

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

March 17, 2014

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. Berry moved to dispense with the reading of the minutes from the previous meeting and approved as written; seconded by Mr. Bennett.

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

2. The Chair read the agenda items and they were approved by unanimous consent. Mr. Berry moved to change the order of the Agenda and move the Lands Committee to the top; seconded by Mr. Bennett.

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

3. Mr. Berry moved to add Resolution CR-16-14 to the Lands Committee; seconded by Mr. Davis.

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

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

1. Ordinance C-09-14 (Accept the Annexation of 0.505+ acres located at 2375 White Road to the City of Grove City) was given its first reading. Second reading and public hearing will be held on 4/07/14.
2. Ordinance C-10-14 (Approve a Special Use Permit for Automotive Services for Block S. Corp located at 3188 Broadway) was given its first reading. Second reading and public hearing will be held on 4/07/14.

Ordinance C-11-14 (Approve a Special Use Permit for Outdoor Sales for Once Upon A Child located at 2221 Stringtown Road) was given its first reading. Second reading and public hearing will be held on 04/07/14.

4. Resolution CR-13-14 (Approve the Development Plan for Byers Chevrolet located North of Meadow Pond Court and West of North Meadows Drive) was given its reading and public hearing.

Mr. John Oney, Architectural Alliance, was present to answer questions. Ms. Klemack McGraw reviewed the stipulations set by Planning Commission. Mr. Oney agreed to the first three but explained that they have issue with the fourth stipulation. He said since the Planning Commission meeting, they found that there are no aerators in the pond. Also, the Byer's family only owns half of the pond. The other half is owned by Mt. Carmel. At the time it was installed, fountains or aerators were not required. They asked for an alleviation of this stipulation.

Mr. Berry asked what their proposal was for aerating the pond. Mr. Oney said they would prefer to do nothing but are willing to do something. Mr. Berry said he would like to see Byers and Mt. Carmel coming up with a solution to address the care and maintenance of this pond.

Mr. Chuck Boso, City Admin., commented that one of the Planning Commission members thought there were aerators there previously. He explained that normally these are smaller ponds with a shallow depth of about 10 -15 feet, which causes algae. That is the reason for the aerators. This is a six (6) acre pond that is much deeper and hasn't had algae. At this point, he doesn't feel aerators are necessary. Mr. Berry said he could go along with that, as long as the City isn't paying for the upkeep of the pond. He asked if a proper agreement with Byers & Mt. Carmel to maintain upkeep of the pond. Mr. Boso said Mr. Oney could only speak for the Byers portion. Mr. Oney said he believes the Code is written that requires the property owners to maintain the pond. He said Byers is willing to take care of their half of that pond.

Mr. Bennett asked about stipulation #1 and the new elevations. Mr. Oney stated that they did resubmit elevations that added stone to the three sides of the building to 8 feet in height. Mr. Rauch of the Development Department has recommended approval of that re-submittal. Council had copies of the re-submittal to review. Mr. Bennett confirmed that signage is not part of this approval.

Discussion took place over amending the Resolution and Mr. Bennett asked if stipulation #4 needed amended to address future needs rather than removed. Mr. Smith said the Code addresses the situation, either through nuisance or through the Sections that address the ponds, and can be handled by Code Enforcement if that situation would arise.

There being no additional questions or comments, Ms. Klemack-McGraw moved Section 1 be amended to include: “, except for Stipulation #4”; seconded by Mr. Bennett.

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

Ms. Klemack-McGraw moved it be approved, as amended; seconded by Mr. Davis.

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

5. Resolution CR-14-14 (Name the Park located on Demorest Road as “Breck Community Park”) was given its reading and public hearing.

Ms. Klemack-McGraw asked Ms. Conrad, Dir. of Park & Rec., to explain the selection by the Park Board. Ms. Conrad stated that William & Elizabeth Breck were the original settlers of Grove City. Mr. Breck created the first Plat of the town and solicited people to settle here. The Park Board had several choices and wanted to choose a name with Historical significance. Mr. Berry asked about Mrs. Breck's contributions. Mr. Hale, Historical Commission, explained that Mrs. Breck had a sizable inheritance and it appears that she had the money to buy the homestead. She also donated the ground where Park Street Intermediate School sits today.

