

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 5, 2001

Regular Meeting

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

1. Mr. Fulton moved to excuse Ms. Klemack; seconded by Mr. Eversman.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

3. 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. Ordinance C-105-00 (zone 18.645 acres located south of Quail Creek Blvd. and east of Hoover Road from R-1b to PUD-R) was given its second reading and at the request of the petitioner, Mr. Radi moved it be withdrawn; seconded by President Bennett.

Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

2. Ordinance C-3-01 (Accept the Annexation of 2.53 acres consisting of Hoover Road right-of-way between Old Stringtown Road and Milligan Grove) was given its second reading and public hearing.

Mayor Grossman explained that this would bring just about all of Hoover Road into the city.

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

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

3. Ordinance C-5-01 (Approve a PUD-R Zoning Classification for a 15.831 acre tract located North of Hibbs Road, upon its annexation) was given its first reading.

Mr. Robert Howarth, attorney for petitioner, introduced Mr. John Parisi of Land Network. He explained that this property is currently undergoing annexation. He requested that the second reading and public hearing be set for April 16, 2001 in order for it to be presented at the same time as the Annexation request.

Mr. Radi reviewed the stipulations set by Planning Commission and Mr. Howarth agreed to all of them. It was confirmed that the lots in "Area A" would be the same as those in Hennigan's Grove (R-1b). President Bennett referenced a letter that was received from a contiguous property owner expressing opposition to this development. He asked where the 200 foot buffer was. Mr. Howarth explained that he also received a copy of that letter and the area being referenced is "Area B". President Bennett asked what the intent of this Area was. Mr. Howarth stated that it is intended for one residence and an out-building. He said he believes the concern in the letter was about apartments. He stated that no apartments would be built in "Area B". If that ever changed, they would need approval from Council to change the zoning.

Mr. Radi said it was his understanding that Mr. Howarth had an informal meeting with some of the residents. Mr. Howarth said that was correct. Mr. Radi asked if there were concerns shared. Mr. Howarth said there was concern about the ingress/egress on Hennigan's Grove Road and expressed concern about the safety. He said he believed that Fire Chief Tom DuCharme spoke about the safety and the City's Engineer, along with their own Traffic Engineer (R.D. Zande), have agreed that the ingress/egress - with the new 33 residences - will not be a problem. Mr. Radi explained that this much discussion isn't normally given to a first reading, but there is a companion piece for the preliminary development plan on the agenda, as well. He said that when the first phase of Hennigan's Grove came before Council there was concern expressed about the traffic on Hibbs Road and even concern from the Administration on this. He asked Mr. Stage of any traffic problems that have come about in the past year or so. Mr. Stage said he has not been made aware of any. Mr. Stage asked about the re-platting of a section of Hennigan's Grove to allow for access to this new parcel. Mr. Parisi stated that a letter from Dominion Homes was submitted as part of their Planning Commission packet assuring the City that Dominion would re-plat the proper section to provide access. Mr. Stage asked if the Fire Chief put his comments in writing. Mr. Howarth said no.

There being no additional questions or comments, Mr. Radi set the second reading and public hearing for 4/16/01.

4. Ordinance C-6-01 (Approve the Rezoning of 25.435 acres located south of Quail Creek Blvd. and east of Hoover Road from R-1b to PUD-R) was given its first reading. Second reading and public hearing will be held on March 19, 2001.

Mr. Terry Morrison, White Oak Communities, was present. Mr. Radi asked if this was the original piece that had commercial zoning in the corner and has now been revised to become all PUD-R, for condo's. Mr. Morrison said that was correct. Mr. Stage asked if Mr. Morrison has seen the letter from Mr. Edwards (engineer) regarding the vacation of Hoover Road. Mr. Morrison said yes. He said initially, they did not want to vacate the right-of-way until they had a plan. Now that they know what the plan is, they agree with the City that vacating the right-of-way makes sense. Mr. Stage asked if the utilities would be handled with an easement. Mr. Morrison said he believes there is a legal mechanism where the utilities could be handled and deferred to Mr. Joel Rhoades, Epcon Group. Further discussion continued with regard to the utilities and access, since the plan shows landscaping and mounding in the same area.

5. Resolution CR-7-01 (Approve the Preliminary Development Plan for Quail Creek, Section 5, located south of Quail Creek Blvd.) was given its reading and public hearing.

