

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

August 18, 2014

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      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 Mr. Clarence Mingo, Fr. Co. Auditor, who talked about the Property Valuation Review. Mr. Mingo said the new valuations were mailed out last week. He said the market is moving at a snail's pace in recovering. The Grove City market is soft. He said they admit that they are not always right and if a properly owner wants to have a conversation with one of the auditors about their new valuation, they will be at the Grove City Nazarene in September. Values aren't final until after September. Everyone has the right to meet and review those values. He said some neighboring communities were a bit stronger, but overall Franklin County is the strongest county in the State for real estate. Mr. Mingo then announced that \$607,000.00 will go to SWCS and Grove City received about \$40,000.00 in excess funds from the County that they did not use for the review.

3. The Chair read the agenda items and they were approved by unanimous consent.

Ms. Lanese moved to add Resolution CR-43-14 to the Agenda under Lands; seconded by Mr. Davis.

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

**The Chair recognized Mr. Bennett, Chairman of Finance, for discussion and voting under said Committee.**

1. Ordinance C-46-14 (Appropriate \$940,385.00 from Various Funds for the Current Expense of the Orders Road Reconstruction Project) was given its second reading and public hearing.

Mayor Stage explained that they have had this project on the MORPC list for several years. He said it includes widening Orders from Haughn past the YMCA; adding a round-a-bout; includes a bike path and signaling at Southerngrove. He said with the cooperation of the Franklin County Engineer & New Albany forfeiting some of their money, we received a \$2 million + grant to create another showcase boulevard in the City.

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

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

2. Ordinance C-48-14 (Appropriate \$50,000.00 from the General Fund for the Current Expense of Big Splash Operations) was given its first reading. Second reading and public hearing will be held on September 02, 2014.

**The Chair recognized Mr. Davis, Chairman of Safety, for discussion and voting under said Committee.**

1. Ordinance C-47-14 (Establish Section 505.16 of the Codified Ordinances titled Bees) was given its second reading and public hearing.

Mr. Davis noted that there were several people signed up to speak on this issue, however, it is Councils intent to postpone this item. It is going to be reviewed and worked on. They have had a lot of comments shared with them and they want to bring something forward that can work. He said if someone wants to wait and provide comment tonight, they can do so under New Business.

Mr. Davis moved it be postponed to 9-02-14; seconded by Mr. Bennett.

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

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

1. Resolution CR-38-14 (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 fills in the gaps from the 2013 - 2014 Sidewalk Programs. He explained that there was some corner homes that were scheduled that will not be completed at this time. The money left will be used to complete these new areas.

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

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

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

1. Ordinance C-23-14 (Accept the Annexation of 32+ acres located South of Pinnacle Club Drive and East of McNulty Street in Jackson Township to the City of Grove City) was given its second reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, was present and requested approval.

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

2. Ordinance C-49-14 (Accept the Annexation of 0.505+ acres located at 2290 White Road in Jackson Township to the City of Grove City) was given its first reading. Second reading and public hearing will be held on Sept. 02, 2014.
3. Ordinance C-50-14 (Accept the Donation of 0.36 acres and to Thank Jon G. Kepler and the Family of Eugene Kepler) was given its first reading. Second reading and public hearing will be held on Sept. 02, 2014. ) was given its first reading. Second reading and public hearing will be held on Sept. 02, 2014.
4. Ordinance C-51-14 (Approve a Special Use Permit for The Dawg Shoppe, LLC for a Dog Grooming business located at 3965 Hoover Road) was given its first reading. Second reading and public hearing will be held on Sept. 02, 2014.
5. Ordinance C-52-14 (Approve a Special Use Permit for AT&T Mobility & Rubex Realty Inc for an Antenna Tower located at 3709 Grove City Road) was given its first reading. Second reading and public hearing will be held on Sept. 02, 2014.
6. Ordinance C-53-14 (Approve the Rezoning of Lot 26 of Grant's Beulah Addition located North of Park Street and West of Curtis Avenue, from R-2 to D-1) was given its first reading. Second reading and public hearing will be held on Oct. 06, 2014.
7. Resolution CR-39-14 (Approve the Sign Request for Mount Carmel Medical Group located at 3636 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mayor Stage commented that this is before Council because the color doesn't match the HPA color pallet. He also noted that they may recommend some changes to the Code to further streamline the sign process.

