CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

September 19, 2011 Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Greg Grinch *Ted Berry* *Steve Bennett* *Melissa Albright*

1. Ms. Albright moved to excuse Ms. Klemack-McGraw; seconded by Mr. Bennett.

Mr. Grinch	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

2. Mr. Grinch moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Ms. Albright.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes

3. President Berry recognized Mayor Stage for a Presentation. Mayor Stage recognized Boy Scout Troop 136 for their participation with the Flags of Honor event and all the assistance they give to the community. He noted that they spent the night with the Flags.

   The Mayor then recognized members of the VFW for their efforts with the Flags of Honor.

4. The Chair read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-43-11 (Appropriate $25,084.41 from the Rockford Tax Increment Equivalent Fund for the Current Expense of making payments in accordance with the Infrastructure Agreement entered into with Rockford Homes) was given its second reading and public hearing.

   Mr. Mike Turner, Finance Director, explained that this will allow the City to pay all the funds that have been received to date to Rockford, under the TIF Agreement.

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

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Mr. Berry	Yes

2. Ordinance C-44-11 (Approve a Loan for John J. Dubos, DDS, under the Town Center Loan Program) was given its second reading and public hearing.

Dr. Dubos, applicant, was present and said he looks forward to moving into the Town Center and appreciates their consideration. Mr. Berry asked what the money will be used for. Dr. Dubos said it would be used to purchase equipment for his business.

Mr. Grinch stated that it is no secret that he does not support this Program and was against it in the beginning. He said it was not a reflection on Dr. Dubos and wishes his practice well. However, he doesn't believe that the money in the City's general fund should be loaned to private individuals or business. He believes public funds should only be used for public purposes.

Mr. Smith, Dir. of Law, explained that the revenues for this are non-income tax revenues and under the ORC are proper and legal for this use. Mr. Grinch said the question isn't whether it is legal or not. The question is that these funds are taken from the General Fund and could be used for police or streets or some other public use. Mr. Turner said that was correct.

Mr. Bennett asked if this was a unique program. Mr. Honsey, City Admin., said Columbus and Franklin County have this type of program. He doesn't know how communities fund these, but revolving loan programs themselves are fairly common in Ohio. Mr. Honsey pointed out that this particular loan is for a $150,000.00 loan with a 3% interest for a 15 year term. It has been reviewed by the Loan Review Committee and administered by an outside corporation called CCDC.

Mr. Bennett asked if this will generate new jobs. Dr. Dubos said yes. He said he currently has 10 employees and plans to bring in specialty assistance (periodontal, etc.) that would bring in an additional 6+ jobs along with an additional dentist to grow the business.

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

Ms. Albright	Yes
Mr. Grinch	No
Mr. Berry	Yes
Mr. Bennett	Yes

3. Resolution CR-35-11 (Accept the Amounts and Rates as determined by the Budget Commission and Authorizing the Necessary Tax Levies and certifying them to the County Auditor) was given its reading and public hearing.

Mr. Turner, Dir. of Finance, explained that this is the County's estimate on what our millage plans to take in. He said the numbers do not include the new reappraisal values, so the millage amount estimated to be collected will be reduced.

Mr. Berry moved to remove Ms. Klemack-McGraw's name from the first Whereas statement; seconded by Mr. Bennett.

Mr. Grinch	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

Mayor Stage said they have looked at reducing the inside millage for our residents. However, the County has the ability to re-appropriate that amount to some other entity. So, the true savings to our homeowners is almost negated. In addition, due to the devaluation of properties, there is a tax reduction for those residents whose property values went down.

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

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes

The Chair recognized Ms. Albright, Chairman of Safety, for discussion and voting under said Committee.

1. Ordinance C-45-11 (Amend Section 1309.04 of the Codified Ordinances of Grove City, Ohio titled Temporary Certificate) was given its second reading and public hearing.

Mr. Mark Schweigert, resident and President of the Condo Assoc., explained the history of the problems they have had with the Developer and temporary occupancy permits being issued to the Developer who doesn't complete the work. Now that the Condo Association has taken over the common ground/outside of the building, they are responsible for maintenance of an incomplete building. He is appreciative of the proposed change in the ordinance to help protect them in the future. He said he submitted comments on the Ordinance just this weekend and would appreciate the opportunity it sit down and review those comments with Mr. Smith & Mr. Boso. He suggested postponing it to the next meeting to allow for that review.

There being no additional questions or comments, Mr. Berry moved it be postponed to 10/3; seconded by Mr. Grinch.

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Mr. Berry	Yes

2. Ordinance C-46-11 (Amend Section 1133.07 of the Codified Ordinances titled Appeal of Board Decisions) was given its first reading. Second reading and public hearing will be held on October 3, 2011.

