

**BOROUGH OF GROVE CITY COUNCIL
COUNCIL WORK SESSION
November 8, 2021 6:00PM**

1. CALL TO ORDER

2. MEETING ATTENDANCE / ROLL CALL

X if present	Council Member Name	X if present	Council Member Name	X if present	Other Name
X	Mattocks, Mary Kay	Absent	Bonner, Timothy (Solicitor)	X	Oakes, Vance (Boro Manager)
X	Daley, Kathleen	X	DiStasi, Vincent	X	Pokrant, Taylor (Boro Secretary)
Absent	Myers, Shawn	Absent	Riddle, Randy (Mayor)		
X	Henry, James	Absent	Bigley, Joel (Vice-Pres)		
Absent	Hodge, Jeffrey	Absent	Zimmerman, William		
X	Gallagher, Amy	Absent	Oakes, Alex (Jr. Council)		
Absent	Jaillet, Scott	Absent	Messer, Colin (Jr. Council)		

3. REQUEST FOR CITIZENS TO BE HEARD

- No citizens requested to be heard.

4. DISCUSS A MAP CHANGE REQUEST FROM THE VETERANS OF FOREIGN WARS POST 519 TO BE MOVED FROM THE CENTRAL COMMERCIAL DISTRICT TO THE INDUSTRIAL DISTRICT

- Mr. Bill Bestwick detailed the Veterans of Foreign Wars (VFW) Post 519’s desire to be rezoned to allow an electronic sign in front of their building on Blair Street. He stated that the VFW was open to whatever restrictions Council wished to impose to protect community interests. Mr. Taylor Pokrant, Borough Secretary/Zoning and Code Enforcement Officer, described that there were a couple of options if Borough Council wanted to accommodate the VFW. First, Borough Council could rezone the VFW and the other properties in the 200 block of Blair Street from the Central Commercial District to the Industrial District. The Industrial District allows electronic signs. The negative with doing this option is that all of the uses within the Industrial District would now be permitted in close proximity to the downtown business district. This would include heavy industry and sexually oriented businesses. Second, Borough Council could change its existing sign regulations for the Central Commercial District and allow electronic signs in this district. The con with this option is that there have been concerns raised in the past over allowing electronic signs in the revitalized downtown area. Finally, Borough Council could rezone the 200 block of Blair Street from Central Commercial to Residential Limited Commercial and change the existing sign regulations to allow monument style electronic signs within the Residential Limited Commercial District. The negatives with this change would be that a portion of North Broad Street that is currently zoned in this fashion would allow electronic signs, but there are limitations on how close to a residence that electronic signs can be which may limit the signs in this area and the VFW and the Econ-O-Cleaners would exist as legal non-conforming uses. Council discussed the three options and a consensus was reached that rezoning the VFW and the other properties in the 200 block of Blair Street from Central Commercial to Residential Limited Commercial and changing the sign regulations to allow electronic monument style signs within the Residential Limited Commercial District was the best option. They shared concerns regarding allowing electronic signs in the revitalized downtown area and concerns regarding industrial uses in close proximity to the downtown business district. Borough Council also requested that the VFW cover the costs associated with the requested zoning ordinance amendment. The VFW was provided with an estimate that the costs associated with this process would cost about \$700. President Mattocks stated that this recommendation would be taken to the November Regular Meeting for consideration.

5. OTHER BUSINESS

- None

6. ADJOURNMENT

- There being no further business for Council's consideration, the Work Session was adjourned at 6:48 PM.

Respectfully submitted,

Taylor G. Pokrant
Borough Secretary