

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

November 17, 2003

Regular Meeting

The regular meeting of Council was called to order by President Klemack at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

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

Vaughn Radi Bob Hatley Maria Klemack Budd Eversman Bill Saxton

1. Mr. Radi moved to dispense with the reading of the previous meeting minutes and approve as written; seconded by Mr. Saxton.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

2. President Klemack recognized Mayor Grossman who administered the Oath of Office to five (5) new police officers – Ryan Hutchinson, Mathew Mullins, Angela York, Marcus Petty & Jason Stern. President Klemack congratulated all the officers on behalf of Council.
3. President Klemack read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-78-03 (Accept the Annexation of 80.08 acres located North of Holton Road and East of Hoover Road) was given its second reading and at the written request of the petitioner's attorney, Mr. Saxton moved it be postponed to 12/01/03; seconded by Mr. Eversman.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

2. Ordinance C-79-03 (Accept the Annexation of 316.2 acres located South of White Road and West of State Route 104) was given its second reading and at the written request of the petitioner's attorney, Mr. Saxton moved it be postponed to 12/01/03; seconded by President Klemack.

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

3. Ordinance C-87-03 (Approve the Rezoning of 4966 Haughn Road from SF-1 to SF-2) was given its second reading and public hearing and Mr. Saxton moved it be approved; seconded by Mr. Eversman.

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

4. Ordinance C-106-03 (Approve the Plat of Claybrooke Crossing, Section 2) was given its first reading. Second reading and public hearing will be held on 12/01/03.
5. Ordinance C-107-03 (Approve the Plat of Claybrooke Crossing, Section 4) was given its first reading. Second reading and public hearing will be held on 12/01/03.
6. Ordinance C-108-03 (Approve the Plat of Hoover Park, Section 7 – Part 1) was given its first reading. Second reading and public hearing will be held on 12/01/03.

Mr. John Lind, Homewood Corp., clarified a letter that their engineer sent requesting an emergency for this and Ord. C-109-03. He said they only ask that Council consider waiving the 30-day grace period after the second reading and public hearing.

7. Ordinance C-109-03 (Approve the Plat of Hoover Park, Section 7 – Part 2) was given its first reading. Second reading and public hearing will be held on 12/01/03.
8. Ordinance C-110-03 (Approve the Plat of Hoover Crossing, Section 9 – Part 1) was given its first reading. Second reading and public hearing will be held on 12/01/03.
9. Ordinance C-111-03 (Approve the Plat of Hoover Crossing, Section 9 – Part 2) was given its first reading. Second reading and public hearing will be held on 12/01/03.
10. Resolution CR-78-03 (Approve the Development Plan for Hoover Crossing, Section 9) was given its reading and public hearing and Mr. Saxton moved it be approved; seconded by President Klemack.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

Mr. Saxton noted that there were three stipulations set by Planning Commission and Mr. Blackburn, Interim City Administrator, noted that the Administration has no objections.

11. Resolution CR-79-03 (Services that can be provided to 29.1 acres located West of Holt Road and North & South of Grove City Road upon its Annexation to the City) was given its reading and public hearing and Mr. Saxton moved it be approved; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

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

1. Ordinance C-105-03 (Appropriate \$3,844.70 from the Drug Law Enforcement Fund for the Current Expense of Acquiring Police Equipment) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Eversman.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

2. Ordinance C-112-03 (Amend Section 121.02 of the Codified Ordinances titled Council Salary) was given its first reading. Second reading and public hearing will be held 12/01/03.
3. Ordinance C-113-03 (Appropriate \$500.00 from the General Fund for the Current Expenses of Police Equipment) was given its first reading. Second reading and public hearing will be held on 12/01/03.
4. Ordinance C-114-03 (Authorizing the Issuance of Notes in the Amount of Not To Exceed \$7,400,000 in Anticipation of the Issuance of Bonds for the Purpose of Improving Buckeye Parkway by Widening, Re-Paving and Constructing Drainage Improvements and Related Infrastructure with Landscaping, Traffic Control Devices, Lighting, and Related Improvements, and Appropriating Funds Therefor, Approving the Form of Official Statement, and Declaring an Emergency) was given its first reading. Second reading and public hearing will be held on 12/01/03.
5. Ordinance C-115-03 (Appropriate \$6,700.00 from the Sr. Nutrition Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on 12/01/03.

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

1. Ms. Theresa Mills, Director of the Buckeye Environmental Network and resident, thanked Council for passing the Resolution opposing the proposed Tire Plant on S.R. 104. She provided Ms. Kelly, Clerk of Council, with a copy of their testimony at the last public meeting and hopes that it will show Council that they definitely made the right decision.
2. Ms. M.A. Petrarca, also expressed her thanks for Council stepping up and saying no to the EPA. She read a resolution that she put together on behalf of the Southwest Neighbors Protecting Our Environment, to thank them.

