

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 17, 2015

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

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

Jeff Davis Maria Klemack-McGraw Ted Berry Steve Bennett Laura Lanese

1. Mr. Davis moved to dispense with the reading of the minutes from the previous two meetings and approve as written; seconded by Bennett.

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| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | Yes |
| Ms. Lanese | Yes |

2. President Berry moved to excuse the Mayor; seconded by Mr. Bennett.

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| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | Yes |
| Ms. Lanese | Yes |
| Mr. Davis | Yes |

3. The Chair read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Bennett, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-10-15 (Appropriate \$36,900.00 from the General Fund for the Current Expense of purchasing Video Equipment and Professional Services for Public Meetings) was given its first reading. Second reading and public hearing will be held on March 02, 2015.
2. Resolution CR-04-15 (Authorize the City Administrator to Apply for and Accept Assistance from the Clean Ohio Conservation Program Fund administered through Ohio Public Works Commission) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this is for a grant request that will be used to assist in re-locating the drainage/stream that runs through the Beulah Subdivision and Park St. property.

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

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| Mr. Berry | Yes |
| Mr. Bennett | Yes |
| Ms. Lanese | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |

The Chair recognized Mr. Davis, Chairman of Safety, for discussion and voting under said Committee.

Resolution CR-05-15 (Waive the provisions of Section 529.07(b)(3) of the Codified Ordinance for the Wine & Arts Festival on June 20, 2015 in the Town Center) was given its reading and public hearing.

Mr. Andy Furr, Dir. of G.C. Town Center Inc., was present to answer any questions. He shared that this is the fourth year and this year they have teamed up with Ohio Wines. He said it is a very popular event.

Mr. Smith clarified that this will waive the provisions for only the wine sold at the event.

Mr. Bennett asked if there have been any issues. Mr. Furr said there have been no incidences. Mr. Bennett asked what will change for this coming year. Mr. Furr said they will move the event to Broadway and Park Street rather than being in the parking lot.

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

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| Mr. Bennett | Yes |
| Ms. Lanese | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |

The Chair recognized Ms. Lanese, Chairman of Service, for discussion and voting under said Committee.

1. Ordinance C-08-15 (Vacate a portion of First Street, from Columbus St. to Cleveland Ave.) was given its second reading and public hearing.

Mr. Smith explained that as part of the relocation of Columbus Street, Mr. Laws would receive the land on First Street for the land he owns that is being given to relocate Columbus Street.

There being no additional questions or comments, Ms. Lanese moved it be approved; seconded by Ms. Klemack-McGraw.

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| Ms. Lanese | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | Yes |

2. Resolution CR-03-15 (Promoting Transparency in Government by Requiring that the Audio Recordings for all regular Council Meetings be made available to the public on the City's Website) was given its reading and public hearing.

Ms. Lanese said this was her resolution. She said she listened to some of the recordings and they are pretty clear. She disagreed with the concerns shared by Council Members at the last meeting and explained why. She said these recordings are free and believes they would be helpful to the public.

Mr. Davis said he looks forward to the discussion of video, but doesn't feel this is a poor reflection of what has been done. We have done everything by the letter of the law. All areas of government are continuing to find ways to be more transparent. He feels that the ease with which people can access

recordings is a good thing. He said he finds no real reason why we would not want to do this. He sees this at step one and feels that the video is a compliment to the other.

Mr. Bennett said there have been Council Members from other communities that have come to our meetings because we conduct our meetings very professionally and want to see how we do it. He suggested postponing this until the next meeting to hear about the video. This may be a good fall back, but wants to discuss the video first.

Mr. Davis said he doesn't have a problem with postponing, but doesn't see that these are incompatible. He said we can easily do both and suggested that the past recordings go on-line and video go on moving forward. He said the ease of technology makes this relatively simple.

Mr. Berry said he introduced the ordinance for video. He knows the Administration has done research with other cities like Athens and he agrees to postpone this so both issues can be reviewed at the same time.

Mr. Berry moved to postpone this resolution to 3/2/15; seconded by Mr. Bennett.

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| Mr. Davis | No |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | Yes |
| Ms. Lanese | No |

The Chair recognized Ms. Klemack-McGraw, Chairman of Lands, for discussion and voting under said Committee.

Ordinance C-09-15 (Amend Section 1135.12(a) of the Codified Ordinances titled Nonresidential District Requirements to Expand the Central Business District) was given its second reading and public hearing.

