

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

April 15, 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:

*Vaughn Radi   Bob Hatley   Maria Klemack   Bill Saxton*

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

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Saxton	Yes

2. President Klemack recognized Mayor Grossman who administered the Oath of Office to Tree Commission members Bill Metsler, Jim Landon and Keith Montague and read a Proclamation for Arbor Day.

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

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

4. President Klemack read the agenda items and they were approved by unanimous consent.

**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-06-02 (Rezoning of 6.83 and 2.24 acres located North of Stringtown Road and East of Jackpot Road from PUD-1 & C-2 respectively to PUD-C) was given its second reading & public hearing.

Mr. Saxton explained that the City has now received the signed text and this brings the property in alignment with the piece to the south.

Ms. Bearden, Dev. Dir., commented that this piece is on the North side of Stringtown and they have mirrored the development standards that are for the Centre to the South. As a direct result of that, the City has zoning control over all the acreage (north and south) for almost one million square feet of retail. Mr. Radi asked if the zoning text is now consistent with all the others for this development. Ms. Bearden stated that the text that accompanies this particular piece of legislation is the "final text" that does reference the entire center having the same development standards. The first 40 acres referenced a future annexation and this captures the

development standards for the whole north piece. Mr. Stage asked if the text would be the prevailing text for the entire 49 acres on the north. Ms. Bearden said yes.

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

Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

2. Ordinance C-12-02 (Accept the Annexation of 40.3 acres located North of Holton Road and East of I-71) was given its second reading and public hearing.

Mr. Saxton announced that the Council has received a written request to withdraw this ordinance.

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 Saxton moved it be withdrawn; seconded by President Klemack.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

3. Ordinance C-17-02 (Approve the Rezoning of 2140 Sonora Drive from IND-1 to SD-2) was given its second reading and public hearing.

Mr. Saxton explained that this property is for the Elks Club.

Ms. Connie Atkinson, contiguous property owner, voiced opposition for the rezoning. She believes it will decrease their property value. She said she was told that development for the Elks would require 100 parking spots and a suggestion was made to share parking with her property. She said they are not willing to do that. She explained that when they purchased the property, an agreement was made with Paul McKnight regarding driveway access to their property from Sonora Drive. She said she is not willing to share that driveway access with a facility that is going to have liquor.

Mr. Don Atkinson, owner of D.L. Atkinson, asked if this would be rezoned what are the Code regulations concerning how this building would get built. Mr. Stage, City Admin., stated that it would have to be compatible with the buildings around it. Mr. Atkinson asked if it would be metal. Mr. Stage said no. Mr. Saxton explained that the next step would be for the Elks to prepare a development plan and submit it to Planning Commission for review.

Mr. Jack Lett, attorney for petitioner, explained that they intend to submit plans to the Planning Commission and that a preliminary drawing has already been submitted for staff review. He said he doesn't believe that the building plans will create any problem. He called upon Mr. Lotz to explain what has been proposed so far. Mr. Lotz stated that the proposal consists of either an all stucco building with brick highlights or a split-face block building with some brick. It will have a hip roof and it doesn't need 100 parking spaces. It only needs 87 spaces and they can make the site work with the necessary landscaping.

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

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Saxton	Yes

4. Ordinance C-19-02 (Approve the Rezoning of Lot #19 of Walden Bluff Subdivision located on Walden Bluff Court from A-1 to SD-3) was given its second reading and public hearing.

Mr. Saxton explained that this is City property that is currently being used as a park and is a housekeeping item to zone it for its current use.

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

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

5. Ordinance C-20-02 (Approve the Rezoning of Lot #144 and the west half of Lot #143 located on the south side of Casa Blvd. from SF-1 to R-2) was given its second reading and public hearing.

Mr. Joe Hull, attorney representing petitioner, explained that these are two lots on Casa Blvd. They were split into two 70 x 220 foot lots and are requesting the zoning that is applicable.

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

Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

6. Ordinance C-21-02 (Approve a Special Use Permit for Valvoline Instant Oil Change located in the Buckeye Grove Shopping Center) was given its second reading and public hearing.

