-SEPTEMBER 30. CREEPING RED FESCUE, DOMESTIC RYECRASS, KENTUCKY BLUEGRASS, TALL FESCUE, DWARF FESCUE, OR OTHER APPROVED SEED SPECIES MAY BE USED.
- ⑭ PR ADA COMPLIANT GRATE TO COVER EX WINDOW WELL. CONTRACTOR TO VERIFY TYPE WITH OWNER
- ⑮ REPLACE CONCRETE COLLAR AROUND EX MANHOLE
- ⑯ PR DOWNSPOUT, SEE ARCHITECTURAL PLANS FOR DETAILS

**SITE NOTES**

1. SEE ARCHITECTURAL PLANS FOR EXISTING BUILDING IMPROVEMENTS
2. ALL DIMENSIONS ARE TO BUILDING FACE, FACE OF CURB OR EDGE OF SIDEWALK UNLESS NOTED OTHERWISE.

SITE DATA	
PARCEL ID NUMBER:	020-051738-00.000
PROPERTY ADDRESS:	116 EAST BROADWAY
PROPERTY OWNER:	JP MORGAN CHASE BANK, N.A.
SITE AREA:	0.114 AC
ZONING:	VILLAGE BUSINESS DISTRICT (VBD)
OVERLAY:	ARCHITECTURAL REVIEW OVERLAY DISTRICT (AROD)
ADJACENT ZONING:	VILLAGE RESIDENTIAL DISTRICT (NORTH) VILLAGE BUSINESS DISTRICT (EAST & SOUTH) VILLAGE SQUARE DISTRICT (WEST)

**UTILITY NOTES**

1. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
2. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. (INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT.) THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 811 OR 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS OR FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.



**PRELIMINARY NOT FOR CONSTRUCTION**

NO. DATE BY

1160 OLIN ROAD, SUITE 100  
 COLUMBUS, OH 43223  
 TEL: 614.461.4222  
 FAX: 614.461.4222

PROJECT DATE: 1/27/2023  
 PROJECT NO: F1630087  
 DRAWN BY: PG/LS  
 CHECKED BY: AAF

TECHNICAL SKILL:  
 CREATIVE SPIRIT.

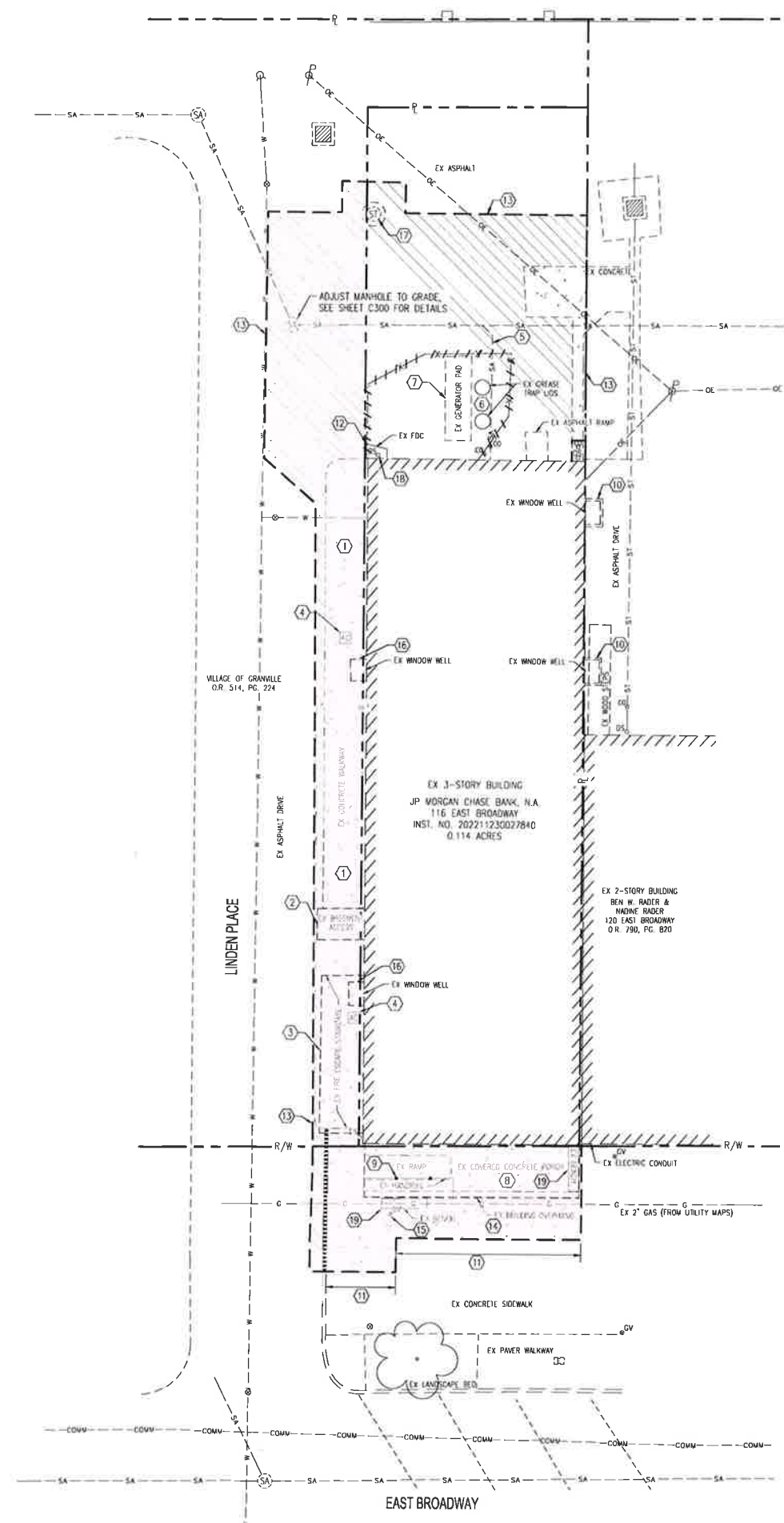
**Mannik Smith GROUP**  
 www.MannikSmithGroup.com