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

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

6. Resolution CR-15-14 (Endorse the General Principals of the "Beulah Park Conceptual Frame Work 2013" prepared by the Grove City Administration) was given its reading and public hearing and Ms. Klemack-McGraw moved it be approved; seconded by Mr. Bennett.

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

7. Resolution CR-16-14 (Set forth, as required by Section 709.031 of the Ohio Revised Code the Municipal Services that can be furnished to 0.505 acres located at 2374 White Road in Jackson Township upon its Annexation to the City of Grove City) was given its reading and public hearing.

Mr. Stephen Smith, Dir. of Law, explained that the Services Resolution needs to be approved within 20 days of application being filed with the Franklin County Commissioners, which requires it to be approved at this meeting. He said this is a housekeeping measure and starts the annexation process.

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

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

Mr. Berry moved to excuse Ms. Klemack-McGraw from the rest of the meeting to attend a family funeral service; seconded by Mr. Bennett.

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

*Ms. Klemack-McGraw left at 7:29 p.m.

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

Ordinance C-07-14 (Authorize the Purchase of 4126 Haughn Road and Appropriate \$360,000.00 from the General Fund for said purchase and related expenses) was given its second reading and public hearing.

Mayor Stage said we have an opportunity to Lease/ Purchase this property, allowing Mrs. Jividen to live there until she no longer desires to. We will maintain it while she is there and take over full ownership when she leaves.

Mr. Jim Hale read a letter front the Historical Commission, urging Council to approve this purchase. It is a valuable asset they don't wish to be lost. The City has invested in its history and they believe this could become a tourist attraction in the future. Mr. Hale then shared that a similar home exists in Ashland County & they have spoken with that group to get insight on managing such a home. He said there are many grants available for 501C3 groups to help maintain such structures.

Mr. Bennett said this is in a residential area and wondered what impact that may have on the neighborhood. He asked what kind of groups they anticipate having. Mr. Hale said groups may come by shuttle or small bus, not tour busses. Since there will be time before it is open for touring, those details can be worked out. Mayor Stage said the school property on Park Street could be used to stage busses. Mr. Hales said history is the second reason people travel and we have a lot to offer. We just need to tie it all together.

Mr. Berry said protecting these types of buildings is important but there will be a large expense to refurbish/restore it. He said we still have an obligation with Century Village. He would like to see us start addressing the expenses for carrying out that plan. We seem to plan things in phases and forget or delay the second or third phases of a project. While supportive of this request, we need to complete Century Village.

Mr. Steve Jackson, President of Historical Society, said there seems to be three issues at hand. First, they have been working diligently to make Grove City a destination spot. He said we are almost there, but need one or two more key attractions. The second issue is preservation of historically significant buildings. He noted we lost a good one with the demolition of Park Street High School. Third, we want to make sure we are not an "I remember" town all the history is gone. There comes a time when we need to step up, be forward thinking, have vision, and say "yes" this may be expensive, but it is the historical importance is worth the price. He said Ruth Jividen has spent her entire live to preserve that home and he can't think of a better 100th birthday gift for her than to take that burden off her shoulders.

Mr. Bennett asked if there were any real estate fees to be paid. Mayor Stage said no. There are attorney's fees and some closing costs but no real estate/broker fees.

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

Ms. Lanese	Yes
Mr. Davis	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

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

1. Resolution CR-12-14 (Waive the Provisions of Section 529.07(b)3 of the Codified Ordinances for the Wine and Arts Festival on June 14, 2014 in the Town Center) was given its reading and public hearing.

Mr. Andy Furr, Director of Grove City Town Center Inc., was present.

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

Mr. Davis	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.

1. Ms. Mary Shaw, resident, commented that she is glad to hear that the Framework was approved. However, her bubble was busted when she heard about a proposed warehouse for the north side of Southwest Blvd. and all she can say is “really” – she is very disappointed. Mr. Berry asked Mr. Boso to elaborate. Mr. Boso explained that there is a proposal for a 226,000 sq. ft. building. They are requesting at least three variances, which the Administration is not supportive of. The application is posted on the City’s website.

