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 Maria Klemack

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

   Mayor Grossman asked that the amount under her closing comments for the Arts in the Alley collection be amended to show $3,091.00 rather than her reported $2,991.22 at the last meeting. So moved by President Bennett; seconded by Mr. Fulton.

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

   There being no additional comments or corrections, the vote was called for passage of the Minutes.

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

2. 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. Resolution CR-64-01 (Approve the Preliminary Development Plan for Meadow Grove East and Meadow Grove Village, located north of Borror Road) was given its reading and public hearing.

   Mr. Don Wick, Rockford Homes, was present to explain this unique development in detail. He reviewed the "Themed" lots and their restrictions (8 home styles w/color packages & ceramic foyers). He pointed out the Estates Lots, which will be 100' wide. Mr. Radi asked if they have tried this in any other area. Mr. Wick said Rockford has not, but they have studied all those who have. Mr. Radi asked what the square footage of the homes would be and their price range. Mr. Wick said square footage would range from 1,200 – 2,200, and price would range from $150,000.00 – up. President Bennett commented that his consideration of entering into reduced lot sizes for a themed area would be a rarity. This won't be the beginning of a new trend, on his part. He asked what the difference was with these lots than with a 70' wide lot. Mr. Wick said the "theme" and the architecture. This is not a "pick your color and options" and try to go as low as you can go. The objective of a small lot in a normal subdivision is to try and get the price down. The objective here is not to get the price down. President Bennett stated that in the preliminary discussions, they were lead to believe that there would be extensive landscaping around the perimeter of these lots. He sees it along the streets, but not where they abut the larger lots. Mr. Wick said they would provide a detailed landscaping plan with the Development Plan. They thought of special fencing, but, believe they would like to do landscape easements and the treatment to identify it - but, not stockade it. Mr. Fulton said he likes to get a concept in his mind and referred to projects by M/I and Dominion. He asked if Mr. Wick was familiar with these projects. Mr. Wick said yes. Mr. Fulton asked how this project differs from those. Mr. Wick said those are a higher density product, aimed at a lower market. They are more condominium-style architecture. This project is intended to be more up-scale market. Mr. Eversman asked if the three (3) color packages were only for the 60' wide lots. Mr. Wick said yes. All other lots would be like the normal product offered in Meadow Grove now. Mr. Eversman asked what the price range for rest of the homes in this project would be. Mr. Wick said that is hard to guess, but the current price in Meadow Grove is $250,000.00. Mr. Eversman asked what the maximum width of the themed homes would be. Mr. Wick said max. - 48', so there would be six feet on either side. Mr. Eversman commented that he has been the most vocal for opposing smaller lots. Although he is interested in a themed area that will do what Mr. Wick is expecting it to do, he has the same concerns as President Bennett. He wants to make sure the quality is high enough to justify the 60' wide lot size. He said he supports the preliminary plan, but wants to very high quality before giving final approval. Mr. Fulton asked about a bike path. Mr. Wick said there is one along Grant Run and up to the Park. Mr. Radi read the stipulations set by Planning Commission, which Mr. Wick agreed to and noted that some have been started on.

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

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

2. Resolution CR-65-01 (Approve the Preliminary Development Plan for the Condominiums At Grove City, located on the southeast corner of Marlane Drive and Gantz Road) was given its reading and public hearing.

Mr. Bob Howarth, attorney, and Mr. Steven Fulkert, representing petitioner, was present. Mr. Howarth commented that the Planning Commission Minutes state that they didn't really discuss this Plan, but recommended denial. He stated that prior to the Planning Commission meeting, the Administration raised issues that Mr. Fulkert addressed in a letter. Mr. Fulkert showed the Preliminary Site Plan, elevations, one of the buildings, and photographs of a similar project near Worthington. Mr. Fulkert provided reviewed the project in detail, citing that the condo's would all be ranch style and geared to the mature market. As a result, there would be no impact on the schools and there would be fewer cars. They believe this would be a win/win regarding the zoning change. Currently, the property is zoned for industrial use and has tax abatement opportunities. He said, with this project, they would not be asking for any tax abatement. He noted that the surrounding properties are zoned residential on the north, west (with a Park), east (w/rural) and industrial to their south. They believe this proposed use is a natural transition between the residential and industrial use. Mr. Radi commented that since this currently is in a Community Reinvestment Area, Mr. Stage (City Admin.) believes it should remain so, in order to attract a business that would benefit the community. Mr. Stage said they have worked with Mr. Fulkert for many months on this and it has come a long way. However, they worked very hard to get a CRA in this area and it has a considerable amount of development that is generating a tremendous amount of tax revenue to the City. He believes that someone will come along and put in an office building and is very much against changing the zoning. As far as the product and what is being proposed, they worked very hard to get two car garages. He doesn't believe we have any five-unit condo's in the City. He believes that the current product would be degrading to Farmbrook. It is not to the level of quality that he believes would be deserving of the neighborhood. The landscaping is extremely lacking on the individual units. Their objection is two-fold: don't want property rezoned and taken out of CRA and are not satisfied in any way with the product being offered. Mr. Radi asked if there have been any developments presented in the last 13 years. Mr. Stage said not directly, but in the last two weeks, there have been three prospects in last week for office development and this site has been shown to them. He said they asked Mr. Fulkert to do a blended development, so they could capitalize on the office development.

