CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 17, 2001 Regular Meeting

The regular meeting of Council was called to order by President Bennett, at 8:00 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:

Chris Fulton Vaughn Radi Steve Bennett Budd Eversman

1. Mr. Eversman moved to excuse Ms. Klemack; seconded by Mr. Fulton.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

2. Mr. Radi moved to dispense with the reading of the minutes for the previous two meetings of 12/03 and 12/10, and approve as written; seconded by Mr. Fulton.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

3. President Bennett recognized Ms. Darnita Bradley, Local Government Affairs and Economic Development representative for Columbia Gas, who introduced herself and left business cards for Council and Staff.

4. President Bennett read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Radi, Chairman of the Lands & Zoning Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-79-01 (Approve the Rezoning of Lot 14 of SouthPark located on the southeast corner of Gantz and Marlane from IND-1 to PUD-R) was given its second reading and public hearing.

Mr. Bob Howarth, attorney for developer, and Mr. Steve Fulkert, developer representative, were present to answer any questions. Mr. Howarth stated that they are asking for 11± acres to be rezoned from Industrial to PUD-R. They are doing their best to supply a housing element in the community that they know there is a market for. They want quality condominiums for the mature population that are uniquely sized and priced to fit into this element of the community. Mr. Fulkert commented that while this Ordinance only concerns the zoning, he wanted to share that several key changes have been made to the plans for this project. He explained that they propose to drop the five unit building design and are creating a new four unit building. This will eliminate the smaller units and **new** the smallest unit will be

1,000 sq. ft to 1,173 sq. ft. This will also raise the starting price to approx. $105,000.00. The density will also be decreased from 6.82 to 6.1 units per acre (76 to 68 units). Garages will be changed to 15% one-car and 85% two-car. Finally, all the commitments to public space, landscaping, community building, reflection pond, etc. will remain as part of their plan. He said this is an important ordinance, as it set the standards and because the property is zoned IND-1, it is very important to have the commitment of the City before they proceed with the investment of final Development Plan preparation.

Mr. Eversman commented that he voted no on the preliminary development plan because of the small units and the quality of the development. He commented that they have come a long way to eliminate the smaller units, however he is extremely uncomfortable rezoning the property without having the Development Plan with it and having restrictions shown. Mr. Fulkert stated that the City's Code allows these items to come separately and since there were questions surrounding this change in land use, they felt it was important to separate the issues. He said they would be glad to have the standards that they have raised be added as stipulations. He also pointed out that if a Development Plan were not approved within six (6) months of approval of this zoning, the zoning would become null and void. He believes that there are safeguards in place to allow this to move forward.

*At 8:14 p.m., President Bennett acknowledged the arrival of Ms. Klemack.

Mr. Fulton asked if they have done any redrafting of the plans to reflect the changes shared this evening. Mr. Fulkert said they have been working with their architect, but are not prepared to present anything at this time. Mr. Stage, City Admin., stated that it is not very often that the Development Department is in objection to development, but they do on this. This parcel is a pre-1994 tax-abated area and feel it could be used for an office campus or mixed use. They are not in support of this particular development. Mr. Radi asked if he has had contact with the Administration since the Preliminary Development Plan approval and reviewed the changes shared tonight. Mr. Fulkert said no. They submitted a preliminary "text" to be attached to the Development Plan and have received their comments. They have been working on that in the last couple of weeks. Since this is an issue of zoning, didn't feel it was necessary. Mr. Radi commented that he shared Mr. Eversman's concerns and without a Development Plan doesn't have the comfort level to proceed with the zoning. He moved to postpone Ord. C-79-01 until 1/22/02; seconded by Mr. Fulton.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

Mr. Radi urged Mr. Fulkert to contact the Administration and work out the concerns shared.

2. Ordinance C-80-01 (Approve the Rezoning of 56.5 acres located east of Seeds and north of Zuber Roads from OLR to PUD-I) was given its second reading and public hearing.

Mr. Charlie McJunkin, representing owners, referenced the requested PUD-I zoning and the map showing restrictions, which the Administration signed off on. He reminded Council that they have already approved the Development Plan for the project. President Bennett stated

Mr. Mark DiSabato, petitioner, was present to answer any questions. Mr. Radi read the 15 stipulations set by Planning Commission, which Mr. DiSabato agreed to. President Bennett pointed out that approval of a Preliminary Plan has no binding on any future approvals. Mr. DiSabato said he understood the procedure and appreciated Council's consideration of this Preliminary plan. Mr. Eversman pointed out that rezoning of this property would be necessary and a separate issue too. He commented that there are eight multi-family buildings asked if each building had 16 units. Mr. DiSabato said yes, for a total of 128 units. H thanked Ike and Mary for their assistance. He said they have made a number of changes and have gone beyond what they thought it could be. He believes that they have a good mixed use and product along I-270. They have enhanced Home Road and showed an overhead view of the buildings and their elevation. Mr. Radi commented that the plan showed a two-car garage for each unit plus two additional spaces. He asked where the two additional parking spaces would be for each unit. Mr. DiSabato said those spaces would be in the loading area (driveway) of the garage. He indicated that this is the same outline for Pine Manor and their other condominium projects in Grove City. Mr. Radi commented that anytime apartments are proposed, Council takes a close look at them, the need and the attributes they will provide the community. He feels this is a proliferation of the same types of apartments they have approved and maybe not in the direction that some of the studies have shown. He also has a concern over the safety of the main entrance and the site lines.

