

**GROVE CITY, OHIO COUNCIL  
MINUTES**

January 19, 1993

Regular Meeting

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

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

*Brian Buzby*

*William Ferguson*

*William Buckley*

*Charles Cotton*

1. President Buzby moved to excuse Mr. Mountain from this evenings meeting; seconded by Mr. Buckley.  

Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes
  
2. Mr. Buckley moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Ferguson.  

Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes
  
3. President Buzby moved to add Resolution CR-7-93 to the agenda; seconded by Mr. Buckley.  

Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes
  
4. Resolution CR-7-93 (Commend Larry Finley as D.A.R.E. Officer) was given its reading and public hearing and President Buzby moved it be approved; seconded by Mr. Buckley.  

Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes
  
5. Mayor Stage presented Officer Finley with a copy of the Resolution and expressed this many thanks and best wishes to he and his wife on retiring as D.A.R.E. Officer.
  
6. President Buzby recognized Ms. Marylou Giovanelli from the Grove City Area Chamber of Commerce for a presentation of the Annual Chamber Christmas Awards. The following were presented with plaques:  

Best Old Fashioned Christmas:	Mr. & Mrs. Terry Burke
Best Overall Decorating:	David & Sue Powell
Best Spiritual Decorating:	Mary Alice Sommer
Best Use of White Lights:	Bill & Caroline Redding
Children's Fantasy:	Emmit & Patricia McCoy
Simple Beauty:	Mr. & Mrs. Troy Gabriel
Best Comm/Indus.:	WalMart
Best Comm/Retail:	Village Merchants General Store
Public Building Award:	Little Theater Off Broadway
Town Center Theme:	Zacharies

Special thanks were also extended to Ms. Debbie Bennett, Mr. & Mrs. Phillips, Ms. Sue Sonnenham, and Mr. Barry Babbert.

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

1. Ordinance C-110-92 (Rezone property on Ohio Drive, west of 4029 Marlane Dr. from C-2 to SD-3) was given its second reading and public hearing.

Speaking to this ordinance was Mr. Bill Newman, Attorney representing Mr. Fred Chu. He indicated that the change in zoning would be to accommodate a Wonderland Miniature Golf facility and requested a favorable decision from Council.

Mr. Cotton moved it be approved; seconded by Mr. Buckley.

Mr. Buckley	Yes
Mr. Cotton	No
Mr. Buzby	Yes
Mr. Ferguson	No

2. Ordinance C-5-93 (Authorize approval of a pre-annexation agreement for Pizzuti Equities) was given its first reading. Second reading and public hearing will be held on February 1, 1993.
3. Ordinance C-6-93 (Rezone 6.531 acres, west of Gantz Road & north of Southwest Blvd. from IND-1 to R-1b) was given its first reading. Second reading & public hearing will be held March 1, 1993.
4. Resolution CR-3-93 (Final Development Plan for Unibilt Homes of Central Ohio) was given its reading and public hearing.

Speaking to this resolution was Mr. Chuck Gorby. He stated that they appreciated the development goals of the City and wish to work with that by entering into an agreement with the land owner to remove the structure within five years or get approval to remain after five years. He showed a picture and sketch of the Cape Cod style home with an out building and indicated there would be substantial landscaping.

President Buzby asked what the zoning currently was? It is currently zoned C-2 and Mr. Gorby stated that this home would be used as an office facility/model home which is an acceptable use within this zoning classification. President Buzby asked Mr. Boso what Planning Commission was concerned with? Mr. Boso indicated that he understood the Commission to be concerned with how long this building would stay. He said he had a concern with regard to only one-half of the site being developed. He said that these issues have been addressed.

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

Mr. Cotton	No
Mr. Buzby	Yes
Mr. Ferguson	No
Mr. Buckley	No

5. Resolution CR-6-93 (approve preliminary development plan for Ziner Farm on Hoover Road) was given its reading.

Speaking to this Resolution was Mr. Jim Brundage, Pizzuti Development Inc., He said that they were asking that this issue be tabled in order to hold a public meeting with area residents and that flyers would be distributed this week. Mr. Brundage asked when that would be and he indicated that it was scheduled for Wednesday, January 27, 1993 at 7:30 p.m. in Council Chambers.