3. Ms. Joy Himes-Barsie, S.W. Neighbors Protecting Our Environment, shared her thanks to the Mayor and Council for their opposition on the Tire Plant. She said it gave them hope that this can be stopped. She invited Council and the Mayor to attend their group's meetings.

President Klemack thanked all the speakers on the Tire Plant and stated that they will continue to support the community and protect its safety.

4. In waiting for the next speaker concerning the proposed Golf Course Community, Mr. Saxton commented that it was felt that this presentation would be very helpful for everyone. He has spoken with Jackson Township and no member objects to the golf course. He also spoke with Dr. Hamilton, SWCS, and no members of the School Board or Administration have any objections to the golf course. Neither does any member of City Council. He said the items that are troublesome to many is the way the golf course is going to be funded; the density of the surrounding homes; the square footage of the lots; the square footage of the houses; and the general text. This presentation is just for informational purposes only.

Mr. Donald Plank, attorney, commented that this is more than a golf course development. He said there is a commercial development to the north with apartments and condominiums. There is the existing Creekside Subdivision to the south. He introduced Mr. Joe Ciminello, developer and Mr. Hauk, Bird-Hauk Land Planners. Mr. Ciminello provided Council with an update on their progress for a golf course development located South of White Road and East of I-71. He explained that after being enticed to look at Grove City, this project has been his #1 priority. He said there were three factors that brought him to this project: 1. The land is some of the most beautiful he has seen in Central Ohio; 2. The people he met and have been working with are great; 3. The cooperation of the City. He said this plan has gone through numerous changes and make every aspect of the project the best it can be. He said every golf course architect that has seen it agree it is phenomenal. He announced that Lanny Watkins group would be the architects and make it a Lanny Watkins Signature Golf Course. He said a unique aspect of this course is that it will not be intertwined within the housing. Much of the course will be able to be seen from the roads. He said there are many factors to contend with: ravines, bluffs, I-71, Buckeye Parkway, the commercial to the north, the apartments & condo's to the north. With that, the further south and east you go, the bigger and more expensive the homes would become. He pointed out estates lots on a drawing and said they estimate them to be \$400,000.00 homes. He said they have approx. 140 estate lots. Mr. Saxton asked what the sq. ft. of the lots and homes would be. Mr. Ciminello said the lots would be 90 x 140', with 100' wide lots mixed in. They are leaving the option for combining a lot or a half of a lot, but at no time would the width be less than 90'. He predicts selling two of these lots per month, which provides for a seven-year build time. He commented that this would be the only master plan golf course community being built in Central Ohio over the next two years. The next area shown was across from the Club House and depicted 70' and 80' wide lots. He said there would be approx. 340 of these lots. The minimum sq. ft. has been changed to a minimum of 1,800 and 80% of those homes will be above 2,000 sq. ft. They will all have a brick foundation, chimneys and sidewalks to the front door. There will be upgraded street signs and mailboxes. Street trees would be 3 to 3 1/2" diameter, in addition to the entrance landscaping. The next section has 50 & 60' wide lots. They will all have brick chimneys and be architecturally themed and anticipate the price to be \$200,000.00. There will be no homes backing onto White Road (in area D). No homes will back onto Buckeye Parkway either. He explained each area in general detail. There are condo areas just south of White Road, east of Buckeye Parkway and next to I-71 and north of Holton Road. He said they don't have anyone interested in all the areas and may let the one off White Rd. season a little bit before moving ahead with any others. He then explained the Community Center, which will be available to

this community subdivision. They explained the area closest to the freeway as 113 acres of Neo-traditional housing (Traditional Neighborhood Dev. – TND). This area was originally planned for townhomes and apartments. They have changed this to extend Creekside subdivision to the north with the same lot & home sizes. The neo-traditional consists of three products. The first is an edge product (village style?), consisting of 126 units – averaging \$210,000.00. The next is a carriage style, consisting of 323 units – averaging \$200,000.00. Finally, there are 132 units called a townhomes, but is actually a twin-single inside. The architecture makes it look like a single house. There are many open-space areas and out of the 620 acres, there is 250 acres of open space throughout the development. He reiterated that the goal was to bring forth a master plan community that not only offers a broad range of home ownership, but to do it in a way that was aesthetically pleasing and took advantage of the natural features of the land, and be successful. He said he is not prepared to speak to financing issues tonight. He said they are prepared to have the whole community to be under a Community Authority. They will pay, through their property taxes, for the amenities built in the community. Mr. Saxton asked what the lot sizes would be on the Village & Carriage homes. Mr. Hauk said the Village homes would be 50 x 120 & Carriage homes would be 47 x 80.

