

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 19, 2002

Regular Meeting

The regular meeting of Council was called to order by President Klemack, 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:

Bob Hatley Maria Klemack Budd Eversman Bill Saxton

1. President Klemack moved to excuse Mr. Radi; seconded by Mr. Saxton.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

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

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Hatley	Yes

2. President Klemack recognized the Mayor, who recognized Kim Conrad, Director of the Parks and Recreation Department and Jeff Hammond, Aquatic Director, for an Award they received from Ellis & Associates. Mr. Hammond explained that this is the third year they have received an award from Ellis & Assoc. for our Lifeguards. This year, however, we received the Gold Award. Of the 425 members, we were one of 73 to receive the Gold Award.

3. President Klemack read the agenda items and they were approved by unanimous consent, with President Klemack moving to add Resolution CR-11-02 under Finance; seconded by Mr. Saxton.

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

The Chair recognized Mr. Saxton, Chairman of the Lands & Zoning Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-79-01 (Approve the Rezoning of Lot 14 of Southpark located on the Southeast corner of Gantz and Marlane Dr. from IND-1 to PUD-R) was given its second reading and Mr. Saxton moved it be postponed until March 18, 2002, as requested by the petitioner's representative; seconded by Mr. Eversman.

Mr. Saxton	Yes
Ms. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

2. Ordinance C-02-02 (Approve the Rezoning of 16.49 acres and 29.17 acres located South of Stringtown Rd. and east of I-71 from C-2 & SF-1 to PUD-C and PUD-R respectively) was given its second reading and public hearing.

Mr. Saxton moved to amend Section 1 to include the following: “. . . ., subject to the Zoning Text attached hereto and made a part hereof in Exhibit B”; seconded by President Klemack.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

Ms. Melanie Bland, representative for Casto, was present with the team of Ted Foster, Jeff Brown, attorney, Jim Houk (Bird/Houk), and Joe Sullivan (Sullivan/Brock). Ms. Bland requested support for the rezoning and explained that the development would provide the necessary high-end rooftops for quality retail development to be successful and provides the needed connection to the overall roadway system. Casto is working very hard with an office building developer to serve the underserved market in Grove City. She showed a color rendering of a three-story office concept building with 44,000 sq. ft., and 266 parking spaces. It is a nice Class A office building that they are working hard to nail it down. They will provide upscale condominiums and large, luxury apartment homes. Their apartments are usually two-bedroom, but are larger in square footage and provide many amenities. They have cooperated with Continental Development (project contiguous to east) to provide and achieve an overall mixed use project, and will participate in the overall branding of the area. She said they are a quality, dependable developer with high standards that will deliver quality office and residential development to this site. They do build to own and will be partners in this community with the City.

Mr. Saxton stated that after some phone calls with Ms. Bland today, she agreed to include 20% or 40 garage units to the apartment portion of this project. Ms. Bland said that was correct. Mr. Saxton said she also agreed to increase the office space from 2.5 acres to 4 acres. Ms. Bland said that was correct. Mr. Saxton said she also agreed to take care of a landscaping problem that was addressed by a couple of homeowners (Mr. Gard), as well as to do a market study to see if the apartment units should be increased in their square footage. Ms. Bland agreed to these as well.

Mr. Hatley asked Ms. Bland to address the road issues and where they stand on those. Ms. Bland explained that there would be a N/S connector off Stringtown Road, which they currently have an easement for and their attorney sent an opinion letter to Mr. Stage (City Admin.) saying they can build the road with this easement. They are willing to assign that easement to the City of Grove City for purposes of building the road, upon development plan approval. Mr. Hatley said he also had questions about the size of the road, where the land is coming from, if they plan to include it in the TIF. Ms. Bland commented that Mr. Stage has a copy of the attorney’s letter and whether it is in the TIF or not has yet to be decided. Mr.