PREPARED FOR:  
**FMS ARCHITECTS**  
 885 WEST 3RD AVENUE  
 COLUMBUS, OH 43212

CONSTRUCTION DOCUMENTS FOR  
**J.P. MORGAN CHASE BANK  
 GRANVILLE**  
 116 EAST BROADWAY, GRANVILLE, OHIO 43023

**SITE PLAN**

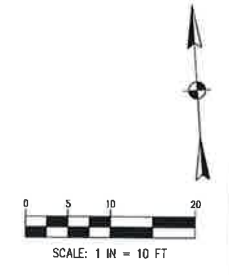
**C200**



**LEGEND**

	FULL DEPTH SAWCUT
	EX FENCE TO BE REMOVED
	EX CURB TO BE REMOVED
	EX PAVEMENT TO BE REMOVED
	EX CONCRETE TO BE REMOVED

- CODED NOTES**
- ① EX CONCRETE WALKWAY TO BE REMOVED
  - ② EX BASEMENT ACCESS TO BE REMOVED. FILL WITH COMPACTED GRANULAR BACKFILL PER ODOT ITEM 912. SEE ARCHITECTURAL PLANS FOR WALL INFILL DETAILS
  - ③ EX FIRE ESCAPE STAIRCASE TO BE REMOVED
  - ④ EX A.C. UNIT TO BE REMOVED
  - ⑤ EX SANITARY SERVICE, CONTRACTOR TO FIELD VERIFY LOCATION
  - ⑥ CONTRACTOR TO FIELD VERIFY LOCATION OF EX GREASE TRAP AND CONNECTIONS. REMOVE EX GREASE TRAP AND CLEANOUT. PLUG AND CAP EX GREASE TRAP CONNECTION AT EX SANITARY SERVICE. EX SANITARY SERVICE TO REMAIN
  - ⑦ EX CONCRETE GENERATOR PAD AND GENERATOR TO BE REMOVED
  - ⑧ EX CONCRETE PORCH AND STAIRS TO BE REMOVED COMPLETELY. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR AWNING, COLUMN, AND OVERHANG DETAILS
  - ⑨ EX HANDRAIL TO BE REMOVED
  - ⑩ EX WINDOW WELL TO BE REMOVED. FILL WITH COMPACTED BACKFILL PER ODOT ITEM 911. SEE ARCHITECTURAL PLANS FOR WALL INFILL DETAILS
  - ⑪ SAWCUT AND REMOVE EX CONCRETE PAVEMENT TO NEAREST JOINT
  - ⑫ EX FIRE DEPARTMENT CONNECTION TO BE RELOCATED. REFER TO SITE PLAN SHEET C200 FOR LOCATION
  - ⑬ SAWCUT EXISTING PAVEMENT AT LIMITS OF DEMOLITION WITH NEAT, STRAIGHT LINES
  - ⑭ EX BUILDING OVERHANG TO BE REMOVED, SEE ARCHITECTURAL PLANS FOR DETAILS
  - ⑮ EX GAS VALVE TO REMAIN
  - ⑯ EX WINDOW WELL TO REMAIN AND BE ADJUSTED TO GRADE, SEE SHEET C300 FOR DETAILS
  - ⑰ REMOVE AND REPLACE CONCRETE COLLAR AROUND EX STORM MANHOLE
  - ⑱ EX DOWNSPOUT TO BE REMOVED
  - ⑲ EX BENCH TO BE RELOCATED, CONTRACTOR TO COORDINATE WITH OWNER AND VILLAGE



	<b>PRELIMINARY NOT FOR CONSTRUCTION</b>				
1100 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.881.7200 FAX: 614.881.7240	PROJECT DATE: 10/27/2023 PROJECT NO: F163067 DRAWN BY: PFG/LS CHECKED BY: AAF	<b>TECHNICAL SKILL CREATIVE SPIRIT.</b>		<b>Mannik Smith GROUP</b> <small>www.MannikSmithGroup.com</small>	
PREPARED FOR:		FMS ARCHITECTS		888 WEST 900 AVENUE COLUMBUS, OH 43227	
CONSTRUCTION DOCUMENTS FOR					
<b>J.P. MORGAN CHASE BANK GRANVILLE</b>					
116 EAST BROADWAY, GRANVILLE, OHIO 43023					
<b>DEMOLITION PLAN</b>					
<b>C101</b>					

M:\Projects\2023\10\27\116 East Broadway\116 East Broadway.dwg (10/27/2023 11:37 AM) by: PFG/LS (10/27/2023 11:37 AM)



**BY:**

**RESOLUTION NO. 2023-25**

**A RESOLUTION TO AWARD THE BID FOR THE 2023 MISCELLANEOUS ROADWAY IMPROVEMENTS TO THE SHELLY COMPANY, AND TO AUTHORIZE THE VILLAGE MANAGER TO ENTER INTO A CONTRACT THERETO**

**WHEREAS**, bids were received on March 24, 2023 for the 2023 Miscellaneous Roadway Improvements.

**WHEREAS**, V3 has reviewed the bids received and has recommended that the contract be awarded to The Shelly Company, as the lowest and best bidder.

**NOW, THEREFORE**, be it resolved by the Village Council of Granville, Ohio, that:

**Section I:** The bid for the 2023 Miscellaneous Roadway Improvements, based on the information provided and the scope of the work, shall be awarded to The Shelly Company, for a total base contract price of \$502,809.45

**Section II:** The Village Manager is hereby authorized on behalf of the Village of Granville to enter into a contract with The Shelly Company for the 2023 Miscellaneous Roadway Improvements as per specifications.

**Section III:** This resolution shall take effect immediately upon passage.

Passed this 5<sup>th</sup> day of April, 2023.