Mr. Smith explained that this expands the Central Business District for the Mill Street Market and Mr. Laws properties. Both property owners requested this change. The Administration believes the CBD zoning is a better/higher zoning class for both of these properties. It is also part of the Agreement we have for these property owners.

Mr. Bennett said he asked why the CBD wasn't expanded further to the railroad tracks and shared that doing so may have some unforeseen adverse affects on other property owners in the area.

Ms. Lanese asked what the practical effects are to being in the CBD. Mr. Smith said the Mill Street Market Barn is zoned "Industrial". The CBD allows for PSO, C-1 & C-2 uses which they believe are more applicable to the area. Mr. Boso, City Admin., said one of the greatest allowances in the CBD is the ability to develop the site at 100%. Thus, you don't have to provide parking on the site; however, you must prove that there is adequate off-parking nearby. Mr. Smith said Mr. Laws will be able to provide parking on the vacated First Street and Mill Street Market will be able to provide parking behind the building.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

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| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | Yes |
| Ms. Lanese | Yes |
| Mr. Davis | Yes |

2. Ordinance C-11-15 (Accept the Annexation of 5.923 acres located West of Elm Street and at Midland Street to the City of Grove City) was given its first reading. Second reading and public hearing will be held on March 02, 2015.
3. Ordinance C-12-15 (Authorize the City Administrator to enter into an Agreement with Hoover Park Homeowners Association Inc. for the Extension and Maintenance of a Bike Path) was given its first reading. Second reading and public hearing will be held on March 02, 2015.
4. Ordinance C-13-15 (Amend Various Sections of Chapter 1138 of the Codified Ordinances titled Historical Preservation Area and Sign Code) was given its first reading. Second reading and public hearing will be held on March 02, 2015.
5. Ordinance C-14-15 (Amend Ord. C-92-07, approving a Special Use Permit for a U-Haul Truck Rental Service for Grove City Marathon located at 4441 Broadway) was given its first reading. Second reading and public hearing will be held on March 02, 2015.
6. Ordinance C-15-15 (Approve the Rezoning of 3542 Grant Ave. from R-1 to D-1) was given its first reading. Second reading and public hearing will be held on April 06, 2015.
7. Resolution CR-06-15 (Approve a Certificate of Appropriateness for Exterior Building Modifications to 3800 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Bethel Barker, petitioner, explained that he bought the house four months ago and he has his business office on Columbus Street. After studying it, he realized it would be difficult to run a business out of the home without parking. The rear is too tight to have enough parking because of the placement of the garage and the rental unit above. He said he did not realize there was a law prohibiting parking in the front yard, but unless he can get parking there, he will have to put it back on the market. He said he is willing to add bushes along the front to hide the parking lot.

Mr. Berry asked if Planning Commission recommended approval. Mr. Boso said they recommended Denial, because they did not want to be inundated with more blacktop in front of buildings along the historical area.

Ms. Lanese asked what the property is zoned. It was confirmed that the zoning is PSO – Professional Services.

Mr. Bennett asked what the most recent office was to occupy the house. Mr. Barker said he was told that a number of businesses have been in and out of it. The original guy bought it, fixed up the home, built the garage with a mother-in-law suite above it. He said the garage was just not laid out properly, even though it is a well done garage and rental unit.

Mr. Berry said Mr. Barker did know he could not have parking in the front yard because he also said so at Planning Commission. For him, he said he needs to support Planning Commission on this. He doesn't want blacktop in the front yards all down Broadway. *Mr. Bennett* noted that this has come to Council before for a property across the street and it wasn't permitted there. *Ms. Lanese* said she is torn. She doesn't want to turn him down, but agrees that we want to maintain as much green space as they can.

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

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| Mr. Berry | No |
| Mr. Bennett | No |
| Ms. Lanese | No |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | No |

8. Resolution CR-07-15 (Approve the Sign Request for Sanderson Automotive Services located at 3586 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Mike Sanderson, petitioner, was present to answer questions. Ms. Klemack-McGraw asked if he agreed to the stipulations set by Planning Commission. Mr. Sanderson said yes.

Mr. Bennett stated that the condition of the lot has been less than desirable with other tenants. He said that is a pretty prominent location and hopes he considers that with his operation. Mr. Sanderson said he understands, but is at the mercy of the property owner. He said he will not have cars sitting outside for an inordinate period of time. After a few days, they will go away.