Hatley requested assurance that whatever happens, they would be committed to building a 60 feet thoroughfare and the road will not be a bottleneck. Ms. Bland said they have been working with the City's Consulting Engineer and gave her assurance that a 60' wide road would be installed. Mr. Clark, Dir. of Law, asked for confirmation that the easement is 50' wide. Ms. Bland said yes. Mr. Clark asked where the additional 10' was coming from. Ms. Bland said they have an agreement with Continental for the additional 10'. Mr. Clark asked what their agreement is, if any, for the east/west road. Ms. Bland stated that the east/west road is in the TIF and they have an agreement with Continental that each will build a portion of that road. Mr. Clark asked when that road would be built. Ms. Bland said they have not had that discussion yet and doesn't have the timing for this road set yet. Mr. Stage commented that there is a provision in the Continental Development that Buckeye Parkway must be built and open on both ends prior to any occupancy permits being given for any apartments built in their development. He said they see a similar provision with this east/west road for the Casto apartment portion. Mr. Stage then stated that they have allowed Casto to take on the opportunity to deal with an issue regarding the curb cuts for the existing BP station. Ms. Bland stated that they are working on this and have met with one partner. The other is out of town.

Mr. Eversman stated that it is his understanding that the east/west road is not dealt with in the zoning text and is a development issue. Ms. Bland and Mr. Stage agreed that it would be handled as a development issue. Mr. Eversman commented that he is not a big advocate of 200 more apartments going in and he has been diligently working to get Casto to reduce that number. Ms. Bland said he has. Mr. Eversman stated that today, Ms. Bland agreed to reduce the number of apartments by 8, making the total 192. Ms. Bland said that was correct. With that, she said the 40 covered parking spaces would then be reduced to the 20% figure. Mr. Eversman agreed.

Mr. David Kass, Continental Development, voiced support for the zoning change and the Casto project. He said they have been working on this project for about a year to achieve economic prosperity and guaranteeing some of the roads to the city. He believes Casto has done a 180 in terms of where they started and their willingness to cooperate, based on a negative set of circumstances, has stepped up and tried to accommodate everyone in an effort to get this project done. He said he appreciates it and hopes Council looks upon it favorably. Also, with respect to the east/west road, he stated that Continental is willing to build this road as early as possible. They are still working out the construction and TIF agreements, but it is his expectation that this connector road would be built at the same time as Buckeye Parkway. Thereby, having it open when Casto opened their development. He then mentioned that while everyone is reading that it is a bad economic time for retail and those retailers are not aggressively growing like before, it is somewhat challenging and more challenging than they thought it would be to attract the retailers. However, they are being very successful and believe they are going to have a great development here. He did comment that the site currently does not show well and the more they can show them approved plans and development occurring, the better.

Mr. Saxton moved to make the following amendments: Under Sub area A, line 14, amend 2.5 acres to be **4 acres** and after *signature office building* include "**with adequate parking and landscaping**"; On page 4 of 5, Sub area B, line 9, remove the words "all parking spaces will be surface" and replace with "**There will be a minimum of 38 unit detached garages**

with the remainder to be surface parking”; all references within the text to the number of units to be amended to show “a maximum of 192 units”; seconded by Mr. Eversman.

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

There being no additional questions or comments, Mr. Saxton moved it be approved, as amended; seconded by President Klemack.

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Hatley	Yes

Mr. Stage asked Mr. Houk how they felt about the finish of the back of the Continental building, that will run the length of their road. Mr. Stage said he understands that Casto has asked for a high level of perimeter landscaping to hide the backs of the buildings, but, wanted their opinion on the finish. Mr. Houk said he would have to defer to Mr. Kass on that. Mr. Stage stated that they had a lengthy discussion in Planning Commission about this in the morning meeting, and if he heard correctly, the north part of this building would be finished like the front. Mr. Kass said that was correct. Mr. Stage said what was still unclear was, as you wrapped around to the west side of the building, what it would look like. Mr. Stage said they would like to have it wrapped about 100’ to look like the front, as it runs parallel to the road. Mr. Kass said they can wrap it 100’. The only caveat to that is if there were a tenant who is smaller than 100’ and needs a door or loading area, that portion of the 100’ would be left out.