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

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

8. Resolution CR-40-14 (Approve the Development Plan for Richard Avenue Elementary School located at 3646 Richard Avenue) was given its reading and public hearing.

Mr. Mark Waller, SWCS, was present to answer any questions. Ms. Klemack-McGraw reviewed the stipulations set by Planning Commission and Mr. Waller agreed to them.

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

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

9. Resolution CR-41-14 (Approve the Development Plan for Highland Park Elementary School located at 2600 Cameron Street) was given its reading and public hearing.

Mr. Mark Waller, SWCS, was present to answer any questions. Ms. Klemack-McGraw reviewed the stipulations set by Planning Commission and Mr. Waller agreed to them.

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

10. Resolution CR-42-14 (Endorsing the Realignment of Columbus and Mill St. at Broadway, Future Library Site, and Vacation of a portion of First Street) was given its reading and public hearing.

Mr. Allen Houk, Birch Bark Tr., voiced opposition to the Resolution. He did voice appreciation to the Mayor and Mr. Berry was putting this together. He said Council passed many Ordinances and Resolutions for this already. He feels those should be adhered to. This resolution seems to be written in haste. There are many questions and there is no mention of how much all this will cost. He asked that a spreadsheet be kept by Mr. Turner of all costs, including the \$30,000.00 for the study.

Ms. Maria Cole, Grant Ave., voiced opposition to the Resolution. She said have more than enough entrances into Beulah Park. She said Council spent money on a study and has disregarded all the comments made by the professionals. She said it was a waste of taxpayer money.

Ms. Robin Carl, Birch Bark Tr. and Town Center Business Owner, voiced her opposition to the Library plan. She said she is not aware of anyone associated with this that doesn't have a vested interest. She explained that part of the change shown in this plan turns Grant Avenue into a partial one-way street. She said this will kill her business. Many deliveries are made to her shop and her tenants that are quite cumbersome and heavy. Additionally, clients will pull up to that side to load their orders that are also heavy and cumbersome. A couple of Council Members voiced their concern for Grant Ave. as well and said they didn't think that needed to be changed to one-way, but that has to be worked out.

Ms. Kelly, Clerk of Council, pointed out that Council has heard from three opponents on this Resolution. If Council desired to hear from more opponents, a motion to waive the Rules of Council could be made.

Ms. Klemack-McGraw moved to Waive the Rules of council to permit more opponent speakers; seconded by Mr. Berry.

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

Ms. Theresa Thomas, Rensch Rd., stated that she agreed with the three previous speakers. She voiced disappointment with some of the Council Members. She said there seems to have been a line drawn in the sand and she implored Council not to cross it.

Mr. Joe Ciminello, developer, voiced support for Resolution. He said this exhibit was developed in conjunction with all the Consultants. A meeting was held with the consultants, the Mayor, Ms. Lanese and Representative Grossman. He said this plan gets parking spaces contiguous to the Library, as they wanted. He said this is not the same plan that we studied. This was developed with them and has their agreement. Mr. Berry asked if this now aligns Columbus Street by using Mr. Laws property rather than taking property from the Library. Mr. Ciminello said yes. Mr. Berry asked how many parking spaces were on original plan. Mr. Ciminello reviewed the parking spaces from each plan. The latest drawing attached to CR-42-14 shows 91 spaces contiguous to the proposed library. Ms. Lanese asked Mr. Ciminello what impression he came away with from the last meeting. She indicated that she felt like this idea was being forced upon them. Mr. Ciminello said he came away feeling like they had a productive, positive with everyone moving forward in a positive direction.

Mr. Davis expressed appreciation for all the feedback from everyone on the Library. Libraries are his passion. He said we always knew we needed a new library. After all the effort, no one knows how close we were to losing this opportunity. He said he hates what we had to go through to get here but, will be voting to approve this Resolution in order to move the library project forward.

Mr. Bennett said he finds it surprising that people believe extending Columbus Street is a new thought. He said this was voted on in 1998. It was shown in the last two Town Center Studies by Frank Elmer. He said many businesses have been taken for public use. Commerce is what we need in the Town Center to help it become more vibrant. He doesn't want to see any more businesses damaged. He said we need to focus on reinvigorating the business environment and extending Columbus Street can help do that. He said if you don't think that adding 3,500 more people to the Grant/Broadway intersection is a safety concern, it is. This plan will create a safer intersection for everyone.