\_\_\_\_\_  
Melissa Hartfield, Mayor

Attest:

\_\_\_\_\_  
Autumn Klein, Clerk of Council

Approved as to Form:

\_\_\_\_\_  
William Mattes, Law Director

**VILLAGE OF GRANVILLE**  
**2023 MISCELLANEOUS ROADWAY IMPROVEMENTS PROJECT**

Bid Date: March 24, 2023

**BID TABULATION**

<b>ENGINEER'S ESTIMATE (BASE BID)</b>				<b>\$460,000.00</b>					
				<b>The Shelly Company</b>		<b>Strawser Paving Company</b>		<b>Kokosing Construction Co.</b>	
<b>COC Item No.</b>	<b>ITEM</b>	<b>ESTIMATED QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>	<b>UNIT PRICE</b>	<b>TOTAL PRICE</b>
254	Pavement Planing	11,185	SY.	\$3.50	\$39,147.50	\$4.00	\$44,740.00	\$3.60	\$40,266.00
407-G	HTSS-1HM Trackless Tack Coat (0.08 Gal/S.Y.)	1,697	Gal.	\$3.50	\$5,939.50	\$4.00	\$6,788.00	\$2.65	\$4,497.05
424	Asphalt Concrete Surface Course, Type B	341	CY.	\$270.00	\$92,070.00	\$308.00	\$105,028.00	\$325.00	\$110,825.00
441	Asphalt Concrete Intermediate Course, Type 1, PG64-22	395	CY.	\$226.00	\$89,270.00	\$256.00	\$101,120.00	\$265.00	\$104,675.00
604	Manhole Adjusted to Grade	26	Ea.	\$930.00	\$24,180.00	\$1,700.00	\$44,200.00	\$650.00	\$16,900.00
604	Catch Basin Adjusted to Grade	1	Ea.	\$925.00	\$925.00	\$1,700.00	\$1,700.00	\$1,800.00	\$1,800.00
614	Maintaining Traffic	1	LS.	\$38,500.00	\$38,500.00	\$20,000.00	\$20,000.00	\$38,875.13	\$38,875.13
624	Mobilization	1	LS.	\$7,500.00	\$7,500.00	\$1,100.00	\$1,100.00	\$9,000.00	\$9,000.00
644	24" Stop Bar	150	LF.	\$8.80	\$1,320.00	\$8.80	\$1,320.00	\$8.80	\$1,320.00
644	Crosswalk Striping	391	LF.	\$3.50	\$1,368.50	\$3.50	\$1,368.50	\$3.50	\$1,368.50
644	Transverse/Diagonal Line	45	LF.	\$9.00	\$405.00	\$9.00	\$405.00	\$9.00	\$405.00
644	Word on Pavement, "SCHOOL"	2	Ea.	\$775.00	\$1,550.00	\$775.00	\$1,550.00	\$775.00	\$1,550.00
644	Parking Striping	120	LF.	\$2.60	\$312.00	\$2.60	\$312.00	\$2.60	\$312.00
807	Valve Box Adjusted to Grade	18	Ea.	\$345.00	\$6,210.00	\$1,200.00	\$21,600.00	\$500.00	\$9,000.00
<b>Lump Sum Base Bid Price:</b>				<b>\$308,697.50</b>		<b>\$351,231.50</b>		<b>\$340,793.68</b>	
202	#57 Stone Removed	4,637	SY.	\$4.75	\$22,025.75	\$5.00	\$23,185.00	\$3.70	\$17,156.90
203	Excavation	328	CY.	\$44.75	\$14,678.00	\$73.00	\$23,944.00	\$50.00	\$16,400.00
407-G	HTSS-1HM Trackless Tack Coat (0.06 Gal/S.Y.)	278	Gal.	\$3.50	\$973.00	\$4.00	\$1,112.00	\$2.65	\$736.70
301	Asphalt Concrete Base	340	CY.	\$210.00	\$71,400.00	\$227.00	\$77,180.00	\$240.00	\$81,600.00
304	Aggregate Base	206	CY.	\$70.00	\$14,420.00	\$102.00	\$21,012.00	\$91.00	\$18,746.00
441	Asphalt Concrete Intermediate Course, Type 2, PG64-22	47	CY.	\$245.00	\$11,515.00	\$301.00	\$14,147.00	\$445.00	\$20,915.00
441	Asphalt Concrete Surface Course, Type 1, PG64-22	196	CY.	\$260.00	\$50,960.00	\$259.00	\$50,764.00	\$370.00	\$72,520.00
604	Manhole Adjusted to Grade	1	Ea.	\$930.00	\$930.00	\$1,700.00	\$1,700.00	\$1,800.00	\$1,800.00
624	Mobilization	1	LS.	\$5,000.00	\$5,000.00	\$3,400.00	\$3,400.00	\$10,467.91	\$10,467.91
653	Topsoil Furnished and Placed	5	CY.	\$245.00	\$1,225.00	\$500.00	\$2,500.00	\$800.00	\$4,000.00
659	Seeding and Mulching	194	SY.	\$3.30	\$640.20	\$5.00	*\$970.00	\$6.50	\$1,261.00
807	Valve Box Adjusted to Grade	1	Ea.	\$345.00	\$345.00	\$1,200.00	\$1,200.00	\$1,800.00	\$1,800.00
<b>Lump Sum Alternate Bid Price:</b>				<b>\$194,111.95</b>		<b>** \$221,114.00</b>		<b>\$247,403.51</b>	
<b>LUMP SUM TOTAL PROJECT PRICE:</b>				<b>\$502,809.45</b>		<b>*** \$572,345.50</b>		<b>\$588,197.19</b>	

\*Corrected Prices. Bid Form completed as follows:  
 \* \$980.00  
 \*\* \$221,124.00  
 \*\*\* \$572,355.50