The Chair recognized Mr. Grinch, in the absence of Ms. Klemack-McGraw -Chairman of Lands & Zoning, for discussion and voting under said Committee.

1. Ordinance C-47-11 (Approve a Special Use Permit for the Shoppes at Grove City for Outdoor Seating for Panera Bread located at 1786 Stringtown Road) was given its first reading. Second reading and public hearing will be held on October 3, 2011.

2. Ordinance C-48-11 (Approve an Amended Special Use Permit for McDonalds located at 2596 W. London-Groveport Road) was given its first reading. Second reading and public hearing will be held on October 3, 2011.

3. Ordinance C-49-11 (Approve an Amended Special Use Permit for McDonalds located at 3370 Broadway) was given its first reading. Second reading and public hearing will be held on October 3, 2011.

4. Ordinance C-50-11 (Approve Amendments to the Zoning Text for Ironwood Properties located North and South of London-Groveport Road and west of Meadows Drive) was given its first reading. Second reading and public hearing will be held on November 7, 2011.

5. Resolution CR-36-11 (Supporting Lamplighter Senior Housing LLC in conjunction with Frontier Community Services to develop and construct an Affordable Housing Development) was given its reading and public hearing.

Mr. Jeff LeValley commented that he is sorry he is here again, but hopefully the third time is the charm and this request will get approved this time. He feels this is a very much needed facility for the seniors in Grove City. He voiced appreciation for their support.

Mr. Bennett asked Mr. LeValley to elaborate on the renderings shown. Mr. LeValley said they are proposing 32 units in two two-story buildings with elevators. They are all two bedrooms with covered parking; lots of storage; a 3250 sq. ft. community center; and a 5,000 sq. ft. dog park.

Ms. Albright asked if they received feedback to assist them with their application. Mr. LeValley said they have tried to get feedback but haven't been able to get much and they don't understand the previous decisions of the Board, as Grove City meets the criteria much closer than those who were awarded grants the last two times. This time, they have received support from many entities to help move this forward.

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

Ms. Albright	Yes
Mr. Grinch	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

6. Resolution CR-37-11 (Approve the Development Plan for Marriott Courtyard located North of Buckeye Place and West of Parkway Center Drive) was given its reading and public hearing.

Mr. Jeff Strong, Engineer for petitioner, apologized for the applicant for his absence. He said Mr. Patel intended to be present, but had a family emergency. He offered to answer any questions.

Mayor Stage commented that this parcel is part of the Casto Group's development. There were many stipulations put on the zoning of this area and there is still an office unit that was to be included.

Mr. Grinch reviewed the stipulations set by Planning Commission. Mr. Strong agreed to these stipulations. Mr. Honsey noted that because EMH&T is the City's Consulting Engineer, they do not do any plans review on this project. Mr. Bennett asked if the renderings shown take into account the needed height for rooftop mechanicals. Mr. Strong said they believe it will, as shown.

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

Mr. Grinch	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

7. Resolution CR-38-11 (Approve Amendments to the Development Plan for McDonalds located at 2596 West London-Groveport Road as approved by Resolution CR-60-99) was given its reading and at the request of the petitioner, Mr. Grinch moved it be postponed to 10/3/11; seconded by Mr. Bennett.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes

8. Resolution CR-39-11 (Approve Amendments to the Development Plan for McDonalds located at 3370 Broadway as approved by Resolution CR-55-96) was given its reading and at the request of the petitioner, Mr. Grinch moved it be postponed to 10/3/11; seconded by Ms. Albright.

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Mr. Berry	Yes

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

The Chair recognized members of Administration and Council for closing comments.

1. The Mayor noted that the Monthly Financial Report was provided to Council tonight by the Finance Director. He said the weather was perfect for the Flags of Honor and Arts-in-the-Alley. They were great events and thanked everyone involved in them. He noted that Kohl's looks to open on Sept. 26. He congratulated Dr. Dubos and thanked him for his investment. He noted that MORPC met on Trac projects and our projects came in 5th and 8th.

   Mr. Bennett asked for an update on White Rd. Mr. Keller, Consulting Engineer, explained that this is a joint project with the County and Township, and the Township is pushing for a November completion date. There is a project meeting tomorrow and he will be able to get a better timeline/update out to everyone tomorrow. Mr. Bennett said he asked because someone heard it was being held up because of a bike path. He wanted them to know there was much more to it than the bike path.

2. Mr. Chuck Boso, Dir. of Development, explained that the Community Improvement Corporation voted to use proceeds from selling the former Sound Communications building to purchase a building directly to the east for additional parking and appropriate up to $12,000.00 for the demolition of that house. As soon as this is complete, legislation will be submitted to Council to accept the donation of this parking area for the Town Center.

3. Ms. Kelly, Clerk of Council, reminded Council that they will need to appoint a member to the Audit Committee at their next meeting.

4. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:01 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry
President