Ms. Lanese said if safety was a concern, we shouldn't have started this project. The current site is safe and has parking. She feels this is a lose/lose alternative. She feels faith has been in lost in the community leaders. She said we have no idea how much this will cost and feels this is a blank check. She wants the library to go through, but with the original agreement.

Mr. Berry said Council knew they were going to have to find parking and make changes when they went into this. He thanked all to those involved in coming up with this compromise.

Mayor Stage said he co-sponsored this Resolution. He also has a passion for the Library. He said he has some reservations about this plan but he has reservations about many things. He said this community deserves a new Library. He said the original Library could be retrofitted, but many things have changed – technology being one. He said this conversation was needed tonight. He said he is a “numbers guy” and will make sure it is economically feasible. He showed a picture of what this corner looked like before City Hall was built. He stands by this Resolution and said we have to get moving.

Ms. Klemack-McGraw stated that it is rate to get 100% agreement on anything. This is a complex issue. This Resolution represents cooperation from parties that are directly involved and who worked to substantially resolve issues for the benefit of Grove City and its residents.

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

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

11. Resolution CR-43-14 (Reaffirming the original Agreement between the City of Grove City and the Southwest Public Library to build the New Library on the Original site identified in the Pizzuti Plan without adding unnecessary costs and delays to the project) was given its reading and public hearing.

Ms. Lanese commented that she believes in standing by the original agreement and that is why she offered this Resolution.

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

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

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

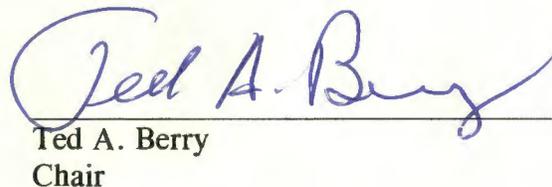
1. Mr. Mike Wing, resident, said he has lived there for years and has never been stung by a bee. Since a hive was introduced into the neighborhood this year, four people have been sting & he was stung twice. When he sees the bee keeper work with his bees, he is in a whole bee suit. He asked why this is being put into a residential neighborhood. He said they have to alter their lives. Bee keeping does not belong in a residential neighborhood.
2. Ms. Katrina Grove, resident, thanked Council for taking the time to come to their home and see the situation they are dealing with. She doesn't feel she should be bullied, harassed, or treated in this manner. She voiced opposition for permitting bee hives in residential neighborhoods.
3. Mr. Jerry Hinton, resident, is a beekeeper and also a registered nurse. He said the key to the situation is proper management of the bees. He said he did go look at this property and it is not the best location. Mr. Berry asked if lot size matters. Mr. Hinton said yes. He said there is nothing to prevent someone from getting to the hives. He said there are little things that can be done to protect bees and residents.
4. Mr. Michael Turner, resident, lives next to a hive. His wife has a severe allergy to bees. He asked that surrounding residents be notified before a hive is allowed.
5. Ms. Kelli Newhouse, resident, said her husband and son took a class before getting a hive. They also asked their neighbor before getting them. She said you can lock bees in their hive and do so for neighbor's events and your own events. She has educated herself and has a new appreciation. She hopes the Ordinance is for both parties.
6. Mr. Scott Newhouse, beekeeper, said he has two hives in City. He said of all the times he has fooled around with his hives, he's only gotten stung 10 times. He said you are more likely to be murdered than stung by a honey bee.

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

1. Mayor Stage announced that Breck Park opens Sunday 8/24 @ 1:00. He voiced appreciation for Council's action on the Library resolution. He also appreciates Mrs. Lanese's comments.
2. Mr. Mike Keller, Consulting Engineer, shared a presentation on the Southwest Blvd. corridor. He said it is a unique road for the City, as it accommodates a variety of residential and industrial uses. He said they are currently working on signal improvement at Broadway. He stated that they reviewed, quickly, the enclosure of the ditch. He said much of the area is in a floodway, so they will look at it closer. There are utilities in the area to be considered. He said they will look at bike path connectivity to the Town Center. They are developing a preliminary framework, but there are many moving parts right now. With the redevelopment of Beulah, it is a little premature to put too much together now. He reviewed the summary he gave Council in July on estimated costs.
3. President Berry announced that the next regular meeting of Council would be held on Tuesday, Sept. 2, in observance of Labor Day.
4. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:21 p.m.

  
Tami K. Kelly, MMC  
Clerk of Council

  
Ted A. Berry  
Chair