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

1. Mayor Stage submitted the Mayor’s Court Report, which Mr. Berry moved to accept; seconded by Mr. Davis.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes

He shared upcoming events; said they are sending two letters supporting that the KC46A Pegasus be placed at Rickenbacker AFB. He then commented that zoning is a property right, but must be developed per Code.

2. Ms. Conrad passed out information on Breck Community Park and the Dog Amenity within it. She said Mr. Berry had asked about additional parking, restrooms, and lighting/landscaping. She said restrooms are estimated at \$530,000; additional parking comes with two options - \$70,000 for 16 spaces or \$198,000.00 for 52 spaces. Mr. Berry said this is a comprehensive Park with a dog amenity and other amenities for the residents. He said that dog amenities are very popular. He said he doesn’t think there are enough parking spaces for opening day. He feels parking and restrooms are the priority. He asked how long it would take to get restrooms in. Ms. Conrad said at least nine months, if they started today. Mr. Berry asked how long it would take to get more parking in. Ms. Conrad said if she is given approval, she would talk to the current contractor on site to put in a change order on the current contract. Ms. Conrad said they are also looking into cleaning up the area to the North at Magnolia and adding a few spaces there. Mr. Berry said the focus group meetings shared concern over parking in the neighborhoods and share concern for adding spaces at that stubbed street. Mayor Stage said he agreed with Mr. Bennett’s comment about creating a stellar park and there is a lot of work to be done to achieve that – including how to take care of the people coming down Magnolia and think they are coming into the Park; and people walking their dogs through private property to get to the dog area.

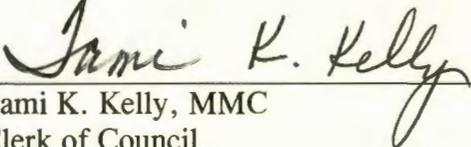
Mr. Bennett said there are some logistical issues to work out. He also feels 19 parking spaces are inadequate and encouraged the Administration to move forward with getting additional spaces in.

Mr. Berry asked how much the restrooms would cost. Ms. Conrad said about \$530,000.00. Mr. Berry said the additional parking spaces would cost \$198,000.00. He asked when the play area would be ready to be put in. Ms. Conrad said if everyone is in agreement with that Phase, it could be ready for next year. Mayor Stage said that would come into the normal planning cycle and be in the Budget. Mr. Berry asked Council if they would be accepting to an appropriation for the added parking and restrooms. All members agreed. Mayor Stage said he is not in favor of appropriating money for restrooms. He is fine with the additional parking spaces and engineering for restrooms, but constructing the restrooms won't be ready until next year and that will be ready for the 2015 capital improvement cycle. It was agreed that an appropriation for \$198,000.00 plus engineering for additional parking and engineering for bathrooms would be done now. The bathrooms and the second phase (play area) of the Dog Park would be in the 2015 Budget. Mayor Stage confirmed.

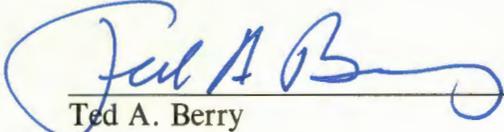
Mr. Berry asked about Century Village. Ms. Conrad said she has a meeting tomorrow with another company to review new plans that would get rid of the water. The drainage issue needs addressed before any further steps are taken.

3. Mr. Davis said a few meetings ago we approved a Resolution for a Work Force Study Group. That Group has been appointed and they had their first meeting last week. He said the goal is to align workforce initiatives around our community – to match employers with perspective employees and keep our children in our community. There are quality folks around the table. It is an on-going issue and they are intent on coming up with some solutions for Grove City.
4. Mr. Bennett asked that Administration notify Council for any new warehouse/distribution uses in the City. Mayor Stage said yes. Mr. Bennett said the Kroger kiosk is right on top of the sewer line and there is no way to get around the kiosk. He said he thought the canopy was to be parallel to Kroger. Mr. Keller said he did receive detailed engineering, compaction calculations and loads to assure that the sewer would not be compromised. Mr. Brandt said he respectfully challenges that. He said you can't see through the building to make a turn and the fuel trucks will now run over that pipe several times. Mr. Keller said he would pull the plans and make sure it is being built per the approved plan.
5. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:25 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
Chair