

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

May 04, 2015

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:05 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. Ms. Klemack-McGraw moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Bennett.

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

2. President Berry recognized the Mayor who administered the oath of office to Kyle Rausch as Development Director.

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-28-15 (Appropriate \$2,500,000.00 from the General Fund for the Current Expense of the Columbus Street Extension and Grant Avenue Improvements) was given its second reading and public hearing.

Ms. Christine Houk, resident, said she didn't want to oppose the ordinance in general because she feels that ship has already sailed. However, she does oppose the "Whereas statement" that states there is an intent to recoup this money from the Racetrack Economic Redevelopment Fund. She believes this should be considered as a stand-alone appropriation and the "whereas" statement gives the impression that this money will be recouped. She said this newly formed Committee will meet later this week and feels this is like the cart before the horse.

Mayor Stage commented that: Firstly, the Racetrack money is not just to be used at the old racetrack site. It can be used within a one mile radius from the center point of the Beulah Racetrack. Secondly, this resolution was drafted by the Administration and whether the statement is in the legislation or not, they will be asking the Committee to consider this. He said they wanted to go on record now to say they are in favor of using these available monies for this project.

Mr. Davis asked if the questionable wording was not in the legislation, would it preclude the Administration from using the \$2 million on this project, with the recommendation of the committee. Mr. Boso, City Admin., explained that any monies recommended must be approved by the legislative body, so no. It would not preclude anything.

Mr. Berry moved that the word "intends" in the sixth Whereas be amended to "may be".

Motion died due to the lack of a second.

Mr. Bennett moved that the sixth Whereas be removed in its entirety; seconded by Ms. Lanese.

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

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

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

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

1. Resolution CR-21-15 (Declaring the Necessity of Constructing Certain sidewalks in the City of Grove City and Requiring that Abutting Property Owners construct same) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this is the second step in the Sidewalk assessment process. He noted that this does not include Patzer Ave. The estimates were submitted to Council for Patzer Ave., as requested, but this recommendation does not include it. The cost for Patzer alone is estimated at \$360,000.00 and the Budget for the entire sidewalk program is \$400,000.00.

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

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

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

1. Ordinance C-17-15 (Approve the Rezoning of 1342 Holton Road from SF-1 to PUD-R with Zoning Text) was given its second reading and public hearing.

Mr. Justin Habash, resident, voiced opposition for the rezoning and asked it be kept zoned SF-1. Maintaining this zoning is more consistent with the long range plan for the city. He said Grove City needs to be the kind of community that has a variety of housing, including upscale, low density housing. He said keeping the designation of SF-1, eliminates the many issues of concerned residents. He referenced the Pinnacle Development Plan, which calls for density east of Buckeye Parkway as extremely low. Maintaining the SF-1 zoning is a better long term vision for Grove City and a more vibrant community. He said they strongly urge Council to vote no.

Mr. Joe Ciminello, Pinnacle Developer, commented that there was a clarification to Section 1 of the

Text. He noted that there will be brick sidewalks in the area of the development, just like in the Estate lots of Pinnacle.

Mr. Jack Reynolds, attorney for petitioner, commented that this property is surrounded by PUD-R zonings and is in the character with the area. He said the zoning text is very similar to the zoning text approved for the surrounding properties. He said they have mirrored their abutting property owners on the north, east and south. Those to the east are still outside the corporation limits. He said they feel the PUD-R zoning is more appropriate for this area than SF-1. He said they agree to all the stipulations recommended by Planning Commission.

Ms. Lanese commented that she has been struggling with this and agreed with Mr. Habash's comments. She feels this is their chance to keep the SF-1 zoning in correspondence to what the original goals of this part of the City was meant to be designed as. Once this last large parcel is used, there is not much left. She said from her point of view, they don't want any more density now. There are plenty of condos and density. The SF-1 better serves the residents in the area. Mr. Reynolds pointed out that their plan calls for two units per acre and has 8 acres of green space, which many surrounding areas are lacking.

Mr. Paul Coppel, Schottenstein Homes, said this project is targeted for doctors. He said the lots are larger than the Links subdivision. He said if the goal is to have professionals live in this area, than he feels it will be met. Ms. Lanese said anywhere else in the community would be great, but this is the last opportunity to put estate homes in this area.

Mr. Davis said he shares much of the concerns as Ms. Lanese. He said he understands the concerns of the neighbors. On a personal note, his neighborhood is seeing new development, which it has not had in years. He said he wonders how much housing is enough, but said he is supportive of this ordinance.

Mayor Stage stated that privately held land is developed by that party and not the City. He said the whole area was laid out years ago and part of the design was defined by the way the streets were laid out.

Mr. Berry said he is not in favor of urban sprawl and would rather see density in the cities and not taking up farm ground. He asked Mr. Rausch to provide the City's perspective. Mr. Rausch said from a planning perspective, it makes sense to continue the development pattern. The roads stub into the parcel and shows intent. He said they felt this area was justified in further development of residential. Mr. Berry asked if we had a Master Plan for this area. Mr. Rausch said there is a larger Land Use Community/City Plan that is used administratively. Discussion took place about a Master Plan.

Mr. Ciminello said it was difficult to get Estate Lots in Pinnacle with M/I Homes. He said what makes an Estate Lot is not just size. It is also the community. He said had it not been for the planning with the City, they would not have the estate lots they have today. The density is two units per acre, as planned for this new area. He said a lot of planning is also done on the private side.

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

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

2. Ordinance C-29-15 (Approve the Rezoning of 3.25 acres located West of Broadway and South of Park

Street from IND-1, C-2 and CBD to PUD-R with Zoning Text) was given its first reading. Second reading and public hearing will be held on June 15, 2015.

