

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

May 20, 2002

Regular Meeting

The regular meeting of Council was called to order by Ms. Cotton, Asst. Clerk, 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 Budd Eversman Bill Saxton

1. Ms. Cotton opened the floor for nominations of a Temporary Chairman.

Mr. Saxton nominated Mr. Eversman.

There being no further nominations the floor was closed and a motion to designate Mr. Eversman as Temporary Chairman was made by Mr. Saxton; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Hatley	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

Ms. Cotton turned the meeting over to Mr. Eversman.

2. Mr. Eversman recognized the Mayor who read a proclamation for NF Awareness. She asked Cheryl & Tyler Wells to come forward and explain this disease. They have an infant with this illness.
3. Mr. Saxton moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Radi.

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

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

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

1. 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 second reading and public hearing.

Ms. Bearden, Dir. of Development, commented that this rezoning request was approved by Planning Commission with a recommendation of approval to City Council.

Mr. Mario Brunicardi, physician and petitioner, who pointed out his three partners. He said between them, they have over 20 years of providing service in the Grove City area. They wish to continue to provide their service to the Grove City community, which would be on a major thoroughfare that would be easily accessible by car and by walking. They found the site on Hoover Road. He said they did receive a favorable recommendation from the Planning Commission. In their process, they did put together a development plan; they had discussions with Christina Villa's Condo Assoc.; he sent a letter to some residents in Hoover Crossing and to the Church of the Nazarene. He said the feedback they received centered around traffic flow and the look of the land and site. He stated that as far as traffic, they counted 25 cars per hour, with peak hours between 9:00 a.m. and 4:00 p.m., that they estimate their office will generate. He said the doctors do stagger their office appointments and not all four doctors are there at one time.

Mr. John Bain, President of Homewood Corp., explained that they are the owner of the land and the developer of Hoover Crossing. He expressed their support for the application and the applicants. He provided some history on the property, stating that during the original layout they believed that the creek provided a demarcation line for where the residential part of Hoover Crossing begins. This piece of land was set aside, thinking that it would probably be non-residential some day. They did this knowing it was zoned residential, but they saw it as being a suburban office, daycare center, or elderly care center/assisted living housing. The daycare would be more traffic and the elderly care use is too big for the lot. They believe this applicant is a good use for the property and they support it. He said they could develop it into residential, but it would need at least one curb cut on Hoover Crossing Way. *Mr. Eversman* commented that Mr. Bain mentioned that they thought this would be a non-residential use of some type and asked why they didn't ask for a rezoning at the beginning or shortly thereafter. Mr. Bain said since they were developing the residential community, they didn't want to come in and just ask for a zoning without parameters and some thought, like this application. He said they did get FEMA & Grove City approval to fill some of the floodway fringe. However, they had decided not to bring in an application until they had something concrete. Mr. Eversman stated that Mr. Bain mentioned that this could be developed as residential and asked if this property support two or three homes on a cul-de-sac, off of Hoover Crossing Way. Mr. Bain said he hasn't looked at it that close, but believes it could support three or four homes with a private drive off of Hoover Crossing Way. He said it would not be good for traffic to have multiple curb cuts on Hoover Road.

Ms. Linda Menery, architect & landscape planner, explained that she was hired by OLD Investments to review this property. She said that when the doctors came to them, they looked at what was happening along Hoover Road and realized that the City had an issue with "spot zoning". She feels that this piece is an opportunity to zone a piece and create something that looks better than the conversions that are happening further north on Hoover Road. She compared the surrounding properties to the proposed development and possible residential homes. She believes this proposal is a nice transition allows for flow into the neighborhood.

Mr. Saxton noted that Council has received petitions in opposition and in favor. He said there were signatures of 237 against and 46 in favor.

Ms. Mary Kay Montell, Hoover Crossing, spoke in opposition for a large number of residents in Hoover Crossing subdivision. She said they are very concerned with the traffic coming in and out from Hoover Crossing Way. She said this area is already very congested and heavily used. Adding this curb cut will make it even more difficult for traffic to flow. She stated that

they don't want the spot zoning to start in this area. Especially when there are so many other places within Grove City that this office could go and have easy access. She then commented on the flyer that the Doctor said he distributed. She explained that the flyer only went eight (8) houses deep on either side of the street, from the property. They don't believe this was distributed to enough of the development for the doctor's to get a fair opinion. As far as use of the property, they believe this area is a perfect green space area. The city is short of green space. If it must be developed for something, they would rather see it residential. She also voiced concern for the safety of the children in the neighborhood, who will use the parking lot and the surrounding street. She said the Mayor and others have stressed that we want people feeling comfortable coming to our town and living in our town. This won't happen if green space isn't provided and if you don't provide areas where you don't have to worry about commercial coming into the middle of it. That is what is happening here. *Mr. Hatley* stated that he has several petitions and he wanted to make it clear that her petition has 207 signatures against this project. *Ms. Montell* said yes, from Hoover Crossing. *Mr. Eversman* stated that the resident's first choice is to keep it green space, but the property owner has rights and under the current zoning can develop this for single-family residential and asked if they feel this is a better alternative than the medical building. *Ms. Montell* said yes. If you have one to four homes, you won't have the traffic pattern that you have with a commercial or professional service building.

Ms. Rita Alexander, Hoover Crossing resident, explained that she participated in getting the 207 signatures. She said if you wanted to see some "hot" people, you should have seen them when they were told what was trying to go in on this site. She said if this has always been anticipated to be developed for office, then most of the residents were misled. When they built, they were told it was zoned residential and expected it to remain that way. She said the best use is for it to be a park. She suggested that the City purchase it for a park. She said they have nothing against the doctors, but do not want an office on the site. Leave it residential.