550 Polaris Pkwy, Suite 250  
 Westerville, OH 43082  
 Phone: (614) 761-1661  
 www.v3co.com

# VILLAGE OF GRANVILLE

Bid Date: March 24, 2023

## 2023 MISCELLANEOUS ROADWAY IMPROVEMENTS PROJECT

<b>ENGINEER'S ESTIMATE:</b>	<b>\$460,000.00</b>		
<b>CONTRACTOR:</b>	<b>The Shelly Company</b>	<b>Strawser Paving Company</b>	<b>Kokosing Construction Co.</b>
<b>Bid Form Complete</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>
Receipt of Addenda Acknowledged	<b>YES</b>	<b>YES</b>	<b>YES</b>
Lump Sum Bid Price(s)	<b>YES</b>	<b>YES</b>	<b>YES</b>
Name and Address of Bidder	<b>YES</b>	<b>YES</b>	<b>YES</b>
Bid Signed & Dated	<b>YES</b>	<b>YES</b>	<b>YES</b>
Federal Tax I.D Number	<b>YES</b>	<b>YES</b>	<b>YES</b>
Evidence of Authority to Sign	<b>YES</b>	<b>YES</b>	<b>YES</b>
Proposal Bond (Bid Guaranty) Signed and Sealed	<b>YES</b>	<b>YES</b>	<b>YES</b>
Bidder Qualification Documentation	<b>YES</b>	<b>YES</b>	<b>YES</b>
Contractor's Experience Record	<b>YES</b>	<b>YES</b>	<b>YES</b>
Non-Collusion Affidavit	<b>YES</b>	<b>YES</b>	<b>YES</b>



550 Polaris Pkwy, Suite 250  
Westerville, OH 43082  
Phone: (614) 761-1661  
www.v3co.com



March 29, 2023

Herb Koehler  
Village Manager  
Village of Granville  
141 E. Broadway, P.O. Box 514  
Granville, OH 43023

**RE: Village of Granville 2023 Misc. Roadway Improvements | Recommendation Letter**

Dear Mr. Koehler,

Bids were received for the above mentioned project on March 24, 2023 at the Village offices. A copy of the bid tabulation is enclosed. The lowest responsible bidder for the Project is The Shelly Company. Their documentation is complete. Based on the information provided and the scope of the work, The Shelly Company has the ability, the resources, and the experience to properly complete the Project in accordance with the Contract Documents. V3 Companies, Ltd. is recommending that the Village of Granville award the Contract to The Shelly Company.

Bids were received for a base bid and alternate on this Project. The BASE BID for this Project is **\$308,697.50**. Bids were also received for an alternate bid price (Village Service Department paving). The ALTERNATE BID for the Project is **\$194,111.95**. We would recommend you award the Total Project (Base Bid + Alternate) on this Project for **\$502,809.45**. The Engineer's Estimate (Base Bid) for this Project was \$460,000.00.

I trust that this information is sufficient for your needs. If you should have any questions, please contact me at your convenience. Once a decision has been finalized on this bid, please let us know and we will prepare the Notice of Award, Notice to Proceed, and Contract Documents.

Sincerely,  
V3 Companies

A handwritten signature in blue ink, appearing to read 'Mike Crane', is written over a light blue horizontal line.

Mike Crane, P.E.  
Project Manager, Transportation & Municipal Engineering

By:

**ORDINANCE NO. 10-2023**

**AN ORDINANCE TO AMEND CHAPTER 1135, DEFINITIONS, AND CHAPTER 1173, THE VILLAGE GATEWAY DISTRICT, OF THE CODIFIED ORDINANCES OF THE VILLAGE OF GRANVILLE, REGARDING MODIFICATIONS TO ZONING WITHIN THE VILLAGE GATEWAY DISTRICT**

**WHEREAS**, there is the potential for development in the Village Gateway District and a desire by Village Council to ensure economic development is informed, supported, and sustainable; and

**WHEREAS**, new innovations in technology as it pertains to food service operations and restaurants continue to evolve, changing the landscape of how food transactions occur and;

**WHEREAS**, Village Council recognizes the need to address certain emerging technologies in Code, including online food purchases exchanged through pick-up windows; and

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the Village of Granville, Licking County, Ohio that:

**Section I.** Chapter 1135, Definitions, regarding the Village Gateway District, of the codified ordinances of the Village of Granville is hereby amended to read as follows:

**CHAPTER 1135  
Definitions**

**1135.01 Language use; Meanings.**

*CROSS  
REFERENCES*

General definitions - see ADM. 101.02  
Subdivision regulations definitions - see P. & Z.  
1105 Signs defined - see P. & Z. 1189.02

**1135.01 LANGUAGE USE; MEANINGS.**

(a) Interpretation of Language. Unless the context otherwise requires, the following definitions shall be used in the interpretation and construction of the Zoning Ordinance. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; the word

"used" shall include "arranged, designed, constructed, altered, converted, rented, leased" or "intended to be used," and the word "shall" is mandatory and not directory.

- (37) **“Drive-Through” means a food service window where items may be ordered on-site through a point of sale, either at a window, kiosk, or menu board, and subsequently paid for and delivered through the window. This shall be considered synonymous with drive-ins and drive-ups, and found elsewhere in this code.**
- (94) **“Pick-Up Window” means a food-service window through which pre-paid or pre-ordered items may be picked up, with no point-of-sale or menu kiosk. This shall be considered separate from drive-through windows and service windows as defined elsewhere in this Code.**
- (101) **“Service Window” means a window where non-food and non-beverage items may be picked up, or other such services provided.**

**Section II:** Chapter 1173, regarding the Village Gateway District, of the codified ordinances of the Village of Granville is hereby amended to read as follows:

## **CHAPTER 1173 Village Gateway District**

### **1173.01 Purpose and intent.**

### **1173.02 Permitted and conditional uses.**

### **1173.03 Development standards and guidelines.**

### **1173.04 Plan approval required.**

### **1173.05 Procedure for approval.**

#### **1173.01 PURPOSE AND INTENT.**

The purpose and intent of the Village Gateway District is to create an attractive, well-designed entrance into the community that will provide suitable areas for a mixed uses in a visually-integrated, high-quality neighborhood setting. The Gateway District will have residences along with a moderate concentration of various types of compatible businesses and offices to service neighborhood needs. Special enhancements will include the preservation of existing natural resources, a useful pattern of open space and walking trails, integrated architecture and design that reflects the traditional architectural styles of Granville, adequate parking, appropriate landscaping and screening, desirable aesthetics, and creative site design intended to eliminate adverse effects of traffic congestion. The Village Gateway District is intended to provide increased tax revenues to both the local schools and the Village, while minimizing costs to the Village for infrastructure acquisition and maintenance and preserving or enhancing the quality of life and property values in the Village and Granville Township.  
(Ord. 07-08. Passed 8-6-08.)

