CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

April 02, 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 Maria Klemack

1. President Bennett moved to excuse Mr. Eversman; seconded by Mr. Radi.

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

2. Ms. Klemack moved to dispense with the reading of the minutes for the previous meeting and approve as written; seconded by Mr. Fulton.

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

3. 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-20-01 (Accept the Plat of Hennigan's Grove Phase 2, Section 2) was given its second reading and at the request of the petitioner, Mr. Radi moved it be postponed to 4/16/01; seconded by Mr. Fulton.

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

2. Resolution CR-20-01 (Accept the final Development Plan for Capital Park South, Building 11) was given its reading and public hearing.

Mr. Brian Marsh, representing Capital Park South, was present to answer any questions. Mr. Radi reviewed the stipulations set by Planning Commission, which Mr. Marsh agreed to. Mr. Radi commented that the next Resolution is a companion piece to this and asked Mr. Marsh to share the information he had provided Council earlier, regarding building height. Mr. Marsh explained that this is the last large parcel in the park for development. He showed a drawing of the site that compared Building 4 (immediately north of proposed Bldg. 11) to this new building. In addition, it showed the elevation of the glass in this new building. To enhance the appearance along Lewis Centre Way, they have put a lot of glass and elevation at to entrances to the building. President Bennett commented that it is his understanding that part of the reason for the increased height is due to the parapet wall that is shielding mechanical units. Mr. Marsh said that was correct. Where the office space is, the parapet wall comes up 40± feet. The balance of the building is 36 feet, which is only one foot taller than the existing buildings in the park. Mr. Radi then asked for statistics to support the larger interior of this building. Mr. Marsh stated that his company is building buildings that are between 42 and 45 feet tall, due to Distribution Companies putting significant investment in their racking and they want to go higher. In order to attract a quality company, they felt this was the minimum they could build and attract a company to this type of facility. He said that what already exists in the Park and what's on surrounding properties, this height was very reasonable and compatible development plan. President Bennett commented that the original reason for the Code requirement of 35 feet was due to fire equipment not being able to reach beyond that point. In conversations with Township Trustees, this is no longer the case. He commented that these building are substantially sprinklered to aid in a fire situation. Mr. Marsh said the buildings have an ESFR (Early Suppression Fast Response) sprinkler system. It is the state-of-the-art system and very well protected from that standpoint. Mr. Fulton commented that his concern was line of site and aesthetics. He asked Mr. Marsh to comment on what you would see in comparison to the other buildings in the park. Mr. Marsh said this building is not going to look much taller than the other buildings. You will see much more glass. He noted that on a net elevation standpoint, the Wal-Mart building is much higher. He said they have dropped this building as low as possible and pushed it back off the street 230 feet. With this and the landscaping in front, the building will not seem any bigger than what is in the Park today. Mr. Radi reviewed the stipulation about the landscaping again and Mr. Marsh stated that their architect has reviewed the entire landscape plan and they were agreeable to all the suggestions. Mr. Lathrop stated that he has not received a revised landscape plan yet and Mr. Marsh said they would get that submitted. Mr. Stage commented that it is desirous to have the mounding on Lewis Centre Way frame the glass entrances, so that when you look through the mounding you will see the glass, but not the truck doors. Mr. Marsh said they were agreeable to this.

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

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

3. Resolution CR-22-01 (Appeal the Decision of the Board of Zoning Appeals granting Variances for Height and Lot Coverage for Capital Park South, Building 11, located on Lewis Centre Way) was given its reading and Mr. Radi moved it be withdrawn, as he is now satisfied with the project; seconded by President Bennett.

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

4. Resolution CR-23-01 (To Inform The Ohio General Assembly Of Grove City's Position Relative

To Passage Of Proposed Annexation Reform Measures) was given its reading and public hearing.

Mayor Grossman said she has been attending hearings for the last month on this. The support is split, pretty much, down the middle between Township Representatives and Municipal Representatives. She expressed concerns over the present Bill and what it will do to, not only Central Ohio, but, the entire State. She believes it will put us on an uneven playing field with surrounding States with the incentives through annexation and economic development. There will be opponent testimony this Wednesday and next Wednesday at the State House and is hopeful that there will be strong opposition to the Bill.

Mr. Radi shared in the Mayor's concern for the State of Ohio to compete, as time progresses, is extremely crucial. With the way the Bill is presented now, he believes it would thwart development in Ohio and severely impact the economy of the entire State. He hopes that the General Assembly gives reconsideration to the current Bill.