Mr. Jeff Brown, attorney for petitioner, explained that this is for an out-parcel along S.R. 665. It is intended to have a three (3) bay facility and it has been orientated so that the access comes off of the internal shopping center driveway. When you come in, you line up behind one of the bays and there is stacking available for 13 vehicles. He reviewed the four criteria for approval of a Special Use Permit, outlined in the Code, and explained that he believes this use meets all four. He then noted that traffic seems to be a concern and this is one reason for going to a three-bay system. This will provide for enough stacking. He said this type of use is one of the smallest traffic generators in comparison to surrounding uses. He believes they meet all the standards of the Code. He then introduced Mr. Jim Brenneman, Traffic Engineer, to give a report, which was handed out to Council. Mr. Brenneman stated that the numbers he came up with in comparison to the other permitted uses allowed by Code is one of the smallest traffic generators allowed. The existing curb cuts on S.R. 665 are more than adequate to

handle the additional traffic generated by this. Stacking will all take place on the Valvoline property. He said there would be a maximum of 180 trips per day to this location. He also stated that they did benchmark the Stringtown Road site and they are generating a little less than this for a two bay facility. Mr. Hatley asked how Mr. Brenneman could be sure that all the cars would be contained on the Valvoline property. He said it is his understanding that this site and the Stringtown Road site are about the same size. The Stringtown Rd. site has vehicles backed up on the Arby's property waiting to get in. He is concerned that they will have traffic backed up into the right-of-way of the shopping center, by having a facility that is the same square footage size as Stringtown Rd. yet increasing the business by 10%. Mr. Brown showed an aerial photo to illustrate the difference between the two sites. He said it may be the same acreage, but there is a much better orientation on the S.R. 665 site. Also, people at the Stringtown Rd. site line up and try to guess which bay will open up first rather than behind each door. Mr. Hatley asked why they didn't think that would happen at S.R. 665. Mr. Brown said they would have to go out and line up the cars. He indicated that there were Valvoline representatives in the audience, if Council wanted them to explain further. Mr. Brown also indicated that the S.R. 665 site was planned in total, where the Stringtown Road site has no curbing and a lot of open space. This is one reason for a three bay facility. It allows for stacking behind three bays, as opposed to combining it behind two. Mr. Hatley asked how many cars could be serviced in one hour. Mr. Brown said they could do four (4) per hour, per bay. Mr. Hatley said that equaled 28 cars at the peak hour. He asked where all the cars would go. Mr. Brenneman said that 20 was actually a typo. It should read 16. He said the Stringtown Road store averaged five (5) vehicles per hour. If you multiply by 50% for the third bay and round up, it gets you 8. Each car has two trips in, which gets you to 16. Mr. Hatley asked if there were any other corrections in the documentation. Mr. Brenneman said if there was anything that multiplies number to get to 28. Mr. Saxton said they have provided Council with a lot of new information. He suggested that this be postponed so that figures and information could be reviewed.

There being no additional questions or comments, Mr. Saxton moved it be postponed until 5/6/02; seconded by Mr. Hatley.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

7. Ordinance C-48-02 (Accept the Annexation of 10.675 acres located east of Borrer Rd. and north of Hawthorne Parkway) was given its first reading. Second reading and public hearing will be held on May 06, 2002.

Ms. Rita Alexander, 2945 Wynridge, expressed concern for this proposal. She asked about road improvements and a traffic light. Mr. Stage stated that engineering is complete and it will be designed to have a traffic light. However, a traffic study will be completed to confirm the need. Any improvement will not be seen for some time. He estimated the 2004 construction season before we would get to this area. Ms. Alexander stated that they do not want any building on this site. It is zoned residential and that is the way they want to keep it.

8. Ordinance C-49-02 (Approve the Replat for Hennigan's Grove, Phase Two, Section One) was given its first reading. Second reading and public hearing will be held on May 06, 2002.

9. Ordinance C-50-02 (Approve the Rezoning of Reserve "B" of Hoover Crossing Section 1 located west of Hoover Road and north of Hoover Crossing Way from R-1 to PSO) was given its first reading. Second reading and public hearing will be held on May 20, 2002.
10. Resolution CR-26-02 (Approve the Development Plan for Parkway Centre South, located South of Stringtown Road) was given its reading and public hearing.