#### **1173.02 PERMITTED AND CONDITIONAL USES.**

##### **(a) Permitted Uses.**

- (1) Retail outlets: furniture, clothing, jewelry, drug, shoe and variety stores, hardware, appliance, lighting, paint and

- wallpaper stores.
- (2) Retail food preparation: meat markets, bakeries, specialty food shops, ice cream stores, delicatessens, coffee shops, tea shops, confectionery stores, and other similar facilities. All uses allowed under this provision may also engage in the sale of related products such as coffee beans, mugs, coffee makers in support of or ancillary to the beverages or snacks listed above.
  - (3) Specialty shops: antique shops, gift shops, magazine, book stores, card shops, stationery stores, florist shops, arts and crafts supplies stores, bridal shops, health food stores, musical instruments stores, music stores, bicycle stores, toy stores, audio equipment stores, video equipment stores, china stores, glassware stores, linen stores, computer stores, software stores, quilting stores, fabric stores, office supply stores, picture frame stores, video rental stores, camera and photography shops and sporting goods outlets.
  - (4) Service uses. Laundromat, dry-cleaning and laundry pick-up stations, barber and beauty shops, physical fitness centers, shoe repair and tailor shops, print shops, and copy shops.
  - (5) Business and professional offices: such as medical and dental offices and clinics, law offices, insurance offices, real estate offices, advertising agency offices, answering service offices, architects' offices, certified public accountants' offices, engineers' offices, interior decorators' offices, and financial services offices including financial planner offices, stock brokerage offices, and veterinary offices, hospitals or clinics that do not include outside animal runs.
  - (6) Banks, finance and utility company offices without drive-through facilities.
  - (7) Commercial and residential mixed-use buildings, with commercial uses on the ground floor and dwelling units above the ground floor.
  - (8) Home occupations.
  - (9) Restaurants, without drive-in, drive-up, or drive-through arrangements.
  - (10) Mobile food trucks.
- (b) Conditional Uses.
- (1) Mortuaries and funeral homes.
  - (2) Banks, finance and utility company offices with drive-through facilities.
  - (3) Grocery stores, convenience stores (without the sale of gasoline or fuel).
  - (4) Single family, two-family and multifamily residential units, provided that no building shall have more than six dwelling units. No first-floor residential uses shall be permitted for properties with frontage and vehicular access to arterial roadways.
  - (5) Retirement community, nursing homes, assisted living structures and child care/preschool facilities.
  - (6) Recreational facilities and entertainment uses.
  - (7) **Restaurants with a pick-up window.**

(8) **Establishments with a service window.**

~~(9) Drive-ins, drive-ups, or drive-throughs in conjunction with a permitted, or approved conditional use, except, that drive-up, drive-through, or drive-in facilities shall not be permitted in or at any fast food enterprise, or any enterprise involving the sale of beverages (for the purposes of this section, a fast food enterprise is a business engaged in the sale of pre-prepared or quickly prepared food and beverages, usually in disposable containers and wrappers, for consumption either on or off premises, in a facility in which a major portion of the food and beverage sales to patrons are at stand-up type counters or drive-in, drive-up, or drive-through arrangements).~~

(10) Garden center.

(11) Places of assembly: civic structures, religious structures and other places of assembly.

(12) Mixed-use combinations of multi-family residential, retirement community, nursing homes, or assisted living structures.

(13) Production of artisan goods using hand tools only (for example, jewelry or ceramics).

(14) Veterinary offices, hospitals or clinics that include outside runs. Animal boarding facilities that are not associated with a veterinary office, hospital, or clinic.

(c) Interpretation of this Section. Each use must have its own independent approval, whether permitted or conditional.  
(Ord. 08-14. Passed 9-3-14.)

**1173.03 DEVELOPMENT STANDARDS AND DESIGN GUIDELINES.**

(a) Lot, Building and Other Requirements.



<p>Pick-up Windows</p>	<p>Canopies shall be complimentary to building design.</p> <p>Drive aisle shall be screened from public view with a combination of landscaping and decorative walls or fences.</p> <p>Ingress and egress shall be from parking lots in the rear or side of the building, or shall be screened appropriately from the public right-of-way.</p> <p>Each pick-up window shall have one drive aisle and one window.</p> <p>Stacking of vehicles shall be confined to the subject property, and shall not inhibit flow of traffic through or around the site.</p> <p>Hours of operations may be limited by Planning Commission and will not exceed 18 hours a day.</p> <p>Only one pick-up window may be permitted per parcel or building.</p> <p>Only one pick-up window may be permitted within a 500-foot radius.</p> <p>A traffic study is required prior to Conditional Use Approval.</p>	<p>N/A</p>
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**Section III.** This ordinance shall become effective upon the earliest date allowed by the laws of the State of Ohio and the Charter of the Village of Granville.

Passed this 19<sup>th</sup> day of April, 2023.

\_\_\_\_\_  
Melissa Hartfield, Mayor

ATTEST:

\_\_\_\_\_  
Autumn Klein, Clerk of Council

APPROVED AS TO FORM:

\_\_\_\_\_  
William Mattes, Law Director

**GRANVILLE VILLAGE COUNCIL  
MINUTES  
MARCH 15, 2023  
7:30 P.M.**

**1. CALL TO ORDER**

Mayor Hartfield called the March 15, 2023 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 Mickelson, Councilmember Montgomery, Councilmember Olbur, Vice Mayor Johnson, Mayor Hartfield, Manager Koehler, and Law Director Mattes

**Motion by Councilmember Olbur to excuse Vice Mayor Johnson and Councilmember Keethler Ball, second by Mickelson**

**Motion passed by a vote of 5-0**

**4. APPROVAL OF AGENDA**

**Motion by Councilmember Montgomery to remove special presentation by Steve Brown off of the agenda, second by Councilmember Olbur**