Mr. Terry Morrison, owner, was present. Mr. Radi reviewed the stipulations set by Planning Commission, which Mr. Morrison agreed to. President Bennett asked about the stipulation regarding the sidewalk and/or bike path. Mr. Morrison said they would probably taper the bike path into the sidewalk. President Bennett asked about the realignment of the creek. Mr. Morrison said there is erosion taking place, very badly, at the horseshoe and it is getting closer to the road. They plan to take the horseshoe out, fix that area and straighten the creek. President Bennett asked how they plan to prevent erosion in the future. Mr. Morrison said he wasn't sure they could answer that question right away. If necessary, they would add rip-rap. President Bennett said he would feel more comfortable having the rip-rap to assure that a lot doesn't erode away. Mr. Morrison said that makes perfect sense. Mr. Fulton asked if there was any additional permission necessary from the State or others, for altering the waterway. Mr. Morrison said they have checked and everything they have read refers to distance. They are within the distances. Mr. Boso, Chief Building & Zoning Official, commented that they would need to meet the requirements of 1329 of our Code.

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

6. Resolution CR-8-01 (Accept the Donation of "Reserve B" located in the Park Ridge Subdivision, Hoover Road) was given its reading and public hearing.

Mr. Blackburn, Dir. of Service, explained that this is the site for our North Lift Station and where the new sanitary sewer line was just run.

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

7. Resolution CR-9-01 (Approve the Preliminary Development Plan for Hennigan's Grove South, located North of Hibbs Road) was given its reading and public hearing.

Mr. Howarth, attorney for petitioner, was present. Mr. Radi read the stipulations set by Planning Commission, which Mr. Howarth agreed to. Mr. Radi asked Mr. Howarth to explain the house types. Mr. Howarth said they have agreed that the first five acres will be built to R-1b standards and the second five acres will be SF-1 standards. Mr. Radi asked Mr. Clark about zoning property PUD upon its annexation. Mr. Clark said if it is given a PUD zoning classification upon annexation, it does not have an underlying zoning - like a rezoning - and the six-month time frame does not apply. Mr. Eversman stated that he is not an advocate of 70-foot wide lots and asked if there was any possibility of some of the lots coming in at larger widths. Mr. Parisi said they want to do the 70' lots to be consistent with the rest of the subdivision. Mr. Eversman asked if they would consider doing larger lots. Mr. Parisi said they would prefer doing 70' and allow the money to be spent on the house, not the lot. Mr. Fulton asked what the average square footage of the home would be. Mr. Parisi said they homes would be consistent with what is in Hennigan's Grove now. Dominion Homes will be the builder for this area, as well.

Mr. John Parks, Hibbs Road resident, voiced concern over this project. He asked about the 200-foot buffer. He said he builds for M/I & Dominion Homes and does not like this at all. He said it has been his experience that by the time you get to the third and fourth phases, the homes get smaller. There are three series of homes (Tradition, Celebrity, Century) and the middle series of homes are currently being built with some Tradition series. This is done so that when you get to the lower series, they all blend in. He believes that if the lots stay the same size, there is no way a Tradition size house can be built on them. Mr. Radi asked him to point out his lot, which he did and it backs up to the west side of the proposed development. Mr. Parks asked if Dominion had submitted a plan yet. It was explained that this preliminary plan was being presented by the developers. He asked if the plan gets approved and Dominion buys it afterwards, could Dominion come in and change it all around. It was explained that once the final Development Plan is approved, it could not be changed all around. Mr. Parks asked how he could find out about the buffer zone. Mr. Stage stated that there really is no buffer zone, there is five acres being set aside with a zoning classification that has a higher lot size and house requirements. There is nothing in the Code that requires a buffer zone. Mr. Parks said this is just being done as a courtesy. Mr. Stage said yes. Mr. Parks asked who he would need to speak to about getting a buffer or tree row between his property and this proposed development. Council suggested that he attend the Planning Commission and Council meetings when the final Development Plan is presented and possibly discuss this with Dominion beforehand.

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

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

8. Resolution CR-10-01 (Approve the Sign request for Allen R. Houk, Certified Public Accountant, located at 3797 Broadway in the Historical Preservation Area) was given its reading and public hearing.

There being no representation, Mr. Radi moved it be postponed to 4/20/01; seconded by Mr. Eversman.

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

9. Resolution CR-11-01 (Approve the Sign request for Eric J. Strawser, attorney, located at 3725 Broadway in the Historical Preservation Area) was given its reading and public hearing.

There being no representation, Mr. Radi moved it be postponed until 4/20/01; seconded by Mr. Fulton.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

10. Resolution CR-12-01 (Approve the Sign request for Seawinds, LTD., located at 3903 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Ms. Geri Turner, owners, were present. Mr. Radi reviewed the stipulations set by Planning Commission, which Ms. Turner agreed to.

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

11. Resolution CR-13-01 (Approve the Preliminary Development Plan for an Epcon Condominium Community located at the southeast corner of Quail Creek Blvd. and Old Hoover Road) was given its reading and public hearing.

