

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

May 20, 2013

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      Melissa Albright*

1. Mr. Bennett moved to dispense with the reading of the minutes from the previous special and regular meetings and approve as written; seconded by Ms. Albright.

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

2. President Berry recognized Mayor Stage for a presentation. The Mayor presented a Proclamation to Bill Diehl on his retirement as the G.C. Chamber Director.

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-29-13 (Amend Exhibit "A" of the Town Center Commercial Revitalization Grant Program as approved by Ord. C-03-10) was given its second reading and public hearing.

Mr. Boso, City Admin., explained the changes for the Grant program.

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

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

2. Ordinance C-30-13 (Appropriate \$19,135.00 from the General Fund for the Current Expense of Replacing a Police Vehicle) was given its first reading. Second reading and public hearing will be held on June 03, 2013.

Ordinance C-31-13 (Approving and Authorizing the City Administrator to Execute the Joint Economic Development District Contract between Scioto Township, the City of Grove City, and the Village of Commercial Point, and Authorizing the City Administrator and other City Officials to Execute Documents necessary for the Creation of the Joint Economic Development District) was given its first reading. Second reading and public hearing will be held on June 03, 2013.

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

1. Ordinance C-27-13 (Approve the Rezoning of 4282 Broadway from PSO to R-2) was given its second reading and public hearing.

Mr. Brent Hill, owner, was present to answer any questions. He explained that they would like to sell the home as a residence and need it rezoned for that purpose.

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

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

2. Resolution CR-27-13 (Approve the Development Plan for Candlewood Hotel located at 3962 Jackpot Rd) was given its reading and public hearing.

Mr. Tom Schnippel, representing petitioner, was present to answer any questions. Mr. Berry asked about trucks and said there were Code requirements for semi truck parking. Mr. Schnippel said they don't anticipate semi trucks but will make sure they follow the Code. Mayor Stage noted that our Code also has requirements for Extended Stay hotels. Mr. Schnippel said they weren't aware of that either, but would check those Codes.

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

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

3. Resolution CR-28-13 (Approve the Preliminary Development Plan for The Olde Home Market, located on Home Road, North of Hoover Road) was given its reading and public hearing.

Mr. C. J. Edwards, Architect representing petitioner, was present to answer any questions. Mr. Bennett shared his concerns over the size of the building on this lot. Ms. Albright asked for summary of the hours of operation. Mr. Edwards said they would be normal business hours.

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

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

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

1. Ms. Carol Alberts, resident and owner of Garden Café, voiced her concern over the latest

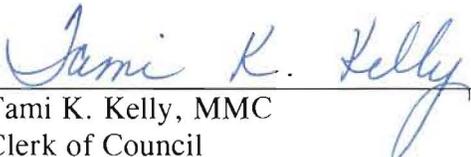
development idea by Pizzuti for the site including City Hall. She said as Grove City looks to grow, local officials have the opportunity to reduce parking issues, that result in a loss of customers to local businesses and increased emissions, to existing residents and new comers. They have the responsibility to keep in focus the ambiance and integrity of a community like Grove City. She said she and Will Roberts chose Grove City over other communities to call home because of the amenities, the friendly people and the small town atmosphere. The most recent plan for downtown redevelopment will negatively affect at least four (4) existing businesses and a church, due to the lack of planning for customer & employee parking. A real estate business consultant reviewed the plan and applied the standard formula for appropriate parking. He determined that there are at least 30 spaces short in the planning. These businesses rely on the existing public parking nearby and have little to no alternative parking available. She asked, as a downtown business owner and a resident, that they do not disregard the existing economic drivers that have helped make Grove City the “Best Hometown in Ohio”.

2. Ms. Mary Shaw, resident, asked if there were any new developments with the Beulah Park property. She said she is aware that State Rep. Grossman got \$3 million for redevelopment/infrastructure improvements for this property. Mr. Bennett noted that he is in favor of purchasing the property for a Recreation Center. Mr. Davis commented that any rezoning of Beulah Park would be a big issue.
3. Mr. Bill Ferguson addressed Council on several issues. He updated them on his “Hope Park” project, a park dedicated to Cancer survivors. He also commented on the Lumberyard site and voiced opposition.

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

1. Mayor Stage reported on events of last week such as The Mayor’s Cup Golf Outing and the Spring Clean-up for property owners needing help. He noted that in City Scene magazine, there was a public vote for the Best of the BUS. We will be awarded the best suburban fireworks, pizza (Zamarelli’s) and arts festival, in July.
2. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 7:50 p.m.

  
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Tami K. Kelly, MMC  
Clerk of Council

  
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Ted. A. Berry  
Chair

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

May 20, 2013

Special Meeting

The special meeting of Council was called to order by President Berry at 7:55 p.m. in the Council Chambers, City Hall, 4035 Broadway.

The following members were present:

*Jeff Davis    Maria Klemack-McGraw    Ted Berry    Steve Bennett    Melissa Albright*

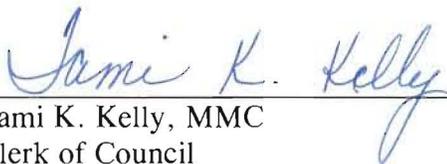
1. Council Member reviewed Pizzuti's latest proposal in a work session. They reviewed the potential development and shared ideas and concerns.

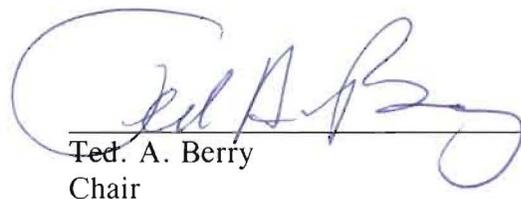
Mr. Shannon Hamons, Pizzuti, reviewed the potential development. He said they are now looking at 132 units - 60% one bedroom and 40% two bedroom.

Mr. Berry and Mr. Bennett voiced concern over the time frame. Ms. Klemack-McGraw also commented that we shouldn't move too fast. Ms. Albright said she wanted dollar amounts. Mr. Bennett asked about a higher density of two bedroom units. Mr. Berry commented that he didn't like the current plan. It needs more atmosphere. Ms. Klemack-McGraw said more people need to get involved and parking needs to be addressed. Mr. Davis voiced disagreement on the Town Center Merchant parking. Mayor Stage asked if Pizzuti should move ahead or wait.

2. It was announced that Pizzuti will host an Open House for all residents to attend and ask questions on June 5, from 4:30 - 7:30 p.m., at City Hall, Council Chambers.

Council adjourned at 9:15 p.m.

  
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Tami K. Kelly, MMC  
Clerk of Council

  
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Ted. A. Berry  
Chair