Mr. Fulkert stated that they are asking for approval of the Concept of this plan. He said they are willing to work on the exterior and architectural features. Mr. Radi asked what the price range would be. Mr. Fulkert said $90,000.00 - $150,000.00. Mr. Fulton asked for addresses to other projects. Mr. Fulkert said he would get that to Council.

Mr. Mark Grewell, Farmbrook resident, voiced support for the project. He urged Council to rezone this property, as he does not want any more warehouses in his neighborhood. He said he hasn't look at this plan closely, but asked that Council and Administration to work with the developer to put together the best possible product. Notably, he just went through the process of trying to find a condo for his mother-in-law and urges them to consider this project.

Mr. Ted Nixon, Farmbrook resident, voiced support for this project. He believes this is a win/win situation for everyone: Pizzuti wins by selling property that have not been able to sell in 13 years; the developer benefits by providing a product that he believes is good; he believes the subdivision would benefit; and the target market would benefit. It is nicely priced for those who can't afford the more expensive units; the City would benefit from the nice entry feature being proposed for the corner; the schools would benefit from the tax revenue and the low/no impact on the system; there would be no trucks going past Farmbrook. While no one gets 100% of what they want, it is a win/win situation for all.

Mr. Radi asked for the reason behind the denial from Planning Commission. Mr. Marvin Holt, P.C. Member, commented that they first looked at the rezoning request and put it to the eight-point test. It was their determination that they did not meet points 1, 3 and 4 of the test. Based on that determination, they didn't look at the Preliminary Plan closely.

Mr. Radi commented that the only issue before Council this evening is the Preliminary Plan. Rezoning may come later and a Development Plan would need additional approvals. He commented that the Danter Study shows there is a need for this type of development. Mr.

Stage stated that he believes this issue is placement and doesn't feel this is the only place this type of product can go. They would like to see a combination of office/condominium development. Mr. Radi asked if a combination is possible on 11 acres. Mr. Stage said they believe it is. Mr. Radi commented that the problem he has is that the property is now zoned industrial and believe people moving into Farmbrook have apprehensions about this vacant piece of property. He asked if there is any possibility of getting it rezoned. Mr. Stage said there is a possibility, with the right mix. Mr. Radi asked Mr. Fulkert if their company is in a position to develop this with a mix. Mr. Fulkert said they are and have reviewed Mr. Stages comments with Pizzuti. They believe it isn't possible to develop in such a manner, due to the topography and without carving up the entire frontage on Gantz Road. He said Pizzuti has tried to market this and it is a very low priority site for office. There are numerous other sites along the main thoroughfares of Grove City that are better. It will more than likely be used for small office w/warehouse like the Potato Chip company. In the early stages of planning for the Pizzuti park, this site was shown as multi-family and later changed to IND-1. He feels the Danter Study overwhelmingly demands this type of product. Mr. Eversman commented that he is not firm on keeping this property zoned IND-1. However, he is not in favor of the small units. The plan currently shows 50% being under 940 square feet and this is unacceptable to him. He said he is very open to considering another plan without this many small units. The property has sat undeveloped for a long time and it can remain that way until the right development comes along. He said the property may be marketed to the elderly, but units can be sold to young people. He said these are the reasons for opposing this development, but he is not opposed to rezoning or a residential condominium development on the site. Much more discussion took place. The remaining Council Members voiced the same concerns shared by Mr. Eversman. The condo's have merit, but the quality must be there. President Bennett noted that if this Resolution would gain favor this evening, it does not mean that this project would go forward. This is a concept only. Ms. Klemack commented that she met with the developer and some of the Farmbrook residents to review this project. She said the issue of quality came up and the developer answered it. She does agree with the Administration on the office use, but the Farmbrook residents are in favor of this and believe it would be better for the neighborhood.

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

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

3. Resolution CR-66-01 (Approve the Preliminary Development Plan for Seeds Park, located east of Seeds Road and North of Zuber Road) was given its reading and public hearing.