Mr. Joel Rhoades, representing Epcon Group, was present. Mr. Radi read the stipulations set by Planning Commission. Mr. Rhoades agreed to all but stipulation #5. He explained that they have two styles - Classic & Cathedral. If approved, this would be their fourth development in Grove City. The first two were exclusively the classic series. The latest one, The Ravines, included just over 50% of the Cathedral as well. They intend to do both types of buildings in this new development. He said they hesitate to commit to 75 percent. They would rather allow the market to determine what that mix should be. Mr. Radi asked how many units of each style they have in all their developments. Mr. Rhoades said Hoover Landing and The Willows @ Quail Creek were done before the developed the cathedral style and that would be about 150 units. The Ravines @ Quail Creek has 104 units and 14 buildings are cathedral style. Mr. Radi commented that he agrees with the 75%. The idea behind it is to add more diversity than perpetuating the same housing over and over again, with the classic style. Mayor Grossman commented that comments from residents in the neighborhood are hopeful that these condo's will be the cathedral style. She believes that the market is there. Mr.

Eversman stated that he believes Council will need some percentage of assurance rather than just leaving it to the market. He commented that this is just the Preliminary plan and when the Development Plan comes through, if they have a reasonable suggestion for the mix, they should request it at that time. Mr. Radi agreed with Mr. Eversman's comments, but is currently leaning toward the 75% requirement. He asked if the 75% was agreed to and the market determined that there needed to be a change, could a request be made through BZA to amend that requirement. Mr. Clark, Dir. of Law, stated that they would need to amend their development plan through Planning Commission and Council, if that be the case. Mr. Fulton asked about their developments in other communities and how the mix was determined there. Mr. Rhoades stated that Mr. Phil Fankhouser, one of the principals, was present and he may be able to answer better. However, he was aware of situations where individual buildings had been designated as Cathedral Style, if they were in highly visible locations. He is not aware of any other situations where they have committed to a percentage of one or the other. He said they would be willing to work with the Administration on committing to certain buildings in this project. Also, stipulation #6 was discussed. Mr. Rhoades stated that when the island was approved and installed with Quail Creek Blvd., it served a purpose and enhanced that intersection. As they look at it with the residential use on the corner, they believe that the island and landscaping enhances the corner. Removal of the island (median) does not enhance the aesthetics of that corner. Mayor Grossman commented that this is a safety concern and safety should outweigh any enhancements, aesthetics and any other issue related to that. President Bennett commented that the current configuration is horrid. He has seen an accident that blocked the street and cars went on the wrong side of the road to get out. He has a concern with getting safety equipment into the remainder of the complexes due to the narrow path. Mr. Rhoades said they would certainly defer to the City on this. He said there is a secondary entrance into the development to help alleviate this. President Bennett said that would certainly help this new development. Mr. Stage commented that he would be protective of their southwest corner of this property. The Land Use Plan suggests that this be a protected area and commented that they may ask for more landscaping in that corner. Mr. Rhoades said they would work with the Administration on this during the Development Plan stage.

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

Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

The Chair recognized Mr. Fulton, in the absence of Ms. Klemack, Chairman of the Safety Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-7-01 (Amend Various Sections to Chapter 1101 titled Development Standards) was given its first reading. Second reading and public hearing will be held on 3/19/01.

Mr. Radi commented that this is a starter piece to, hopefully, preserve the Development Plans that are approved. It does affect existing properties, however at this point, the Code reads that once a Plan comes through Planning Commission and Council for approval and receives an occupancy permit, a number of changes can be made without going back through the process. The idea is to preserve those elements and safeguard for other businesses, some things that may detract from their business or new development from coming. He said the second reading

is being set for March 19, so that the Administration, Chamber and others can review this and make comments.

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.

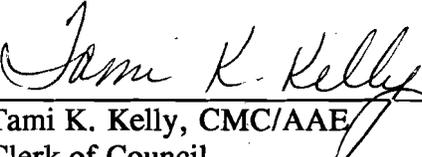
1. Mayor Grossman submitted the Mayor's Monthly Report and Mr. Eversman moved it be approved; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

In closing, Mayor Grossman read a letter from Life Care Alliance accepting a \$5,000 donation for the Meals-On-Wheels program. She announced the State-of-the-City address is coming up on 2/15/01 and this weekend is the From Our Hearts Campaign to collect donations for the Food Bank.

2. Mr. Stage commented that the City of Columbus has our Sewer and Water Agreements on their Agenda today. He also stated that the Annexation issue is back and both the House and Senate are expecting to have bills introduced.
3. Council sent wishes to Ms. Klemack and her husband for a speedy recovery. President Bennett announced that the next regular meeting of Council will be held on Tuesday, March 20, 2000, due to the 19th being President's Day.
4. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:15 p.m.


Tami K. Kelly, CMC/AAE
Clerk of Council


Steven M. Bennett
President