**Motion passed by a vote of 5-0**

**Motion by Councilmember Mickelson to approve the agenda as amended, second by Demarest**

**Motion passed by a vote of 5-0**

**5. CITIZENS COMMENTS**

**Guy Manos, 159 Clouse Ln**, handed out flyers to Council that the Epcon developer has at the Glenshire development. He stated that during the annexation process the previous developer Gerry Byrd made promises to the Village regarding the square footage and style of homes that were going to be built and now with the new developer those promises have not been kept. There were old growth trees that were not supposed to be cut down that are gone. The old growth trees were to be left to help isolate their street from community that he was building. The homes were to be in the \$300,000 range and that is not the case so far. He also stated that it was

supposed to be in the deed that this was a fifty-five and older community but he could not find where it was recorded. Mr. Byrd had stated that the homes were supposed to be ranch style for elderly residents to move into after they couldn't keep up with their larger homes yet still maintain residency in the Village. That promise was made to ensure the school district of no future growth with the development.

The developer, Epcon is advertising the homes as four bedrooms in the flyers that he shared with Council and he stated that the sign advertising it as a fifty-five and older community have been taken down. Some of the homes are priced at near a million dollars.

He stated that he asked ODOT to do a traffic pattern survey and they reported that based on the homes that are in there now there is going to be an additional 285 trips up and down Newark-Granville Rd which is about 9,000 trips a month.

The problem is that no one monitored this development after it was approved. He is not sure what the Village can do about that to rectify the situation now.

**Mayor Hartfield** stated that the Glenshire development came up at the last Council meeting and that the Village Manager and Planning staff has looked into the file to determine what was approved and what were a part of the conditions. Currently, they are requesting a deviation of the parking.

**Guy Manos** stated that Epcon is the world's largest condo community developer and their game plan is that people who are opposed to these types of developments are passionate about it initially and once things get approved, they try to squeeze in variances because they think there will be very little push back then because people are tired and think that there is nothing they can do so why argue. This is not an uncommon move and he is sure that there will be other requests for variances. There were close to twenty variances requested initially for the development. Now they are asking for variances for the variances that were already granted.

**Councilmember Montgomery** stated that the brochure that he shared with Council looked like a general brochure and when he pulled up the Glenshire website the first sentence states that The Courtyards of Glenshire is a fifty-five plus active community now selling in Granville.

**Guy Manos** stated that there was a sign up for years that stated it was a fifty-five and older community but it has been taken down.

**Councilmember Montgomery** stated regardless of the advertising is there a covenant in the deed that states that?

**Manager Koehler** stated that he would have to look into it. What came up at the last Council meeting largely revolved around the style of the home and staff went back into the record and found that the previous owner did make some verbal commitments that are on the record but they were not captured as conditions or anything that was formally approved. The style that we see there is not far off of what staff believes was on the record. Regardless, none of that was approved as part of the approved standards. What the Village doesn't require is a final development plan that would capture a lot of these details like square footage, age, style, and setbacks.

Regarding the trees, he walked the ground with the previous owner and had a good understanding of which trees were going to be removed. If something was clear cut by the new owner or the previous owner staff can look into that because there is an approved tree plan but this does predate our Tree Preservation Code. Staff will also verify if size was in the approved standard and report back to Council. It was likely discussed but not formalized in the annexation agreement or the deviations that they requested.

**Councilmember Montgomery** stated that he was on Council in 2016 when Glenshire was requesting annexation and he remembers comparisons being made to The Colony with empty nesters style of marketing. The new owner has taken over since the Tree Preservation Code went into effect he'd be interested to know if the new owner has done anything contrary to the Tree Code.

**Manager Koehler** stated that he goes out to that site at least once a week and he has not observed any tree activity.

**Guy Manos** stated that they are putting pine trees out front that are about three feet tall and about twenty feet apart. They aren't exactly a replacement for one-hundred-foot Maples.

**Manager Koehler** stated that the tree plan that was discussed three years ago did have a replacement schedule but he would have to go back and look at it to get the details.

**Guy Manos** stated that they put an X on the trees that were supposed to stay but none of them did.

**Councilmember Montgomery** stated that this is a good thing for Council to keep in mind for any future development that would like to annex in.

**Guy Manos** stated that was why he was coming to Council with it. He doesn't know if anything can be done at this point other than limit the damage that has been done and

for the Village to have a game plan the next time a developer comes in so the same thing doesn't happen again.

**Manager Koehler** stated that they do consider final development plans a best practice which doesn't currently exist in the current Code so the Planning and Development Director will be bring a code amendment to Council to include that so details like this will be memorialized and then there will be a standard if ownership changes hands they will have to adhere to.

**Dan Bellman, 310 Summit Street**, stated that he wasn't there to speak about Mr. Manos's topic but thought that he made some very good points. He recommended to Council that when developers make those types of promises that they be formalized in a contract or annexation agreement. This isn't the first time that this has happened, and failure to do so many years ago cost the Village a million or two dollars in terms of the golf course.

He stated that he was there to discuss the comprehensive plan. He has been in the community for forty years and has been through many comprehensive plans and every comprehensive plan in the past started out with Council choosing eight people and the Township choosing eight people and then they met and presented a draft to Council. This year that is not happening and he is confused as to why that is.

**Mayor Hartfield** stated that the last time they did the comprehensive plan the Village hired a firm to facilitate that and at the end of the day it languished. The plan that we ended up with was not good. We were trying to switch directions to condense it, make it nimbler. The draft will come out for the public to comment on. What is coming out now is not the comprehensive plan it is a draft.

**Dan Bellman** stated that what concerns him is that the draft will be 80-90% of the plan. Council is not going to rewrite a whole comprehensive plan and what if it's not right.

**Mayor Hartfield** stated that Council rewrote it the last time. Jackie O' Keefe typed it all out and condensed it into what it is today. If it is not right, we won't accept it.

**Dan Bellman** stated that he was questioning the process and wondering why this year it was decided to do it differently.

