

GROVE CITY, OHIO COUNCIL
MINUTES

January 25, 1988

Special Meeting

1. The Council of the City of Grove City met in special session on the 25th day of January, 1988 at 8:00 p.m. in the auditorium of the Grove City High School with the following members present:

Earl Nicholson
Charles Cotton
Richard Stage
John Mountain
Mark List

2. Before a crowd of approximately 375 people, President Stage opened the meeting with an explanation of the purpose of the meeting and the format that would be followed. The purpose of the meeting was a public hearing and further discussion of Ordinances C-96-87 and C-103-87, the proposed rezoning of the David Davies Farm and a part of the Farmbrook Subdivision acquired by the Pizzuti Development, Inc. who is requesting an IND-I zoning from R-2 residential zoning.
3. Maynard Dils, Director of Development, spoke of the advantages of an Industrial Park to the City; the proposed landscaping and the beauty of the area; the ravine and ground donated to the City for park land; the future job allowances for the young people coming out of school; the proposed three lane highway installed and paid for by the developer; the personal income to the employees and the income to the City.
4. Michael Young, Director of Business Development for Pizzuti, Inc. told how the company acquired the land and the history of its zonings. Mr. Young spoke to some of the 17 issues asked by Mr. Stage concerning tax abatement, pollution, traffic, tax revenue, noise levels, stages of development of an industrial park over a period of 8 years.

Mr. Young and Steve Fulkert gave a slide presentation showing an overview of the city, views of the ravine and Gantz Park and stated the company's commitment to beauty of their projects and an artists rendering of the development plan for the area. They told of jobs that would be brought to the city, benefits to the school system and diversification of the economy. Also there were slides of building designs, quality of work, design sensitivities and examples of fully developed Industrial Parks developed by Pizzuti, Inc.

PROPONENTS FOR REZONING

5. Proponents for the rezoning for IND-I were Don Dixon, a businessman speaking of the need for more office and warehouse space near the interstate highways in this area; Edward Bischoff, P.E. with offices in Grove City speaking to the advantages and tax dollars to the Southwestern City Schools; Gary Guglielmi, Executive Director of the Grove City Area Chamber of Commerce reiterated the Chamber's position on the advantages to the city and business community of an industrial park and repeating the chamber's plea for better movement of traffic on Stringtown Road; Robert Albright, attorney and land holder north of Stringtown Road both east and west of I-71 spoke of the annexation and original zoning of the area and the foresight of

the city council and administration at that time for the industrialization of that area and the present need for industry and tax money coming into the city; Michael Brandt, attorney and former mayor of Grove City, spoke of the history of the zoning of the property and the need for industrial growth.

OPPONENTS TO REZONING

6. Opponents speaking to the rezoning were Don Corneleus, Dorothy Lane in Keller Farms, spoke against the safety and added traffic a truck terminal would generate, environmental concerns such as hazardous materials being transported into the community and the use of the proposed Southwest Boulevard extension to the east and Gantz Road for truck traffic; Bill Mundy, Parkridge Drive, spoke questioning the quality of life for the residents if a truck terminal were built in the area, he questioned the figures of additional revenues to the city and schools that had been quoted earlier, he advised the council to not be flim-flamed, he suggested the industrial park at I-71 and State Rt. 665 for a truck terminal; Don Mulchaey, Parkridge resident, spoke against the additional traffic and hazardous materials generated by a truck terminal and presented traffic count figures; Margaret Nolte, Southwest Boulevard, spoke as a mother and grandmother against truck traffic on the Southwest Boulevard extension (mentioned earlier in the meeting), of the danger crossing Southwest Boulevard to the children living north of Southwest Boulevard, she is not against industrial growth but is against a truck terminal; Ted Nixon, Salem Ave. spoke offering a compromise zoning suggestion that he said should satisfy the residents, the developer and the city. He suggested industrial or commercial zoning south of the ravine and quality housing north of the ravine.

REMARKS OF COUNCIL

7. Mark List stated the city does need a tax base, need to provide services, need additional jobs and quality light industrial development, need what is in the best interest of the entire community, that he is personally opposed and as his ward's council representative is opposed to a truck terminal, that he had earlier suggested a similar type compromise as Mr. Nixon's suggestions.
8. John Mountain stated he was impressed by the issue of facts, the very good input from Pizzutti and the very good input from the residents, he commends the residents for the quality of facts and not basing their thoughts on emotion. He stated he was impressed by the number of jobs projected for the industrial park other than those 350 from Consolidated.
9. Earl Nicholson stated he supports commercial and industrial development but as long as a truck freight terminal comes under IND-I, he will not vote for the rezoning of the land.
10. Charles Cotton stated he listened to the concerns of the people mostly against a truck terminal, we do need quality education in the school district, need to balance a quality living area as well as a quality industrial development area, he is for some commercial and light industrial development in that area.
11. Ike Stage stated that with the Chamber and CIC he has worked long and hard to entice developers to come to Grove City; he stated we have three of the premier developers in Central Ohio; we have to

have a compromise; he personally cannot be in favor of IND-I zoning without having something on our books to control transportation industry; he suggests council postpone a vote on the considered ordinances until we have in place the necessary ordinances and laws to control the transportation industry.

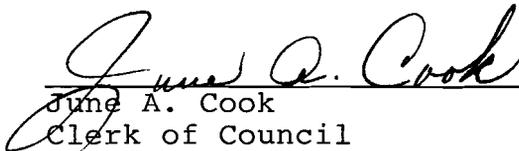
12. Speaking from the floor were a Mr. Barkley questioning the adoption of the agenda for the evening; Mark Williams questioned the percentage of constituency that called or wrote letters and how many were for and against the issue; Dennis Christenson against a truck terminal; an unidentified questioned a truck terminal in the IND-I zoning classification and Bill Morris questioning a variance. The question was asked "can the land be developed without a truck terminal?" Mr. Young answered yes it will be but not as quickly.
13. President Stage asked for a motion to postpone action on Ordinances C-96-87 and C-103-87 until we have industrial zoning for truck terminals on our books. Mr. Cotton so moved and it was seconded by Mr. Stage.

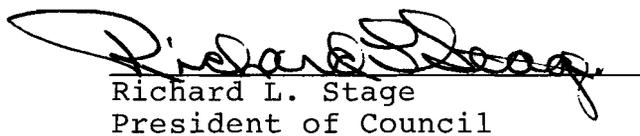
Mr. List asked the public to please be aware that a postponement of the vote allows for the request for a compromise on this issue to be pursued.

President Stage called the roll.

Mr. List	Yes
Mr. Mountain	Yes
Mr. Nicholson	Yes
Mr. Cotton	Yes
Mr. Stage	Yes

14. President Stage thanked the public for the orderly hearing and stated the vote on this issue would be made after the transportation classification is in place.
15. Council adjourned at 10:50 p.m.


June A. Cook
Clerk of Council


Richard L. Stage
President of Council

Clerk's note: Tape of the hearing on file in Clerk's office.