Mr. Hatley commented that we certainly need good, quality health care in the city. He stated that he is against spot zoning, which is what this is. He reflected upon Broadway and wondered what the street would be like if the big, older homes were residences rather than businesses. The problem with spot zoning is that it grows. He said we need to make sure that our neighbors and residences feel comfortable in knowing that if they buy in a residential neighborhood that it is going to stay that way. He said he did an informal survey, in 20 minutes, and found 12 parcels that are available now - zoned PSO. Three (3) of them are existing buildings. The other nine (9) are vacant lots, ranging from 2 - 4 acres. He then drove over to Gateway Center - a professional office complex. There is plenty of space available there. In addition, there is the Parkway Centre that is going to have tens of thousands of acres available for office buildings. The point is, we have plenty of places in the city to accommodate doctors and other professional people, not to mention retail & industrial space that we currently don't have occupants for. It's not like we are in a landlocked position. He believes we have ample spaces to put this, other than Reserve "B" at Hoover Rd. & Hoover Crossing Way.

Mr. Eversman concurred with *Mr. Hatley*, although for different reasons. He said spot zoning is not always bad if you are trying to change an area. The problem with this area is, other than the school and church, there are long stretches where there are no commercial or office zoning. This is different from some rezoning done last year, further north on Hoover Road. He said the building looks very attractive and would love to have it in Grove City. He has no

problem with the doctors, but hates to see the spot zoning happen. Especially with the immediate area residents so strongly against, he believes it is that much more important to maintain the residential zoning on the property.

Mr. Radi commented that he, too, is not a proponent of spot zoning and voted against the rezoning request on Hoover Road last year. At that time, it was discussed with the Administration that those types of zoning changes, along Hoover Road, would stop at Kingston. He said anytime you have development and a piece is left out and gone undeveloped for so long, you have this type of situation. He asked to be excused from voting, as a potential exists for a future business relationship between himself and the property owner.

Mr. Saxton moved to excuse Mr. Radi from the vote; seconded by Mr. Eversman.

Mr. Saxton	Yes
Mr. Hatley	Yes
Mr. Eversman	Yes

Mr. Gerald McDaniels, Hoover Crossing, who found out about this approximately a week ago. When he originally purchased his property, he asked to build in that piece of land. He was told by the Homewood representative that the property was to be a park. Now he finds out they want to put in a doctors office. He said on Sunday mornings, he can't get out to go to his place of worship because of the church across the street. During the week, he can't get out because of the school traffic. He said bring an office complex in this area is too much for that intersection to bear.

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

Mr. Hatley	No
Mr. Eversman	No
Mr. Saxton	No

2. Ordinance C-55-02 (Accept the Annexation of 23.36 acres located at 4690 Grove City Road) was given its first reading. Second reading and public hearing will be held June 03, 2002.
3. Resolution CR-38-02 (Approve the Development Plan for Meadow Grove East and Meadow Grove Village) was given its reading and since there was no speaker, Mr. Saxton moved it be postponed until 6/3/02; seconded by Mr. Eversman.

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

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

1. Ordinance C-56-02 (Change the Street Name of Butterfield Lane to Sunny Rock Lane located in the Creekside, Section 2 subdivision) was given its first reading. Second reading and public hearing will be held on June 3, 2002.

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

1. Ordinance C-57-02 (Authorize the Issuance of Notes in the amount of Not to Exceed \$6,000,000.00 for the purpose of improving Stringtown and White Roads by widening, repaving and constructing drainage improvements and related infrastructure with landscaping, traffic control devices, lighting, and related improvements, approving the form of official statement relating to the Notes and declaring an emergency) was given its first reading. Second reading and public will be held on June 03, 2002.
2. Ordinance C-58-02 (Appropriate \$67,358.12 from the General Fund for the Current Expense of Cost Sharing of Public Improvements associated with Creekside Section One, Phase 2 and Section Two) was given its first reading. Second reading and public hearing will be held on June 03, 2002.

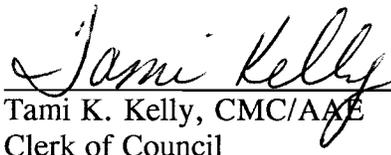
The Temporary Chair asked that any new business to be brought before the attention of Council be done so at this time.

1. Mr. Thomas Bloomer, Jackson Pike, explained that he is a local business owner. He said he purchased property just south of S.R. 665 and it does not have sewer or water services. He has been trying to find out what it would take to get those services. Mr. Kohman, the City's Consulting Engineer, offered to assist Mr. Bloomer.

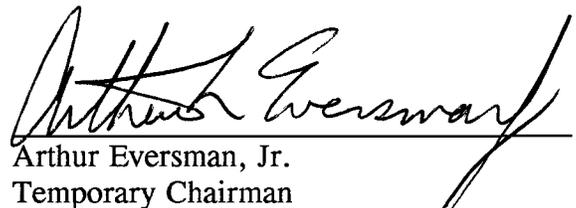
The Temporary Chair recognized members of Administration and Council for closing comments.

1. The Mayor reported on projects and upcoming events. She welcomed the Fraternal Order of Eagles and congratulated Officer Lanham and Lori Rutan for being named the G.C. Policeman of the Year and Employee of the Year. She then deferred to Diane Haimerl and Ray Ruoff who gave a Sesquicentennial update.
2. After additional comments from Council and other Administrative staff members, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:55 p.m.



Tami K. Kelly, CMC/A&E
Clerk of Council



Arthur Eversman, Jr.
Temporary Chairman