Mr. Charlie McJunkin, representing petitioner, was present. He reviewed the project in detail, noting that this is the same site zoned OLR for the Water Fuel Cell project. They are proposing a blend, which would include other uses than just industrial. Mr. Radi reviewed the stipulations set by Planning Commission, which Mr. McJunkin agreed to and noted that some have already been addressed.

Mr. Stage commented that they are in favor of the newest version because it coincides with the Water Fuel Cell site. However, it does take away from a possible larger tract. President Bennett commented that the Danter Study shows the need for "incubator" sites and asked what interest there has been on this property. Mr. McJunkin stated that the only interest they have now is with FedEx. At one time, they were interested in the entire east half.

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

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	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-63-01 (Authorize the City Administrator to Execute the Ameritech Centrex Service Agreement) was given its first reading. Second reading and public hearing will be held on October 15, 2001.

2. Resolution CR-67-01 (Approve an Application for Franchise Authority Consent to the Assignment of the Cable Television Franchise from Ameritech New Media, Inc. dba Americast to Wide Open West Ohio, LLC (WOW)) was given its reading and public hearing.

   Mr. Greg Dunn, special counsel for City, recommended the transfer be approved. He said it provides competition against Time/Warner for the residents.

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	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-64-01 (Appropriate $61,260.55 from the Central Ohio Health Care Consortium Fund for the Current Expense of Contribution Funding) was given its first reading. Second reading and public hearing will be held on October 15, 2001.

2. Ordinance C-65-01 (Appropriate $50,000.00 from the General Fund for the Current Expense of Legal Services) was given its first reading. Second reading and public hearing will be held on October 15, 2001.

3. Ordinance C-66-01 (Appropriate $50,000.00 from the General Recreation Fund for the Current Expense of Youth Basketball) was given its first reading. Second reading and public hearing will be held on October 15, 2001.

4. Ordinance C-67-01 (Direct The Certification To The County Auditor of the Expense For Cutting Weeds on Private Property) was given its first reading. Second reading and public hearing will be held on October 15, 2001.

5. Ordinance C-68-01 (Appropriate $6,107.00 from the Street Fund and $6,107.00 from the Sewer Fund for the Current Expense of Vacation Accrual Payouts) was given its first reading. Second reading and public hearing will be held on October 15, 2001.

6. Ordinance C-69-01 (Authorizing the Issuance of Not To Exceed $1,960,000 of Bonds for the Purpose of (I) Improving Dennis Lane By Constructing a Storm Relief Sewer and Acquiring All Related Equipment, Land and Appurtenances Therefor, (Ii) Improving the Municipal Storm Sewer System by the Acquisition of Land, Design, and Installing Infrastructure and Necessary Appurtenances Therefor, (Iii) Designing and Engineering Right of Way Plans for Reconstruction of Hoover Road with Related Equipment and Necessary Appurtenances Therefor, Appropriating Funds Therefor, Retiring Notes Previously Issued for such Purpose, Approving the Form of an Official Statement Relating to the Bonds, and Declaring an Emergency) was given its first reading. Second reading and public hearing will be held on October 15, 2001.

7. Resolution CR-68-01 (Declare Eligibility of Banking Institutions to receive Active Funds of the City and to Designate Banking Institutions for the City's Active Funds) was given its reading and public hearing.

   Mr. Eversman explained that Banking Institutions are required to apply for active and interim depositories and pledge collateral. This is required by the State Code and this resolution is in response to those banks that have applied.

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

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

8. Resolution CR-69-01 (Designate the Banking Institutions for the City's Interim Funds) was given its reading and public hearing and Mr. Eversman moved it be approved; 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.

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

1. The Mayor submitted the Mayor's Monthly Report and requested it be accepted. Mr. Radi moved to accept this report; seconded by Mr. Fulton.

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

In closing, the Mayor reported on activities taking place in the community, as well as various improvements. She also shared a letter from our Sister City, Lubtheen, Germany, regarding the terrorist acts of September 11.

2. Mr. Hammond, Parks & Rec., provided Council with an end of the season report on the Big Splash. Mr. Eversman asked if there were any additional expenditures coming in. Mr. Hammond said yes, a few. They should still have a break-even year.

3. Council expressed congratulations to Dr. Les Bostic for 40 years of service to the Buckeye Ranch. Mr. Fulton commented on the preliminary plans that were approved this evening, stating that he will still be going to see the other projects these companies have done in other areas before giving consent to any Development Plans that follow.

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

Council adjourned at 9:55 p.m.

Tami K. Kelly

Tami K. Kelly, CMC/AAE
Clerk of Council

Steven M. Bennett
President