3. Resolution CR-11-15 (Approve the Development Plan for The Woods of Pinnacle located at 1342 Holton Road) was given its reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, was present. He explained that this plan was before Council in 2014 and they were told to go sharpen their pencils. This Plan now has 66 lots (7 less). It has more green space and has more Estate lots. They believe this is a better product. He said they do show a connection on Calum Way and Planning Commission recommended it be revised.

Mr. Paul Coppel commented that the last time through, there was a concern with only having one connection and they now have two connections along Pinnacle Way. He said they are aware of the concerns with Calum Way and are willing to do whatever Council decides.

Mr. Bennett voiced concern for not continuing the connection of Calum Way. He feels there is a need for at least emergency purposes. He suggested that the road pavement be installed and leaving off the curb and gutter to create a path that can handle vehicular traffic for emergency purposes. It can then be marked for pedestrian and emergency access only.

Mr. Davis noted that the east section only has one way in and out. He suggested connecting the west with the east and leaving Calum Way alone. He said that would provide two access points for both sides.

Mr. Reynolds and Mr. Coppel explained that they had an emergency exit for the east side, out to Holton Road, but the County would not allow it. He said there are only 13 lots on this side of the proposed development. Mr. Bennett noted that his concern is not just for emergency vehicles, but for emergency access for those living in that area.

Discussion took place over the best connectivity for this development.

Ms. Lanese asked if they always try to have two access points when doing developments like this. Mr. Coppel said they would expect to have two ways in and out of an area with as many lots as there are in the west portion.

Mr. Mitch Freeman, resident of The Links, said he is representing 200 residents, who signed a petition, who do not want Calum Way to go through. He referenced past comments and votes of City Officials. He said Planning Commission agreed to leave it closed and a Fire Dept. representative said they saw no reason it could not be left alone. He requested that Calum Way be left unconnected to The Woods of Pinnacle.

Mr. Bennett said it is incumbent upon the City to maintain the safety of the community. He feels that his proposal is a compromise. Residents in the audiences voiced support for this compromise.

Mr. Berry moved that Section 1 be amended, in part, to say", except for stipulation #9 and including the following stipulation: 1. The proposed connection to Calum Way shall be removed and replaced with paved emergency access and bike path only. There shall be no thru traffic."; seconded by Ms. Klemack-McGraw.

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

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

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

4. Resolution CR-22-15 (Approve the Preliminary Development Plan for Story Point located at the Southwest corner of Orders and Haughn Roads) was given its reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, explained that they are currently in the process of submitting a petition for annexation and based on the stipulation set by Planning Commission, they are requesting that this resolution be postponed until May 18.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be postponed to May 18; seconded by Mr. Davis.

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

5. Resolution CR-23-15 (Approve a Certificate of Appropriateness for the Erection of the Grove City Library located at 3975 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Dan Meehan, architect, was present. Ms. Klemack-McGraw reviewed the three stipulations and Mr. Meehan agreed.

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

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

6. Resolution CR-24-15 (Approve the Development Plan for the Grove City Library located at 3957 Broadway) was given its reading and public hearing.

Mr. Dan Meehan, architect, was present. He said they did submit a materials sheet and brought a materials board. He said they have set the building up to be complimentary to the surrounding area. He said they were not sure about the connection to the promenade but have accounted for it.

Mr. Berry said he had asked for a softening of the front with a water feature. He said he spoke to the Mayor and was assured that this will be looked into since the City will be taking care of this with a Comprehensive Study.

Mr. Bennett said in meetings past, he has voiced concern over all the glass, which is a façade. Mr.

Meehan confirmed it was a curtain wall. Mr. Bennett continued noting that this is going in the Historical area, where buildings are as old as 1853. He asked for materials and features to be used that were in keeping with that Era and the other buildings. Instead, they have made the glass wall higher. He said he was told they were looking for a "wow factor". He said this is a 53,000 sq. ft. building that is 43' tall and 25 feet off the curb. That is Wow. He said the building is beautiful, but not in keeping with the historical area. Mr. Meehan said he understands Mr. Bennett's position and respects it, as he does appreciate the historic concept for libraries. However, there was very strong support for the transparency aspect of the design. He said they did add the notion of columns between the windows and more brick.

Mr. Berry asked if there will be a flag pole. Mr. Meehan said yes.

Ms. Lanese said she appreciates the changes. She said there are things that she would also like to see different, but it is time to move on and get this built. She said she understands Mr. Bennett's position and has also heard from residents that this is not traditional enough, but it is time to move and get it built.

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

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

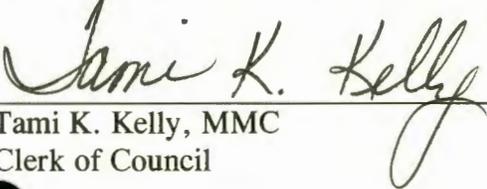
**The Chair asked that any new business to be brought before the attention of Council be done so at this time.**

1. Ms. Gil Robison, resident asked if the glass on the Library will be non-reflective. She feels all this glass would be very hard for drivers. Mr. Meehan said it will be non-reflective. Ms. Robison asked about the Columbus Street connectivity to Beulah. Mr. Berry referred her to the Development Director and Mr. Ciminello.

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

1. Mayor Stage reported on activities of the previous week, including Student Government Day; Environmental Day; and opening Play of Little League Baseball. He showed pictures of the inductees of the Wall of Fame; and of the "Buddy" Game.
2. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:50 p.m.

  
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Tami K. Kelly, MMC  
Clerk of Council

  
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Ted A. Berry  
Chair