**Mayor Hartfield** stated that it's simplifying a process that still gives the public all of the input they want.

**Councilmember Mickelson** stated that with the initial survey that was sent out to the public they received over eight hundred responses and with the last one there was only like one hundred because people were calling specific residents of the community

where this one went out to everyone in the Village, Township and outside of Granville to people that work here.

**Dan Bellman** asked how the people on the committee were chosen.

**Manager Koehler** stated we call this a working group, not a committee, that is comprised of stakeholders in the community and a subject matter expert, Bill Habig, who has helped usher the working group along. The last comprehensive plan took seven years and it cost the Village tens of thousands of dollars. There was a plan to work on the comprehensive plan prior to the Intel announcement but when the Intel announcement came out in January, we didn't have a lot of time to react to try to get this very important document that every other municipality is working to update throughout the county done. We didn't want to spend seven years on it like the last one did. We discussed with Council about forming a working group of all of the key stakeholders.

Those being the Chamber, Village, Township, Denison, Granville schools, and GRD to provide a representative from each of those organizations. We have met at least a dozen times to discuss and work through the plan. Denison provided some data analysis from the community survey. There were nine hundred and twenty responses received from that survey. Outreach was done at community events like Farmer's Market. We also looked at comprehensive plans going back to 1964. We now have a base document to take out to the public. There will be public meetings to obtain public feedback, we plan to have two of those, we are also going to target certain demographics that were somewhat underrepresented in the community survey by taking it to the Middleton, Otterbein, and the LCCC senior center. There will also be an online presence that anyone can get online and look at it in real time and make comments instead of waiting for the public meetings. All of that speaks to getting this done as quickly as possible with as much public input as possible without hiring a contractor that doesn't know Granville like the working group already does.

**Dan Bellman** asked how the specific people in the working group were selected.

**Mayor Hartfield** stated they were selected within their own ranks. Council chose Councilmember Mickelson who volunteered. The Township then chose their representative, Village staff, the chamber and Denison did likewise.

**Dan Bellman** stated that he follows Council minutes and agendas and he didn't see anything in them about the comprehensive plan.

**Mayor Hartfield** stated that it was being discussed two years ago, before COVID.

**Manager Koehler** stated that if you back to the last two versions and you look at community capacity, it is those six just mentioned. We asked each of those organizations to pick a representative with the authority to make decisions on their behalf to help generate the comprehensive plan through the working group. We anticipate having to make adjustments to the plan and it is built in a manner that we can do that. It will get a public hearing through an ordinance to adopt it and then on the Township's side a resolution to adopt it. We had our last working group meeting to complete the draft. Within a week the draft will be shared with Council and then we will work to schedule the public sessions and have the draft published on line by the end of March.

**Dan Bellman** asked if the executive session on the agenda was related to the comprehensive plan.

**Manager Koehler** stated that it was not.

**Andrew, Clouse Ln** stated that the developer is coming to ask for a variance and he asked that Council use that as leverage to hold the builder accountable for taking down old growth trees and building houses that are larger than originally proposed by Mr. Byrd. He asked that large trees be planted to replace the old growth trees that were taken down that provided their street privacy from the development.

## **6. PUBLIC HEARING**

- A. **ORDINANCE NO. 08-2023** AN ORDINANCE ACCEPTING A PETITION FOR THE ANNEXATION TO THE VILLAGE OF CERTAIN REAL PROPERTY LOCATED ON RIVER ROAD TOTALING 3.116 +/- ACRES IN GRANVILLE TOWNSHIP, OWNED BY GRANVILLE GATEWAY PROPERTIES, LLC SUCCESSOR IN INTEREST TO THE DOUGLAS T. WAGNER REVOCABLE LIVING TRUST DATED NOVEMBER 23, 2012

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

## **7. OLD BUSINESS**

- A. **ORDINANCE NO. 08-2023** AN ORDINANCE ACCEPTING A PETITION FOR THE ANNEXATION TO THE VILLAGE OF CERTAIN REAL PROPERTY LOCATED ON RIVER ROAD TOTALING 3.116 +/- ACRES IN GRANVILLE TOWNSHIP, OWNED BY GRANVILLE GATEWAY PROPERTIES, LLC SUCCESSOR IN INTEREST TO THE DOUGLAS T. WAGNER REVOCABLE LIVING TRUST DATED NOVEMBER 23, 2012



**Councilmember Demarest introduced and made a motion to adopt Ordinance No. 08-2023, second by Councilmember Mickelson**

Mayor Hartfield called for a roll call vote on Ordinance No. 08-2023. Councilmember Demarest (yes), Councilmember Mickelson (yes), Councilmember Montgomery (yes), Councilmember Olbur (yes), Mayor Hartfield (yes)

**Motion passed by a vote of 5-0**

**8. NEW BUSINESS**

- A. **RESOLUTION NO. 2023-24** A RESOLUTION TO EXTEND THE CONTRACT FOR GROUND MAINTENANCE FOR 2023, TO LEGEND LAWN AND LANDSCAPE, AND TO AUTHORIZE THE VILLAGE MANAGER TO ENTER INTO AN AGREEMENT THEREFORE

**Councilmember Olbur introduced and made a motion to adopt Resolution No. 2023-24, second by Councilmember Mickelson**

**Motion passed by a vote of 5-0**

- B. **ORDINANCE NO. 09-2023** AN ORDINANCE AUTHORIZING THE VILLAGE MANAGER TO GRANT A GENERAL USE PERMIT TO AMEEN BAKARE, ON BEHALF OF JP MORGAN CHASE BANK OF GRANVILLE TO LICENSE THE USE OF THE VILLAGE RIGHT-OF-WAY AT 116 EAST BROADWAY

**Councilmember Montgomery introduced and set the public hearing for Ordinance No. 09-2023 for April 5, 2023, second by Councilmember Olbur**

**9. REVIEW AND APPROVAL OF MINUTES**

Minutes from the Village Council Meeting of March 1, 2023

**Motion by Councilmember Mickelson to approve the minutes, second by Councilmember Demarest**

**Motion passed by a vote of 5-0**

**10. MAYOR'S COURT REPORT**

**Motion by Councilmember Mickelson to approve the Mayor's Court Report, second by Councilmember Olbur**

**Motion passed by a vote of 5-0**

## **11. MANAGER'S REPORT**

**Motion by Councilmember Demarest to approve the Manager's Report, second by Councilmember Mickelson**

**Motion passed by a vote of 5-0**

## **12. COMMITTEE / COMMISSION / BOARD REPORTS**

**Granville Community Foundation (Olbur)** stated that the foundation has had the largest dollar amount of grant applications in a term totaling \$110,000. He believes that it is in due part of the new director who is very active on making social media posts and flyers. There is a really good board.

