

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

June 15, 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. 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.**

Ordinance C-31-15 (Adopt the Grove City Higher Education Investment Program) was given its first reading. Second reading and public hearing will be held on July 06, 2015.

2. Resolution CR-33-15 (Approve the Projects and Funding Amounts for the Racetrack Redevelopment Fund Grant) was given its reading and public hearing.

Mr. Andy Furr, Chair of Committee, explained that the committee looked at many projects and felt these were the ones most necessary. He said not only did they look at potential future development, but also the impact of the current Beulah Subdivision. The stream relocation will have great impact on the subdivision and the greenway project will provide more connectivity. Mr. Bennett commented that improving the stream could save many residents on their insurance.

Mr. Mike Keller, EMH&T, gave a presentation showing the eligible area; the 16 projects identified; and the four (4) projects that were ultimately recommended. He noted that a grant was received by Clean Ohio for the stream relocation. He said site clean-up and preliminary engineering are also recommended projects. The total cost is \$2.6 million and the Grant is for \$770,000.00.

Mr. Berry asked if the stream relocation will take homes out of the floodway. Mr. Keller said that is the intent. Mr. Keller showed pictures of other projects where streams were relocated and property was reclaimed for other uses. With the Greenway Project, a 160' wide greenway corridor would be created. This corridor requires a donation of land from the property owner. Mr. Davis asked what happens if Penn National will not agree to donate the land for the greenway corridor. Mr. Boso, City Admin, said this project would be abandoned and the Committee would consider other projects. Mr. Davis asked how far along we are with Penn National. Mr. Boso said they have had discussions with them and they are reviewing the material now. He said he hopes they agree that this will improve their property and make it more developable.

Ms. Lanese clarified with Mr. Keller the costs for each project. Mayor Stage clarified that the \$3 million is not a fund to clean up Beulah Park. It is money that can be used for a one-mile radius around the Beulah Park Race Track. He said it get a little confusing. Ms. Lanese commented that this will provide an enhancement to the entire area, but this money doesn't completely clean up the site.

Mr. Joe Ciminello, developer, commented that the Committee approved these projects unanimously. He said they will improve the site and surrounding area regardless of whether his project moves forward or not. The representative from the State that sits on the Committee noted that the State does pay higher deference to projects that are on the site, because that was the original intent, while recognizing there could be benefits within that one-mile radius. He said they are supportive of these recommendations.

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. Lanese	Yes
Mr. Davis	Yes

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

1. 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) was given its second reading and at the written request of Mr. Dan Gore of Pizzuti, Ms. Klemack-McGraw moved it be postponed to July 6, 2015; seconded by Mr. Davis.

Mr. Dan Gore, Pizzuti, explained that they are reviewing the comments from the City and would like to present the Development Plan and Rezoning as a package. He said they hope to be in front of Planning Commission at their next meeting with the development plan. The additional time will help them bring the package together to Council.

Mr. Davis said he understands that there is an intricate financial package that goes along with this and asked where that is in the scheme. Mr. Boso said they are scheduled to meet Wednesday. It is a public/private partnership amounting to about \$14 million. He said the area is in a tax abated area and Pizzuti is willing to give that up to have a TIFF implemented. He said they are in discussions with the school district and Township as well for this project.

Mr. Bennett raised some objection to this overall project. He said he has received many objections and concerns from area residents and business owners. He believes a full picture needs to be presented including the intent with City Hall and the parking issues. He said before we rezone property and get pushed into ways that we may not want to go, we need a full picture. Mr. Boso said Mr. Bennett's points are well taken. However, this rezoning leaves City Hall out. Mr. Bennett said it may leave the building but it takes all the parking and will force additional expenditures on the City's part. He would like to see a parking assessment.

Ms. Lanese asked how long this site has been vacant. Mayor Stage said it's a little deceptive to just say "the lot". He explained that this has been in evolution since 1990, and parcels have been picked off as they have come available. Ms. Lanese said she shares some of Mr. Bennett's concerns but said we haven't had anyone else interested in it for anything else. Mayor Stage said that's not true and provided some history about the site and the interest that has come and gone for it.

Council deviated into a discussion about the pending, anticipated development plan for the apartment units and their features/amenities.

Mr. Davis questioned the postponement to July 6. He said there is a complex financial package and a development plan that they have not seen and he doesn't want to vote on something he has received a few days before. It was suggested that if additional time is needed, arrangements could be made.

Ms. Kelly, Clerk of Council, clarified that there is a motion on the floor and a second to postpone Ord. C-29-15 to July 6. While there was discussion about other items, the only issue before Council tonight is the Rezoning of the designated parcels and the postponement thereof.