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

Mr. Fulton	Yes
Mr. Radi	No
Mr. Bennett	Yes
Mr. Eversman	No
Ms. Klemack	Yes

6. Resolution CR-93-01 (Approve the Modified Development Plan for Schoedinger-Norris Funeral Home located at 3920 Broadway, in the Historical Preservation Area) was given its reading and public hearing.

Mr. Dean Baumgardner, architect for owner, explained the changes they desire to make to their original Development Plan. They consist of leaving the garage stucco, taking off a portion of the railing on the second floor on the secondary street side, and leaving an existing window rather than enlarging it. Mr. Radi asked for the reasons for the changes. Mr. Baumgardner said the owner requested the changes primarily due to construction and budget considerations.

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

The Chair recognized Mr. Fulton, Chairman of the Service Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-99-01 (Authorize the City Administrator to enter into an Agreement with Buckeye Christian Church for Construction and Maintenance of a Water Booster Station Facility) was given its first reading. Second reading and public hearing will be held on January 07, 2002.

The Chair recognized Ms. Klemack, Chairman of the Safety Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-94-01 (Repeal and Replace Chapter 707 of the Codified Ordinances from Circuses & Carnivals to "Special Events") was given its second reading and public hearing.

Mr. Eversman commented that, as he stated that the last meeting, he did discuss amendments to this Ordinance with Mr. Clark. He has also received a phone call with additional considerations and he feels it would be wise to go back and try to rework this Ordinance to make sure that it is written to do what it is intended. He then moved to withdraw Ord. C-94-01; seconded by President Bennett.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

The Chair recognized Mr. Eversman, Chairman of the Finance Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-95-01 (Appropriate $125,000.00 from the General Fund for the Current Expense of Right-of-Way Acquisition) was given its second reading and public hearing.

Mr. Eversman explained that this is for the purchase of right-of-way for the reconstruction of Hoover Road between Dartmoor and Grove City High School.

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

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

2. Ordinance C-96-01 (Appropriate $4,114.87 from the Convention Bureau Fund for Current Expenses) was given its second reading and public hearing.

Mr. Eversman explained that this is the final payment to the G.C. Visitors & Convention Bureau from the hotel tax.

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

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

3. Ordinance C-97-01 (Appropriate $48,865.07 from the Sewer Fund for the Current Expense of Reimbursing the City of Columbus for Tap Fees Collected) was given its second reading and public hearing.

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

4. Ordinance C-100-01 (Make Appropriations for Current Expenses and other Expenditures for which the City of Grove City must provide during the twelve months ending December 31, 2002) was given its reading and public hearing.

Mayor Grossman provided a slide show presentation to explain the budget. The 2002 Budget show a change of 3% . She compared our income tax to the surrounding communities and found it to be the fourth highest. She also compared Capital Budget Projects for Building, Recreation, Sewer & Water, Transportation, Information Systems, Vehicles and Other Purchases, and Employee Compensation and Benefits. She stated that the revenue stream remains strong and the cash position at the end of 2002 is 6.2 million.

President Bennett confirmed that the appropriation for the YMCA had been moved to another Fund, as requested by Council. Mr. Behlen stated that it had been moved to the General Miscellaneous Fund and this did not change any total amounts. Mr. Eversman commented that the two preliminary meetings went well and there were only a couple of requested changes by Council. President Bennett moved to amend to Section 4 ". . . and the salary for the Clerk of Council shall be as shown in Attachment A. They. . ."; seconded by Mr. Radi. Mr. Stage questioned this and discussion took place with Council members who explained their position.

There being no additional questions or comments, the vote was called.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

There being no additional questions or comments, Mr. Eversman moved it be approved, as amended; seconded by Ms. Klemack.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

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

1. The members of Council and the Clerk of Council recognized President Bennett and Mr. Fulton for their service to the community as Council Members. A Resolution was read and presented to each along with a gift as a token of appreciation. Many kind words were expressed to each as well as best wishes for future success.

President Bennett recognized members of Administration and Council for closing comments.

1. The Mayor submitted and addendum to the Mayor's Report and requested it be accepted. President Bennett moved to accept the addendum to the Mayor's Report; seconded by Mr. Eversman.

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

In addition, the Mayor recognized Mrs. Barb Armentrout, who donated this year's Community Christmas Tree. She announced that the City donated $10,000.00 to Meals-on-Wheels this year and commented on other events.

2. All members of staff wished everyone a Merry Christmas and Happy Holiday Season. They also expressed their gratitude and best wishes to President Bennett and Mr. Fulton.

3. Mr. Fulton expressed thanks to his colleagues, the Administration and his family. He said it has been an honor to serve the residents and business owners of Grove City. He believes this Council has made positive progress and has worked very hard. He said it has been a marvelous experience and he wouldn't trade it for anything. Many great friendships have been developed. He wished Mr. Hatley and Mr. Saxton the very best in their new endeavor.

4. President Bennett also expressed his thanks to Council, his family & friends, the residents and those in the Administration who have helped him accomplish his duties, especially Mrs. Kelly who makes all the council members look good. He said he believes that the task of any public servant is to leave things in better condition than how they found them and he feel they have accomplished that. He also wished Mary Bearden a speedy recovery on her sudden illness. He gave best wishes to the new council members and commented that it is truly rewarding.

5. After additional comments from Council and other Administrative staff members, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:30 p.m.

Tami K. Kelly

Tami K. Kelly, CMC/AAE
Clerk of Council

Steven M. Bennett
President