Mr. Berry asked if there is not enough easement there as the reason why there were no street trees. Mr. Boso said it is very narrow there and it also serves as a drainage area for the parking lot. He said they can look closer at the area between the sidewalk and curb, but east of the sidewalk it is difficult to get vegetation.

Mr. Sanderson said his goal is to be able to buy the property and do some landscaping around the area. He said the place does not have the look anywhere near the standard he has for an automotive repair shop. He comes from corporate America.

Ms. Klemack-McGraw asked if there would be any smashed up cars. Mr. Sanderson said no, he is not a body shop.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

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| Mr. Bennett | Yes |
| Ms. Lanese | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |

9. Resolution CR-08-15 (Approve the Development Plan for Aladdin Shrine Center located at 1801 Gateway Circle) was given its reading and public hearing.

Mr. Ron Leonard, representing the Aladdin Shriner's, was present to answer any questions. Ms. Klemack-McGraw asked if he agreed to the stipulations set by Planning Commission. Mr. Leonard said yes.

Ms. Lanese asked for an overview of the project. Mr. Leonard explained that they are adding 15,000 sq. ft. to the existing building, plus a garage. He said they have a membership of over 5,000, but they will not all be there at one time. They believe they have adequate parking for now.

Mr. Berry asked if they would be holding large events like they did at the old temple. Mr. Leonard said no. They aren't set up at this location for the same opportunities. He said their membership wants to get back to being a fraternal organization, so that is the direction they are taking at this time. They may need to rent space for weddings, etc. but that is currently under discussion.

Mr. Berry noted that at least two members of Council are also members of the Masonic Lodge and asked Mr. Smith if they had any conflict of interest. Mr. Smith said no.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

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| Ms. Lanese | Yes |
| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | Yes |

10. Resolution CR-09-15 (Approve the Dev. Plan for The Courtyards on Hoover located at 3883 - 4895 Hoover Rd.) was given its reading and public hearing and at the request of the petitioner, Ms. Klemack-McGraw moved it be postponed to 3/2/15; seconded by Mr. Davis.

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| Mr. Davis | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | Yes |
| Ms. Lanese | Yes |

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

Mr. Chris Fulton, President, and Ms. Amanda Davis, Director of Visit Grove City, expressed appreciation to Council and the Administration for attending their Annual Breakfast meeting. Mr. Fulton recognized other members of their Board and staff who were present. He said their annual meeting provided a lot of good and perhaps surprising information. He said together they can achieve much. Ms Davis gave a brief overview of their efforts and looks forward to receiving more visitors in Grove City.

Mr. Davis asked what the three highest reasons are for people coming to Grove City. Ms Davis said we have many business travelers; we have a lot of overflow front events in Downtown Columbus; and we have many loyal customers who stay in select hotels; others stay for local events. Ms. Lanese asked if there was an occupancy rate for each hotel. Ms. Davis said when asking the hotels, they say they have 80% occupancy through the week. They are hoping to order a Smith Travel research report, which will provide a lot of data on all Grove City hotel/motel properties. Mr. Bennett commented that he is pleased to be the Council liaison and impressed with all the work they do.

2. Ms. Jennifer Simson, Braun Steidl Architects, explains that they are back to follow-up on the exterior scheme from a couple of weeks ago. They need to make sure they are progressing along a path that is in accordance that Council would like for this site. She turned the meeting over to Mr. Meehan to show how the design has progressed.

Mr. Dan Mahan, HBM, said they had a great, productive work session that shared their ideas for the first time. He said they listened to all the comments and have updated their ideas from those comments. He said there was agreement that there isn't a dominant architectural style along Broadway. He again reviewed the circulation around the site. He pointed out the two entrances into the Building from Broadway and the parking lot. He reviewed the interior space again reiterated that it is open and flexible. He said they really want to develop the Southeast corner with an indoor/outdoor feeling-very open & transparent. He reviewed the ideas they came up with for the exterior and walked through the process of

how they offer as many ideas as possible; then pare them down. He showed the last image that was shown at the work session. He then shared the comments they heard about brick color, the curved corner-perhaps looking like silos; the cage element that some didn't care for; some wanted it more civic looking; some said make it look more like "Grove City". He showed the height, with a 3.5 foot grade change from back to front with the back being at grade off the parking lot. He shared widths and heights of buildings around the site as reference points. At 38.5 feet, they believe the library building is in line. He showed the next idea in the exterior design. He said they are kind of paralleling the exterior with traditional, civic looking space and a more modern, evolving -library look that embraces a type of community center. He showed ideas for signage within the glass wall of the building. He also showed the Grant Ave. side of the building and how the design can work down the sides.