**Granville Recreation District (Johnson)** – No Report

**Planning Commission (Mickelson)** stated that they met Monday and took a second look at the Short-Term Rental Code. The Planning and Development Director has set up a table of different classifications of the short-term rentals. For instance whole house with property owner not on site, whole house with owner on the property. Accessory dwelling units were discussed and with that there could also be certain number of days a year they can be listed. While the Code does include language for accessory dwelling units it is still not in our Code.

**Granville Arts Commission (Keethler Ball)** – No Report

**Bryn Du Commission (Demarest)** stated that the Art Show goes on until March 25<sup>th</sup> at the Mansion.

**Open Space Committee (Mickelson)** – No Report

**Tree & Landscape Commission (Montgomery)** stated that in April there is a spring forestry conference that some members of the Tree and Landscape Commission will be going to accept the Tree City USA award. Watch your utility bill in April there will be a public service message from the commission reminding residents about Earth Day April 22<sup>nd</sup> and Arbor Day on April 28<sup>th</sup>.

**Union Cemetery (Montgomery)** – No Report

**Munson Springs Steering Committee (Mickelson)** stated that they met on the 2<sup>nd</sup> and that they discussed the concept of a wellness center with a pool and without a pool with the possible expansion. On April 6<sup>th</sup> they will discuss the concept of doing nothing with the property, potentially preserving it and then the opposite of that the concept of if it were built out under the current PUD zoning.

Jeff Gill went over the archeological survey that was shared with the committee members but they had just received it that night so they hadn't gotten to dig into it. She said that she would email it to the rest of Council. As a little summary before looking at it, there are dark circles and those are evidence of prehistoric features and archeological remains. There are larger amoeba shaped circles around this and those would show a larger site. There is a high possibility in two locations that could be prehistoric dwelling sites. The committee is going to have one more meeting of concepts and then are going to start summarizing their findings. In the next couple of months, they will be coming back to Council with their suggestions. As Council we need to think about the next steps if we want to do anything with the property the next step might be mitigation of the property. Mitigation is where you go through the property and dig to find everything you can before anything is built. Some other things to consider is that this is the last open space left where there could be some prehistoric artifacts on there. This is all part of the Greater Valley that is part of the Newark Earthworks that is on the potential road to being a world heritage site. Next door to the Munson Springs property is the Murphy site that was excavated back in the 80's that is now doctors' offices; Gator Mound used to be farmland now it is all houses. She said she was interested in looking at a few more surveys maybe we find a few more things but maybe we don't. That doesn't mean we can't build on it if that is what Council decided to do.

### **13. OTHER COUNCIL MATTERS**

**Mayor Hartfield** stated that she attended the Framework meeting and that there will be handouts available in a couple of weeks regarding information from the meeting that she will forward on to the rest of Council.

### **14. OTHER STAFF MATTERS**

**Manager Koehler** stated that he and the Mayor met with the Ohio EPA after she sent the letter to the director and they acknowledged that the site to the southwest does have a stormwater and air permit that is currently being staffed, they don't have anything on the site to the northeast but they are aware that it may be coming at some point. Our sense from the Ohio EPA was that they could probably get to a place where those permits would be approved or at least draft permits approved and then there would be an opportunity for public comment, potentially a public hearing but that would be at the discretion of the OEPA director. If there was enough noise made, we could probably get that but ultimately it is at the discretion of the director. There are a couple of other hurdles that they need to get through both in terms of the Licking County Planning and Soil and Water District. On both sites the operators are asking for two things a concrete factory, the northwest site is already an active concrete site and it is expected that they will ask for an asphalt plant. At the larger site at the southeast they

have asked for a concrete plant and an asphalt plant. The concrete plant is under technical review now but they have already started building which has already resulted in violations with the County and the State. There was apparently evidence that they had already begun to build the asphalt infrastructure and that alarmed the County enough to bring the Ohio EPA in yesterday to issue a stop work order. St. Albans Township had a public meeting last night which was extremely well attended, a lot of opposition but that was not even a public hearing it was just their regularly scheduled meeting. They went through their regular agenda then allowed for public comment at the end of the meeting that went for an hour and a half.

We are working to get input on the parking study. Darryll will be coming to the meeting in May to discuss the result.

We will be holding the April 5<sup>th</sup> Council meeting but since there will only be four Councilmembers in attendance, we are freezing the agenda. We will have the public hearing on the Chase Bank request, the resolution to award the street improvement contract and the first reading on the Gateway District pick up window ordinance.

- 15. EXECUTIVE SESSION-** Pursuant to O.R.C. 121.22(G) (8) To consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance.

**Motion by Councilmember Mickelson to enter into executive session, second by Councilmember Olbur**

Mayor Hartfield called for a roll call vote. Councilmember Mickelson (yes), Councilmember Montgomery (yes), Councilmember Olbur (yes), Councilmember Demarest (yes), Mayor Hartfield (yes)

**Motion passed by a vote of 5-0**

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

Mayor Hartfield called for a roll call vote. Councilmember Montgomery (yes), Councilmember Olbur (yes), Councilmember Demarest (yes), Councilmember Mickelson (yes), Mayor Hartfield (yes)

**Motion passed by a vote of 5-0**

- 16. ADJOURNMENT**

**Motion by Councilmember Demarest to adjourn, second by Councilmember Mickelson**

**Motion passed by a vote of 5-0**

Minutes Submitted by: Autumn Klein, Clerk of Council

Minutes Approved by: Herb Koehler, Village Manager