

GROVE CITY, OHIO COUNCIL
MINUTES

February 1, 1988

Regular Meeting

1. The Council of the City of Grove City met in regular session on the first day of February, 1988 at 8:00 p.m. at the Grove City High School with the following members present:

Earl Nicholson
Charles Cotton
Richard Stage
John Mountain
Mark List

2. Mr. Nicholson moved to dispense the reading of the minutes of the last regular meeting of council and the special meeting on January 25, 1988; seconded by Mr. Cotton.

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

3. After reading the agenda for the meeting, President Stage moved to amend the agenda to include Resolution No. CR-6-88, a resolution to amend the Procedures of Council to set procedures for this meeting. Mr. Stage read the agenda and moved its approval; seconded by Mr. Nicholson

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

4. Council recessed to committees.

5. Speaking to Resolution CR-3-88 (garage on White Place) was Hank White. Mr. White requested the council to reconsider the Planning Commission's request that he not use aluminum siding on the garage. Mr. White stated that his garage design would be in keeping with his historical home and the front would be of brick to match the house but wood siding would be too hard to maintain in good condition.

6. After reviewing the plans for a new administration building for the Beulah Park Jockey Club (CR-4-88), Don Washburn, property owner on Grant Avenue stated the plans call for the closing of the Grant Avenue entrance to Beulah Park and requests council to consider a pedestrian ingress and egress from Grant Avenue somewhere in the vicinity of the track.

7. During discussion of Resolution CR-5-88 (Renovation of buildings in Town Center), Mr. Stage moved the last item listed as approved by the Town Center Association, the property located at 4035-4039 Broadway be deleted until the study on the downtown area is finalized--possible in a couple of weeks. The motion was seconded by Mr. List.

Vote on Item #7.	Mr. Stage	Yes
	Mr. Mountain	Yes
	Mr. List	Yes
	Mr. Nicholson	Yes
	Mr. Cotton	No

8. During discussion of Ordinance No. C-2-88 (IND-III), Mr. Cotton moved to amend this ordinance as follows.

The title shall read: An ordinance to establish a new zoning classification entitled IND-III Transportation Industry, to be included in the Codified Ordinances of the City of Grove City

The preamble to this ordinance shall read:

Whereas, it has become apparent that certain uses related to the Transportation Industry are not compatible with uses now permitted within Light Industrial zoned areas; and

Whereas, it is necessary to create a separate zoning classification for transportation related uses due to the inherent nature of these uses relating to noise, fumes and traffic congestion; and

WHEREAS, the regulation of these uses directly affect the health safety and general welfare of the community as a whole.

Section 1. shall be amended to read:

There is hereby created and established a new Zoning Classification entitled "IND-III Transportation Industry" which shall include the following as set forth by the Standard Industrial Classification Manual of 1987 as prepared by the United States Government Office of Statistical Standards and adopted as part of the Codified Ordinances of the City of Grove City:

- 4011 Railroad line-haul operating
- 4013 Switching and Terminal Establishments
- 4111 Local and Suburban Transit
- 4119 Local Passenger Transportation
- 4121 Taxicabs
- 4141 Local bus charter service
- 4142 Bus Charter Service - not local
- 4151 School Buses
- 4173 Terminal and Service Facilities for motor vehicle Passenger Transportation
- 4212 Local Trucking without storage
- 4213 Trucking, Except Local
- 4214 Local Trucking with Storage
- 4231 Terminal and Joint Maintenance Facilities for Motor Freight Transportation.

Section 2 is hereby amended to read:

Industry Group Nos. 4121 and 42XX is hereby deleted from Section 1135.09 (10) IND-1 zoning classification of the Grove City Codified Ordinances.

Section 3 shall be amended to read:

Section 1135.09(10) of the Codified Ordinances of the City of Grove City is hereby amended to include Industry Group Numbers as follows:

- 4215 Courier Services, Except by Air
- 422X Public Warehousing and Storage

Section 4 shall be included to read:

This ordinance shall take effect at the earliest opportunity allowed by law.

These amendments were seconded by Mr. Stage.

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

Questioning the provisions of this ordinance were Grant Guerri, Scenic Way, Mr. Frankenburg, Scenic Way and a gentleman, Parkridge Drive. Paul Slade, property owner Southwest Boulevard, objected to the ordinance. He stated he feels that he has had a part of his zoning taken from him. He stated he feels the transportation provisions should be grandfathered for lands already zoned IND-1. He feels the land would be suited for the transportation industry.

- 9. Speaking to Ordinance C-104-87 (Rezone at Home & Hoover) was Anthony Mollica, Developer Cortona Investment Co. who requested the rezoning. Mr. Mollica told of the proposed relocation of Gantz Road to Home Road, the layout of the proposed apartments. He stated the majority of renters would be without children and the rent would be in the \$450-\$500 range; that the cost of the project would be from 9 to 10 million dollars.

Speaking in opposition to this ordinance were Judy Spicer, Southwest Boulevard, objecting to added housing density and traffic; Bill Munday, Parkridge Drive, stating the project would be a reduction in the quality of life for the area, the increased density and related traffic problems, and need for quality single family lots; John Turner, Scenic Drive, objecting to the increased traffic, depreciation of homes in the area; Grant Guerri, objecting to added traffic, danger to children, speed limit on Home & Hoover

In rebuttal, Mr. Mollica, stated he had heard no objections to his plan, wants suggestions from citizens in the area, feels his plan for the intersection of Home & Hoover would be safer for all, asks to meet with the people to hear their ideas for the area.