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

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

5. Resolution CR-24-01 (Authorize the City Administrator to Negotiate a Contract for the Acquisition of the Grove City Lumber Yard) was given its reading and public hearing.

Mr. Stage, City Administrator, explained that he has been in discussion with Champaign Landmark for about a year and wanted to leverage this site as best they can. The Realtor for Champaign Landmark has done his best to market it. The City has met with two different developers looking to place Senior Housing on the property. However, neither project worked out. To date, no other purchaser has come forward. The City has had discussions with Frank Elmer, consultant for the Town Center, and he believes the City should control it. Mr. Chris Powell, from Commercial One, is here tonight and it is the City's intent to give him a contract to take to Champaign's Board for review.

Mr. Chris Powell, commented that he has had the property up for sale for some time. It has been in contract twice, but, neither came to fruition. He said the assets have been liquidated and the signs are up. However, they have not been in a full marketing effort until they got some feedback from the City on how they feel.

Mr. Radi commented that he agrees that it is very important that the best possible development occur on this property and, certainly, something that will help boost the businesses in the Town Center and bring more people into the Town Center. The remaining Council Members agreed and President Bennett commented that as a Town Center Merchant, the proper development is necessary and it is paramount to all the existing merchants to keep it thriving with new reasons to come down here.

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

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

2. Ordinance C-23-01 (Appropriate $13,000 from the General Fund for the Current Expense of Ventilation System Maintenance) was given its second reading and public hearing.

   Mr. Behlen, Dir. of Finance, explained that this is general maintenance to the Safety Building and City Hall. Both buildings are over 11 years old and are overdue for routine cleaning.

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

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

3. Ordinance C-24-01 (Appropriate $10,000 from the General Fund for the Current Expense of Senior Center Remodeling) was given its second reading and public hearing.

   Mr. Behlen explained that a portico is needed on the northeast door of the Senior Center.

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

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

4. Ordinance C-25-01 (Appropriate $500,000 from the General Fund for the Current Expense of Cost Sharing the Reconstruction of Big Run South and Holt Roads) was given its second reading and public hearing.

   Mr. Behlen commented that this project has been discussed in the Capital Improvements Program, with funding anticipated for two years. The original appropriation of $400,000.00 was put in place for the 2001 budget, with the additional $500,000.00 being slated for 2002. With all things coming together now, they are asking for the additional monies necessary to complete the City's commitment to the project. Mr. Fulton commented that we have had discussions about the safety for this area and feels it is money well spent. President Bennett commented that he has had a couple of phone calls questioning why the City would get involved with this project before the area on Hoover, in front of Grove City High School. He explained that part of the reason was due to the fact that Hoover Road is being completed in phases, as Issue II Grant money is received. The portion of Hoover, in front of GCHS is slated for the 2003 improvements. It is their interest and desire to see that all children have safe passage to and from school. With the ability, timing and rarity of having so many entities come together to make the improvements to Holt/Big Run happen, it seemed prudent to him to take advantage of this opportunity to work together and generate such a positive impact on the community.

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

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

5. Resolution CR-25-01 (Authorize the City Administrator to Enter into an Agreement with the Ohio Department of Transportation for the I-270 I-71/Stringtown Road Interchange Landscape Project) was given its reading and public hearing.

Mr. Blackburn, Service Director, explained that the City has taken an active role in landscaping I-270 and I-71. This contract will allow the City to continue the project and maintain the landscaping. He commented that the project has started on I-270, as of last Monday.

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

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

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

There being no new business, President Bennett recognized members of Administration and Council for closing comments.

1. The Mayor presented the Mayor's Monthly Report and Mr. Radi moved to accept same; seconded by Mr. Fulton.

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

In closing, the Mayor announced that: Business First had an article regarding a major retail center coming to town from Continental Real Estate; the Buckeye Ranch received an award from the National Kids-to-Kids Award; Columbus Monthly has an article on the Garden Tour; and announced upcoming events. She also noted that the City Administrator' search is continuing.

2. Mr. Lathrop, Urban Forester, announced the annual Tree Sale and other upcoming events.

3. President Bennett introduced Ms. Mary Bearden, new member of the Development Department and all Council Members welcomed her.

4. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:45 p.m.

Tami K. Kelly, CMC/AAE
Clerk of Council

Steven M. Bennett
President