Mr. Berry said he does like this better and the way they are going. He still feels there needs to be a water feature. He suggested something higher for a portion of the roof line - perhaps in the center. He said he is looking for something to jump out as you are coming down Broadway. Mr. Meehan said they could look at that, but it's nice to come down the street and be surprised by a certain building. He said a longer view loses the view of angles and things.

Mr. Bennett said it reminds him of a medical building. All the glass in front is something he would not like to see. He said the veranda out front for people to come out and sit and read doesn't equate to a pocket park for him. He said it is an entrance feature of steps. He referenced other buildings in the area that have large windows on the first floor and smaller ones on the second floor, rather than having long, tall windows as shown on their drawing. He said most of the buildings in the Town Center were built in the 1900's.

Ms. Lanese said she thinks they did a phenomenal job of listening and incorporating everything that was said at the last meeting. She likes what they have done here and liked the previous design. She said she isn't sure how they are going to come to a conclusion, because we have 25 differ opinions. She said she would love to have a coffee shop in it. It would probably be the biggest draw into the library, with the glass and seeing into it. She said she isn't sure they are hearing from everyone and isn't sure how they go about the rest of their process. Mr. Meehan said they do try to listen to everyone and start to funnel the comments received. He said the transparency is important to the Library so that people can see the activity. There are different ways to do it, but it is something they will continue to push for.

Mr. Davis said he wasn't sure how they would bring this to a conclusion after the last meeting, but this is spectacular. He said he likes the ribbon sign in the glass rather than the "mess" of words. He suggested spicing up the "Pocket Park" with a fountain and art work, etc.

Ms. Klemack-McGraw said she liked the first design also. She said with all the buildings in the Town Center, this needs to be something different and stand out. She said she doesn't like the brick wall in front. She feels it should go away and open up the feeling into the library.

Mr. Berry wondered what would happen if the front were stone rather than brick. Mr. Meehan said they don't have a back to this building. All four sides are really "fronts" & stone is a little more challenging to break up the building. It may also add to the cost.

President Berry opened the floor to the public.

Mr. Roger Burkett said it doesn't look old. This is the HPA and it should look old. He said the lettering for the sign should be of a stylized nature and not block letters. He said it is a gorgeous building but it should look old.

Mr. Scott Stone(?), Park Street, said his biggest concern is access from Grant Avenue and restricting that access. He did like the glass in front and the ribbon signage.

Many others shared thoughts and ideas from the floor.

Mr. Bennett asked of the libraries they have done, how many were in a Historical area. Mr. Meehan said about 20 and has won an award for one. There are many photos on their website to see.

Mr. Boso said this process could possibly go on for months. The challenge is scheduling. He said the thing we need to get to is to give the architectural firm a sense that they are on the right track. He asked Council to take a vote on the concept.

President Berry asked each member for final thoughts. Mr. Davis said he thinks they are spot on. Ms. Klemack-McGraw said she thinks they are on the right path. Mr. Berry said he thinks they are on the right path, with a few tweets. Mr. Bennett said we have one chance to do this right and not in haste. He said it is a beautiful building but not in the HPA. Ms. Lanese said she agrees with Maria. She likes the boldness and would go even farther.

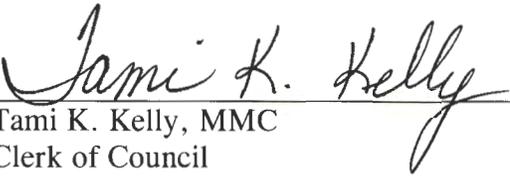
President Berry moved to express to the Architect that they are heading in the right direction and agree to the general concept shown tonight, and bring a final concept; seconded by Mr. Davis.

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| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | No |
| Ms. Lanese | Yes |
| Mr. Davis | Yes |

The Chair recognized members of Administration and Council for closing comments.

1. President Berry reminded everyone of the Special Meeting of Council on 2/23 at 6:00 p.m. to hear a presentation from MORPC on Insight 2050.
2. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:14 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
Chair