Ms. Mary Bearden, Dev. Dir., explained that the City had hired NBBJ to assist with putting together a "theme" for this area, which includes the roads and the Centre. Mr. Pat Bowman and Mr. Jim Dziatkowicz of NBBJ gave a presentation. Mr. Bowman stated that their job was to combine the image and character of Grove City with that of the Developer, which is marketable and has an image and identity of Grove City. He said there were three elements to this: 1. Buckeye Parkway; 2. the Gateway, right at Stringtown and Buckeye Parkway; and 3. Bring an Historical Landscaping/Theming element of Grove City's downtown to this area. Mr. Dziatkowicz then elaborated on each item. He explained that the Parkway was designed from setback to setback, rather than from curb to curb. It incorporates grading, a bike path and landscaping. A feature for the intersection of Buckeye Parkway & Stringtown Road has also been created, which can be mimicked on the north side of the intersection also. The "Theme" is to bring some of the Town Center elements to this end of town and capture some of the historic features that are "Grove City". These include street lighting, landscaping, the iron and signage.

Mr. Sean Cullen, Continental Development, was present. He said NBBJ has pretty much covered a lot of the information he had. He reviewed the Planning Commission comments and agreed to all of them. Mr. Saxton said there were only two stipulations remaining and confirmed Mr. Cullen's agreement to these. Mr. Cullen noted the architectural element being wrapped around the building at the northwest corner and matching the appropriate color to be consistent with the Theme, which will be black.

Mr. Radi commented that the plans show 10 out-lots. He asked if each one was to have a single user. Mr. Cullen said yes. Mr. Radi asked about the parking. Mr. Cullen said the buildings would be oriented in such a way to place the parking on the interior road. They will work with each tenant and provide a development guide so they know what to do. Mr. Radi voiced concern over the traffic flow at the north connector road, which is on the west side of the development. It is a right in - right out only intersection, but is concerned with a back up of traffic on Stringtown. He said most people will take the first entrance and then try to turn left at the first access road. He said he doesn't want a situation like that at Georgesville Square to occur here. Mr. Kohman, City's Consulting Engineer, explained the flow of traffic and the road system. Mr. Radi asked what kind of signage would be at the far west. Mr. Kohman said there would be signage and all of it would show the driver the flow and their options. Mr. Radi said he still feels there is a potential for bottlenecks at this intersection. As far as other traffic flow, he confirmed that the apartment complex would use the east/west road to Buckeye Parkway as their main ingress/egress. Mr. Radi indicated that there was much concern at the special Planning Commission meetings about the rear of the buildings. He asked for a description of the west and south sides of the buildings. Mr. Cullen said they would wrap around the side a front features to a certain degree. The rest would be a pre-cast panel with a vertical stripe. It will have a cornice detail at the top and extensive landscaping. Mr. Radi asked what colors would be used. Mr. Cullen showed a materials board with the colors. Mr. Radi asked about the utility boxes at the rear of the building. Mr. Cullen passed

out a sheet to show the rear view. He said the utility boxes will be up against the building and have bollards around them. He said there would not be individual screening due to safety and serviceability. However, with the landscaping at the property line, you would only see very little of the rear at this line of site. Mr. Radi asked about the rooftop mechanicals. Mr. Cullen said they are screened with the parapit wall and work with each tenant to locate their mechanicals in the center of the roof, so they cannot be seen. Mr. Hatley shared some concern about the access. He asked Mr. Kohman if we have addressed all these issues. Mr. Kohman said he believes that they have. He said there is a stacking distance of about four feet (4') and no stop sign or signal to slow traffic from getting off Stringtown Road. Mr. Radi asked if the access road coming off Stringtown Road and then road "A" are wide enough for safe turns. Mr. Kohman said those roads are 30' wide and should be adequate.

Mr. Stage requested that the Resolution be amended to be a little more specific on the two stipulations remaining. For item 1, he asked that "including lighting and lighting fixtures" at the end. For item 2, he asked that "including the retention ponds" at the end. He then indicated that they met with Continental about the BP access. They are working together to engineer that intersection correctly with Continental and Casto.

Mr. Saxton moved to amend Section 1 to read, in part: ". . . and with the following amendments thereto: 1. Applicant to work with staff to bring additional definition and detail to plan regarding theme of Centre, *including lighting & lighting fixtures*; 2. Applicant to work with Urban Forester and NBBJ to refine landscape plan, *including retention ponds.*"; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Saxton	Yes

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

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

11. Resolution CR-29-02 (Approve the Sign Request for Murph's Gym located at 3764 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Jason Murphy, owner, was present. Mr. Saxton reviewed the stipulations set by Planning Commission, which Mr. Murphy agreed to.