3. Ordinance C-12-02 (Accept the Annexation of 40.3 acres located North of Holton Road and East of I-71 to the City of Grove City, Ohio) was given its first reading. Second reading and public hearing will be held on March 04, 2002.
4. Ordinance C-13-92 (Accept the Annexation of 115.399 acres located North of Zuber Road and West of Seeds Rd. to the City of Grove City, Ohio) was given its first reading. Second reading and public hearing will be held on March 04, 2002.
5. Ordinance C-14-02 (Accept the Annexation of 13.8 acres located North of Stringtown and East of Jackpot Roads to the City of Grove City, Ohio) was given its first reading. Second reading and public hearing will be held on March 04, 2002.

The Chair recognized Mr. Eversman, Chairman of the Service Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-10-02 (Declaring the Improvement and Widening of Stringtown Road between the I-71 Northbound Exit Ramp and a Point 4,100 feet East of the I-71 Northbound Exit Ramp (and the construction of its intersection with Buckeye Parkway) to be a Public Project, Declaring it necessary to Construct the Project, Authorizing Appraisal, Negotiation, and Acquisition of Property and declaring an emergency) was given its second reading and public

hearing and there being no questions or comments, Mr. Eversman moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Saxton.

Mr. Saxton	Yes
Ms. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

Mr. Eversman moved it be approved as an emergency; seconded by Mr. Saxton

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

2. Ordinance C-11-02 (Declaring the Improvement and Widening of Stringtown Road between a point 1,000 feet East of I-71 and a point 4,100 feet East of I-71 and the Construction of its Intersection with Buckeye Parkway to be a Public Project, Declaring it Necessary to Construct the Project, Authorizing Appraisal, Negotiation and Acquisition of Property and declaring an emergency) was given its second reading and public hearing and there being no questions or comments, Mr. Eversman moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Saxton.

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

Mr. Eversman moved it be approved as an emergency; seconded by President Klemack.

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Hatley	Yes

The Chair recognized Mr. Hatley, Chairman of the Finance Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-15-02 (Accept a Donation from SBC Ameritech and Appropriate \$1,000.00 from the General Fund for the Current Expense of equipment for the Computer Lab at the E.L. Evans Senior Center) was given its first reading. Second reading and public hearing will be held on March 04, 2002.
2. Ordinance C-16-02 (Appropriate Outstanding Fund Balances of Certain Project Funds for Current Expenses) was given its first reading. Second reading and public hearing will be held on March 04, 2002.
3. Resolution CR-11-02 (Authorize the City Administrator to Execute And File An Application The Ohio Department Of Natural Resources For The Purpose Of Acquiring Funds Through

The Recreational Trails Program And/Or The Clean Ohio Trails Fund) was given its reading and public hearing.

Mr. Stage, City Admin., explained that we are on the fast track to apply for Issue 1 money. The process is finally in place, after this issue was voted in last year, however the deadline for applications is March 1. 2002.

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

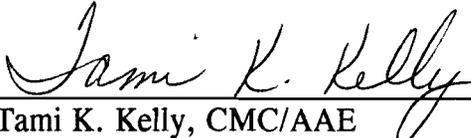
Mr. Saxton	Yes
Ms. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

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, the Chair recognized members of Administration and Council for closing comments.

1. The Mayor welcomed the first Ophthalmologist to the city, who will have an open house on 2/21/02; she announced a special meeting of Planning Commission for March 19, 2002 to continue the review of the shopping center south of Stringtown Road; she congratulated the Parks & Rec. Dept. for their award; and announced that we had received \$27,000 from Betty Montgomery (Atty. General) for our DARE Program.
2. Mr. Blackburn, Dir. of Service, announced that the big opening for Hoover Road would be 3/8/02. He also indicated that the two traffic lights (Southwest & Demorest/Southwest & Gantz) are up and with the assistance of the electric company, should be operational by 3/15/02.
3. Council congratulated the Parks & Rec. Department. Mr. Eversman commented on the rezoning for the Stringtown/White Rds. Area. He stated that although they might not agree totally on the apartments, tonight was a good compromise. Mr. Hatley shared Mr. Eversman's view and stated that we have too many apartments. However, the apartments will bring things that we do need, such as retail and office development. The commercial we receive will be beneficial and the Casto Group has been willing to accommodate most of their changes, as least those that were deemed reasonable. He thanked them for that and looks forward to the next stage of the development.
4. After additional comments from Council and other Administrative staff members, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:44 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Maria C. Klemack
President