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There being no additional questions or comments, Mr. Cotton moved that this resolution be tabled; seconded by Mr. Buckley.

Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes

**In Mr. Mountain's absence, the Chair recognized Mr. Buckley, for discussion and voting of the legislative items under the Service Committee.**

1. Ordinance C-4-93 (Amend Section 939.08(b) titled "Sewer Connections; Permit Required; Inspections; and Fees) was given its first reading & Mr. Buckley moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Cotton.

Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes

Mr. Buckley moved that Ordinance C-4-93 be approved as an emergency; seconded by Mr. Cotton.

Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes

2. Resolution CR-4-93 (Authorize Mayor to file an application and enter into an agreement with ODNR for acquiring funds through the Division of Forestry) was given its reading and public hearing and Mr. Buckley moved it be approved; seconded by Mr. Cotton.

Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes

3. Resolution CR-5-93 (Create and appoint a City of Grove City Tree Commission) was give its reading.

Speaking to this resolution was Mayor Stage. He said that approximately four years ago, we decided to attempt to become a Keep America Beautiful community and with that came Keep Ohio Beautiful, etc. As part of that system is the upgrading and beautification of our community. This Tree Committee is the start of that system.

Mr. Buckley moved that Section 3(a) - Membership and Terms be amended to read in part: . . . not less than five (5) residents, with one representative from each ward, . . .; seconded by Mr. Ferguson.

Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes

Mr. Buckley moved that this resolution be approved as amended; seconded by Mr. Buzby.

Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes

**President Buzby asked that any New Business to be brought before Council, be done so at this time.**

1. Mayor Stage announced that there were representatives from the Ohio EPA and the Franklin County Board of Health in the audience to answer any questions regarding the environmental concerns brought up at the last council meeting. He continued to state that the City is very concerned about these environmental issues. They have been in the past, such as building a leachate line from the Model Landfill to the Southerly Wastewater Treatment Plant with switching stations to secure safety; clean-up of the old Sohio Lot; testing of the old sewer treatment plant; started voluntary recycling; clean-up of the old Indian Trails sewer treatment processing plant; and if you had to put it all into perspective, our commitment to the environment and to anything that is going to be a threat is 100% in favor of what is right and what is going to make the most sense. He introduced Mr. Jeff Cahil of the Franklin County Department of Health and said that the City has contracted with the Department of Health for services to exercise their judgement and interpretation of the law for what is going on in the City of Grove City.
2. Ms. Theresa Mills addressed Council. She wished to thank Mr. Jeff Reynolds of the Ohio EPA for all his help in these matters. She then read a quote from a news release wherein it indicates that Mr. Wenning states that area residents could not find the black soil the first time he was out. As a point of clarification, Ms. Mills stated that September 25, 1992 was the first and only time she walked the site with Mr. Wenning and this was to show him meat packing papers and 55 gallon drums. She didn't even find the black soil until October. After six unreturned phone calls to Mr. Wenning, she sent him a letter, which she read. She said that she was making these statements to make the agencies understand the helplessness she has felt. She indicated that this is not politically motivated as was suggested at the last meeting and that she is not upset with the City, but, with the Board of Health and Mr. Cahil who told her to contact an environmental attorney. She asked why any resident should have to do that in order to get questions answered?
3. Mr. Jeff Cahil, Franklin County Department of Health, addressed Council on this issue. He said that that question was raised with respect to the old sewer treatment plant. He introduced Mr. Paul Wenning and Mr. Rob Sprawl of his department and recognized two members of the Ohio EPA. Mr. Cahil answered Ms. Mills question regarding the Environmental Attorney. He indicated that they would be speaking on a report that was received from the OEPA on preliminary test results on property just east of the Tosoh development. This is unrelated to the old City landfill and sewer treatment plant. There have been several environmental issues directed toward his department, however, they are specifically here to discuss the site just east of the Tosoh development.