The vote was called on the motion to postpone:

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

2. Ordinance C-32-15 (Approve the Rezoning of 9.051 acres located at 2066 Home Road from SF-1 to PUD-R) was given its first reading. Second reading and public hearing will be held on July 20, 2015.
3. Resolution CR-34-15 (Approve the Development Plan of London Place located at the Northwest corner of S.R. 665 and Summit Way) was given its reading and at the written request of the petitioner's agent, Ms. Klemack-McGraw moved it be withdrawn; seconded by Mr. Berry.

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

4. Resolution CR-35-15 (Approve the Development Plan for Tigerpoly Manufacturing Expansion located at 6231 Enterprise Parkway) was given its reading and public hearing.

Mr. Todd Rogers, Tigerpoly, was present. Ms. Klemack-McGraw reviewed the stipulations & deviations. Mr. Rogers said they plan to match the existing Plant which includes the height and exposed HVAC units on the roof. He said they will submit lighting for the parking lot.

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

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

5. Resolution CR-36-15 (Approve the Development Plan for Mt. Carmel Grove City Medical Center located at 5300 North Meadows Drive) was given its reading and public hearing.

Mr. Chris Lagan, Rep. for Mt. Carmel, was present. Ms. Klemack-McGraw reviewed the stipulations and deviations to the Code. Mr. Lagan explained each deviation and agreed to the stipulations.

Mr. Bennett commented about the ambulances coming in from Hoover Road. He said North Meadows Drive is supposed to be the access for them and a Township Trustee said the ambulances cannot get down that road. He asked how they can address this, as other properties are being adversely affected. Mr. Lagan said they have, working closely with the Township Trustees, found some challenges working off North Meadows Drive if an ambulance has to pass a car. He said this road was developed with the idea that it would be wide enough for an ambulance to pass a car, provided that the car got all the way over. He said it is possible for an ambulance to come up North Meadows Drive and travel down a new road section, which is being developed to provide a pathway for ambulances to get back to the emergency department, without having to go to Hoover. He said it is an effort to try to improve it. Mr. Bennett said the residents were led to believe that Hoover Road would not be the main traffic direction for the ambulances and it is having an economic impact on them now. He said he is whole heartedly in favor of the project, but we need to do better for the area residents. Mr. Lagan said when they reviewed the road sections prior to construction, it appeared that the proper width was in place. He said they are trying to create an alternate pathway. It may not be the best solution, but they have alternates.

Mr. Keller said the road was engineered to allow for a truck to be stopped and for an emergency vehicle pass it. The total pavement, curb-to-curb is 17 ½ feet wide. He said they didn't want to get the pavement too wide to create a reckless condition, with people trying to pass on a one-way street. He said what he is hearing is people aren't getting all the way over, in the gutter, to permit passage. Mr. Bennett said if the center island needs to come out to accommodate this, then so be it. A Township Trustee told him that their ambulances can't get around vehicles. He said he is looking for a workable solution. Mr. Lagan said internal roads will not have the impediment of an island.

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

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

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

1. Mayor Stage submitted two months worth of Mayor's Court Reports. Mr. Davis moved to accept same; seconded by Mr. Berry.

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

He announced that we received our official Bond Rating of AA1. He announced upcoming events.

2. Mr. Turner submitted the Tax Budget as required by the Charter.

3. President Berry noted that a rendering of the Concession and Bathroom building was received by Council tonight. While they have had knowledge of this project, a development plan has not been approved. He asked if Council would be willing to expedite that.

Mr. Boso said this will be a colored, split-face block building and be the gateway to the Dreamfield part of the Park.

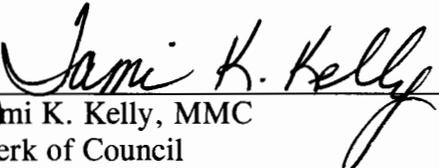
Mr. Davis moved to accept the design and plans of the Dreamfield Concession and Bathroom building; seconded by Ms. Klemack-McGraw.

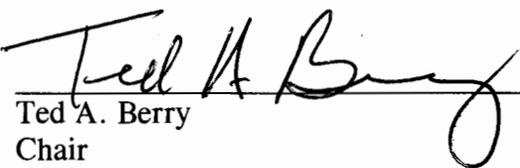
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

President Berry then asked Ms. Kelly to explain what she found at the Library. Ms. Kelly stated that she found two Council Minute books from the 1800's; a Mayor's Court book; and a Treasurer's ledger; in the care of the Library. They are in the restricted area and cannot be removed from the Library. However, the books are in a great deteriorative state. She has received a quote to repair and de-acidify these books. President Berry said Council has asked for an ordinance to be placed on the next Agenda to fund that project.

4. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:26 p.m.

  
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Jami K. Kelly, MMC  
Clerk of Council

  
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Ted A. Berry  
Chair