Mr. Hatley commented that during the Creekside meeting, one of the biggest concerns was traffic and what would happen in the existing Creekside area. He said he doesn't see anything on the plan that would alleviate that or answer any questions or issues. Mr. Ciminello said they have spoken to the people on Barron Park and reviewed this with the Administration. He said they are tying into the existing stubs of Creekside and are working with the City's consulting engineer to work that out. Mr. Hatley questioned the connection to Berry Hill subdivision as well. Mr. Hatley stated that Ken Danter has just performed an update to our Residential Study and in it, it shows that the City is really lacking on homes \$350,000.00 and above, and we have a pent up demand. He believes the developer will be pleasantly surprised on how well the estate lots do.

Mr. Eversman commented that from the plan in October to tonight, there have been some positive changes, but not nearly enough. His concerns stay pretty close to what they were five weeks ago. Section C, where there are 70 to 80' wide lots, is not what he had in mind as far as the quantity of 80' wide lots. While he doesn't mind the square footage, he doesn't like having homes crammed together too close. He understands that TND is a different product and where it seems to be the place to test the theory of narrow lots. In Sections C & D, however where there are 50 & 60' wide lots are way too dense. The bigger problem that he shared was with the TND product. He said he is sure it will be aesthetically pleasing, but 581 living units with 455 of them being serviced by one-way alleys is not an acceptable design. There is just too much TND for him to want to practice with in Grove City. He doesn't believe the community would be in favor of this product either. He said 1826 living units in the total project seems like they are trying to cram too much in to small of an area. He said he understands the need for it with so much land devoted to the golf course and the other green space. But, he believes there needs to be more of a compromise. His final concern is the funding. There are a lot of tax dollars being used to develop this project. We haven't done this in the past and he realizes the trade off is the golf course. However, what they are asking for in the way of density and contribution from the City is too great for what they are delivering.

Mr. Radi commented that some of the variations on the carriage homes either have no front porch or no porch of substance without an upgrade. Mr. Ciminello said they have committed to all homes having a front porch in the Text. They also agreed to have 80% of these type

homes be a minimum of 1400 sq. ft. Mr. Radi asked where else they have built these units, other than Upper Albany. Mr. Caplinger said Upper Albany was the first TND neighborhood. They do have plans in Dublin for the Townhomes. They are in the middle of zoning approval in Westerville; and just got approval in Canal Winchester. *Mayor Grossman* asked what the number of units would be in these other areas. Mr. Caplinger said the one in Dublin is 132 units; Westerville is about 250; and Canal Winchester is about 150. He said Upper Albany is around 350. Mr. Radi asked if that was in Columbus. Mr. Caplinger said yes.

Mr. Bill Lotz, Jackson Township Trustee, commented that the Township knew nothing about this until one week ago, today. He said they had no idea their funding was going into this project or the one for the commercial project to the north. He said his problem is that the rest of the residents of Grove City and Jackson Township is going to provide fire and emergency service for this project and they will get zero dollars from it. He believes it is asking far too much and can't financially afford it. Mr. Saxton asked Mr. Boso, Dev. Dir., to respond. Mr. Boso said it is the position of the Administration and Council that the Township will remain whole, as well as the schools. The Township will not have to pay one cent out of their coffers that would have realized if it weren't in the TIF area. Mr. Lotz said that is correct, but the rest of the residents of Grove City will pick up the tab.

Mr. Tom Conley, resident of Creekside, commented that when he saw this layout a month ago, Mr. Ciminello did take into consideration, adding more houses behind residents of Barren Park. He said Mr. Ciminello has gone out of his way to appease those residents, but feel there is still going to be a lot of traffic to contend with. There was a mention of saving land for a school site and that will add to the traffic concern.

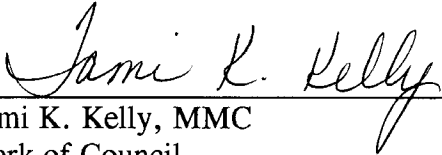
Mr. Greg Roberto, Creekside resident, stated that he is a fan of the neo-traditional homes and loves where this is headed. He questioned the Danter Study by asking if all the TND homes were changed to \$300,000.00+ homes and knowing that the recently approved Margie's Cove subdivision is suppose to be in that same price range, will they all sell in Grove City in a time frame that makes us grow as a community. Mr. Boso said that is difficult to answer. Everyone has time frames and this is a very subjective question.

Mr. Burris, Jackson Township Trustee, commented that they would like to meet to answer questions on the financing before the project moves on much further.

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

1. Mayor Grossman commented on the Veteran's Day Parade last week. She announced that the next Community Guide is in the mail; we received notice that Big Bear would be closing in January, 2004; and Bed, Bath & Beyond and T.J. Maxx has signed for the new shopping center.
2. After additional comments from Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:25 p.m.


Tami K. Kelly, MMC
Clerk of Council


Maria C. Klemack
President