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

Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

**In Mr. Eversman absence, President Klemack chaired the Service Committee, for discussion and voting of legislative agenda items under said committee.**

1. Resolution CR-30-02 (Authorize the City Administrator to enter into an Agreement with Columbia Gas of Ohio Inc. to Relocate Service on Hoover Road) was given its reading and public hearing.

Mr. Stage noted that this is to relocate an easement and a legislative act is needed to do this. He indicated that it would cost us about \$44,000.00, which is included in the project.

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

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

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

1. Ordinance C-33-02 (Amend Part Thirteen of the Codified Ordinances to Repeal and Replace Chapter 1305 titled Permits and Fees and Enact Title Eleven titled Contractor Registration) was given its second reading and public hearing.

Mr. Boso, Chief Building and Zoning Official, explained the intent of the legislation to Council. He said it would set up a Board of Review to hear complaints against contractors. It will require testing for contractors and have a better breakdown of contractor types. Mr. Radi asked if this would allow for a loss of registration and not permit contractors to perform work here. Mr. Boso said yes, that is where the Board of Review comes in. Mr. Radi asked about the fees and if they would apply to individuals performing their own work. Mr. Boso said the homeowner would not be required to be registered. They would still have to pay for a permit, as they do now. Those fees are staying the same, for the most part. He said they have added a few fees, like a sprinkler system. Mr. Radi commented that there seems to be a lot of documentation required and asked if this would be necessary for all permits. Mr. Boso said it wouldn't be necessary for a deck or fence, but would for an addition. Mr. Hatley asked if they only review of a contractor is by complaint. Mr. Boso said yes. If they meet all the requirements set forth in the ordinance, they can get a license. Mr. Hatley asked if it needed to be updated. Mr. Boso said it is required to be renewed annually.

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

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Saxton	Yes

2. Ordinance C-42-02 (Repeal Chapter 707 titled Circuses and Carnivals and Replace with a new Chapter 707 titled Special Events) was given its second reading and public hearing.

Mr. Radi asked Mr. Stage for the intent and need for this legislation. Mr. Stage said there was a situation last year where a Circus wanted to come in. After looking at what the City could do to protect the attendees, they found that the regulations were rather lax. One

example was that if they didn't even apply, the fine was only \$100.00. After review with the Law Director, they rewrote the Chapter and have come up with the suggested legislation, with the amendments provided.

Mr. Saxton asked the Police Department for a review of this legislation. Captain Deskins, representing the Chief, indicated that there have been different discussions through this process. When originally asked for a number, he indicated that 75 – 100 people would be appropriate. He said in discussing this with the Chief this week, he said the most important thing is that the Chief is comfortable that a process exists. This legislation will create a vehicle to notify all other safety entities and input from them on the decision. As far as the numbers, he believes that the Chief would be comfortable with 300. He said 75 is too little and 1,000 is too high. He reiterated that the truly creates a process and emphasizes a structure for these events. Mr. Hatley asked what if he wanted to have a party of 301 people with a tent and portable toilets. He asked what he would need to do today to have this event. Captain Deskins said nothing, unless it impeded upon City services. However, there are other ordinances that come in to play, such as noise. If it a block party, there is another section of the Code that requires permission. Mr. Hatley indicated that in many cases, we already have ordinances to take care of these situations. Captain Deskins said yes, for some. Mr. Hatley asked what events would not, other than circuses, car shows, and rodeos. Captain Deskins said certain private properties. When the circus came to town last year, except for certain state requirements, there wasn't much legislation for them to come to us or the city to go to them.

There being no additional questions, Mr. Radi moved to amend Section 707.01(f) to read:

f) "Special Event" means a temporary event or gathering that is conducted primarily outdoors or within a temporary structure constructed specifically for the event, that is not customarily held regularly or seasonally on a weekly or monthly basis, using either private or public property in which the estimated number of participants may exceeds ~~1000~~ 300 during any day of the event and/or a total of 1000 during the event, and which involves ~~one~~ two or more of the following activities;; seconded by Mr. Saxton.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

Mr. Radi moved to amend Section 707.04(a) to change 30 days to 45 days; seconded by Mr. Hatley.

Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

Mr. Radi moved to amend Section 707.04(e) to read: (e) ~~Within ten (10) days after reviewing the application and departmental comments, the Chief of Police shall issue the Special Event Permit unless denial is required by Section 707.07 of this Chapter. If the application is denied, the Chief of Police shall notify said applicant, in writing, within said ten (10) day period, of the denial.~~ A Special Event Permit will be issued for a period not to exceed seven (7) consecutive days. A separate permit is required for each 7-day period during which a special event will be conducted.; seconded by Mr. Hatley.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

Mr. Radi moved to amend Section 707.09(b) to read: (b) Each offense is punishable by a fine of up to \$2,000.00 for any violation of a provision of this Chapter or a requirement of a Special Event Permit, including fire safety, zoning, or public health and sanitation, including dumping of refuse, for persons, other than individuals. and add a new Section (c) which reads: (c) Any individual, who violates any provision of this chapter, or a requirement of a Special Event Permit, including fire safety, zoning, or public health and sanitation, including dumping or refuse, is guilty of a misdemeanor of the first degree.; seconded by Mr. Saxton.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Saxton	Yes

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

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

3. Ordinance C-51-02 (Amend Section 1131.90 of the Codified Ordinances titled General Zoning Code Penalty) was given its first reading. Second reading and public hearing will be held on May 06, 2002.

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

1. Ordinance C-43-02 (Establish the Big Splash Bike Path Fund and Appropriate \$39,050.00 from said Fund for the Current Expense of Bike Path Construction) was given its second reading and public hearing.

Mr. Behlen, Dir. of Finance, explained that this is necessary to set up a special fund for this grant money. The companion piece is C-44-02, which appropriates the matching funds under the terms of the grant. Mr. Radi asked where the bike path will go. Mr. Stage said it would go from Security Court, north across the stream. It will fork and go around the Big Splash and empty out into the Brookpark rear parking lot.

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

Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

2. Ordinance C-44-02 (Appropriate \$35,000 from the General Fund for the Current Expense of the Installation of a Bike Path at Evans Park and Authorize the City Administrator to Execute a Construction Contract) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Saxton.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

3. Ordinance C-45-02 (Appropriate \$20,398.00 from the Sewer Fund for the Current Expense of Cost Sharing a Sanitary Sewer) was given its second reading and public hearing.

Mr. Stage said this was a sewer line that runs from Quail Creek Blvd. to S.R. 665. This will reimburse the developer for over sizing of the line.

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

Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

4. Ordinance C-46-02 (Appropriate \$30,797.00 from the Community Environment Fund for the Current Expense of the Spring Planting Project) was given its second reading and public hearing.

Mr. Blackburn, Dir. of Service, explained that since 1996 we have had the Tree Planting project for street trees in subdivisions. Mr. Hatley stated that there would be 175 new trees and 125 replacements planted. Mr. Blackburn said that was correct.

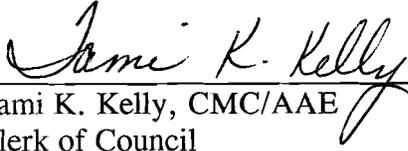
There being no additional questions or comments, Mr. Hatley moved it be approved; seconded by Mr. Radi.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

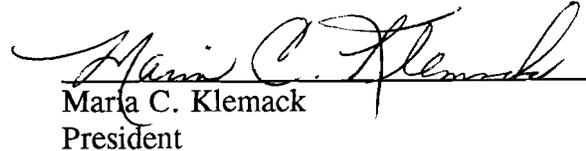
5. Ordinance C-47-02 (Authorize the City Administrator to enter into a Contract to Purchase 3459 - 3465 Park Street) was given its second reading and public hearing.

Mr. Stage explained that this is a parcel behind City Hall and contiguous to the Lumber Yard. It will give the city almost three acres behind City Hall. The blended square foot price is \$7.21, improved. There is money in the budget to purchase the ground and is in line with the 1987 Trott & Bean study to continue the development of the Town Center. Mr. Radi asked if there were any projects pending on the Lumber Yard property. Mr. Stage said they did meet with a developer today, who does multi-family and retail. There is nothing firm yet, but he feels it is appropriate for those uses. He mentioned that he has hired Steed Hammond & Paul to do a Master Plan of the area. Keeping in mind that the desire is for multi-family or high-density housing and retail. He then asked that Council waive the 30 days and pass this as an emergency.

Council adjourned at 10:00 p.m.

  
\_\_\_\_\_

Tami K. Kelly, CMC/AAE  
Clerk of Council

  
\_\_\_\_\_

Maria C. Klemack  
President