- 10. Michael Young, Director of Development Pizzuti Co. spoke to Ordinances C-96-87 & C-103-87. Mr. Young thanked the people for their input and ideas for the development of the Industrial Park. He stated the truck terminal has been removed from the company's plans, asked the Council to table Ordinance C-103-87 urges council to vote favorably on the rezoning of the David Davies Farm.

Speaking to this ordinance were Vickie McBrayer, Scenic Way, asking about the park land to be dedicated to the city, David Heller, Simmons Drive, objecting until a complete development plan for the industrial park is in place, Dennis Christenson, Keller Farms, is in favor of the rezoning now that a truck terminal is no longer in the plans, John Hampson, Salem Drive, stated the citizens have been accommodated by the Pizzuti Co., accommodated all the way by the Council for allowing so many public hearings on the issue, a group met with the Pizzuti Development people on Thursday night and talked over all the different possibilities for this development, that the developer is a quality company that will develop along lines that are good for the city, he urges a favorable vote.

- 11. At the verbal request of the developer, Mr. Cotton moved Ordinance No. C-103 be tabled; seconded by Mr. List.

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

- 12. During open discussion, Vickie McBrayer, Scenic Way is in favor of the rezoning of the Pizzuti land and is against the rezoning of the Offenburger Farm; a gentleman asked about the plans for Hoover Road; John Hampson suggests the city have a long range development plan; Sandy Engleman questions excess of multi-family dwellings and long range city plans; Ted Nixon is in favor of the Pizzuti rezoning, prefers his own plan of compromise but is willing to accept the company's plan; Charles Spellman against multi-family rezoning, Mark Williams asks about procedures for legislation brought before Council.

Anthony Mollica requested Council to table Ordinance C-104-87 until he can meet with area residents.

- 13. Council reconvened.
- 14. Resolution No. CR-3-88 (Garage, White Place) was given its reading and Mr. Cotton moved it be approved; seconded by Mr. Nicholson.

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

Mr. Stage moved this resolution be reconsidered; seconded by Mr. List.

Mr. Cotton	No	Mr. List	Yes
Mr. Stage	Yes	Mr. Nicholson	Yes
Mr. Mountain	Yes		

Mr. Stage moved this resolution be amended in Section 1 to delete "as approved by the Planning Commission along with the Commission's recommendation that no aluminum siding be used" and to read "accepted as presented to Council on February 1, 1988."; seconded by Mr. List.

Mr. Stage	Yes
Mr. Mountain	Yes
Mr. List	Yes
Mr. Nicholson	Yes
Mr. Cotton	No

- 15. Resolution No. CR-4-88 (Plan-Beulah Park) was given its reading and Mr. Cotton moved it be approved; seconded by Mr. Stage.

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

- 16. Resolution No. CR-5-88 (Town Center) was given its reading and Mr. Cotton moved it be approved as previously amended; seconded by Mr. Nicholson.

Mr. List	Yes
Mr. Nicholson	Yes
Mr. Cotton	No
Mr. Stage	Yes
Mr. Mountain	Yes

- 17. Ordinance No. C-1-88 (Adopt 1987 ICM) was given its second reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Nicholson.

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

- 18. Ordinance No. C-2-88 (Establish IND-III) was given its second reading and public hearing and Mr. Cotton moved it be approved as previously amended; seconded by Mr. Stage.

Mr. Cotton	Yes
Mr. Stage	Yes
Mr. Mountain	Yes
Mr. List	No
Mr. Nicholson	Yes

- 19. Ordinance No. C-4-88 (Annex-Demorest) was given its first reading. Second reading and public hearing will be on February 15.

- 20. Ordinance No. C-5-88 (Annex-Ventura) was given its first reading. Second reading and public hearing will be on February 15.

- 21. Ordinance No. C-6-88 (Rezone-Tanglebrook) was given its first reading. Second reading and public hearing will be on March 7.

- 22. Ordinance No. C-104-87 (Rezone-Offenburger Farm) was given its second reading and public hearing and Mr. Cotton moved, at the request of the developer, it be tabled; seconded by Mr. Nicholson.

Vote on Item #22	Mr. Stage	Yes
	Mr. Mountain	Yes
	Mr. List	Yes
	Mr. Nicholson	Yes
	Mr. Cotton	Yes

23. Ordinance No. C-96-87 (rezone David Davies Farms) was given another public hearing and Mr. Cotton moved it be approved; seconded by Mr. Nicholson.

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

24. Ordinance No. C-3-88 (Compensation Plan) was given its second reading and public hearing and Mr. List moved it be approved; seconded by Mr. Mountain.

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

25. Ordinance No. C-7-88 (Amend Ord. C-2-86-Reinvestment Area #2) was given its first reading. At the request of the developer, second reading and public hearing will be on March 7.

26. Ordinance No. C-8-88 (demolition of building) was given its first reading and since it appropriates for current expenses, Mr. List moved it be approved; seconded by Mr. Nicholson.

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

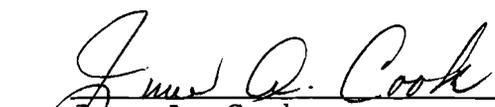
27. Ordinance No. C-9-88 (Assessments) was given its first reading. Second reading and public hearing will be on February 15.

28. The Mayor's report will be given at the next meeting

29. After remarks by the Council and Administration, President Stage thanked the public for their interest in items on the agenda and thanked the school for the use of the auditorium for the last two meetings.

30. It was moved and seconded to adjourn. Motion carried.

31. Council adjourned at 9:45 p.m.


 June A. Cook
 Clerk of Council


 Richard L. Stage
 President of Council