Mr. Paul Wenning gave a synopsis of the OEPA report. He said that there were soil and water samples taken in the area. The surface/stream water shows no significant contamination in the pond. There are no contaminants that show up within detectable limits. However, in the black granular material there small amounts of what appears to be roofing material and aggregate. Its origin and length of time in area is unknown, however, it appears to have been there a very long time. There concern is that there have been substances found in the granular material and most are coal tar derivatives. These materials are known carcinogens, but, not volatile. They are significant carcinogens only on repeated contact, ingestion or absorption through the skin. Causal contact, walking through the site, should not cause a problem. They also have a problem with some metals showing up. The test run for metals only indicates the presence of metals, not if they are soluble or insoluble, which is very important in determining the relative toxicity. It is also very important in determining the eventual disposition of the waste material. It is much easier to dispose of insoluble materials than soluble/leachable metals. Since these preliminary tests are insufficient to determine this, they are requesting more tests. He said that there is some reason for concern as they do not know the history of the site, how the material was deposited or how long it has been there. Mr. Ferguson asked what steps will be taken now? Mr. Wenning said that the first thing they need to do is establish ownership of the property which they believe to be either Tosoh or Pizzuti; next is to determine what this

material is and how it should be removed or if it must be removed. If it is an innocuous substance it may not be removed and, in fact, may be more environmentally hazardous to remove it.

Mr. Rob Sprowl began by assisting the Mayor explain some slides of the site that had been taken by the City this morning. He said there is a decent size area of this material, however, it is not water soluble and they noticed many groundhogs within this material. He indicated that the 55 gallon drums shown were rusted but had no noxious odor.

President Buzby asked where this stands now? Mr. Cahil wanted to clarify that there are a number of issues being discussed. He said that the initial call to his office was with regard to the City of Columbus Trash Burning Power Plant and the emissions from that. He said that this was resolved through test results Columbus and the OEPA had. The next issue was brought up when the City of Grove City wanted to give land to Jackson Township for its fire station and his office got a call asking what was wrong with the land, are there any environmental concerns, has any testing been done? President Buzby asked who made that call? Mr. Cahil stated that he spoke with Ms. Mills about this and that is where the environmental attorney came up. He suggested that she come before Council with her concerns about the environmental assessment and if she still wasn't satisfied, she should contact an environmental attorney. The third item brought to his department was the old 17 acre landfill off of Marlane Drive, which they made a joint inspection of with Jeff Reynolds of the OEPA. At that time, there were some problems and a letter was sent to the City of Grove City making recommendations about what should be removed or covered. There was no indication of any illegal substances or anything that seemed hazardous or toxic at that time. Then, the fourth issue was this issue (black soil) which we are discussing today. Doesn't want Council to be alarmed that these things are not being attended to because they are. This agency representing the City, the EPA representing the State and the property owner will work together to get this resolved.

Mr. Jeff Reynolds of the OEPA reviewed their preliminary test data. He said an assessment of the site would be made this quarter. Mr. Reynold's supervisor, Manny, elaborated by saying that they would rank the site as to danger and once the ranking (low, medium or high priority) was complete, that would determine what will be done and how quickly things progress.

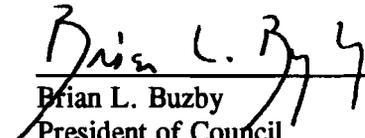
A number of additional questions were asked by area residents to the OEPA and Health Department.

**President Buzby recognized the Mayor, members of administration and council for closing comments.**

1. Mr. Babbert announced that the Department of Parks and Recreation Annual Report has been submitted to Council and extra copies were available to anyone interested.
2. After additional comments from Administration, the Chamber and Council, Mr. Buckley made a motion to adjourn; seconded by Mr. Ferguson. Motion carried.

Council adjourned at 9:40 p.m.

  
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Tami K. Kelly  
Clerk of Council

  
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Brian L. Buzby  
President of Council