

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 21, 2006

Regular Meeting

The regular meeting of Council was called to order by President Lester 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:

Larry Corbin *Maria Klemack* *Richard Lester* *Richard Stage* *Ted Berry*

1. President Lester recognized the Mayor for a Presentation. Mayor Grossman presented the 2006 Green Thumb Peoples Choice Award to this year's recipient Mrs. Mason. A basket filled with many garden items, valued over \$300.00, was awarded. Council and the Mayor congratulated all the winners.
2. Mr. Corbin moved to dispense with the reading of the minutes from the 8/3 and 8/7 meetings and approve as written; seconded by Ms. Klemack.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

3. President Lester read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-55-06 (Authorize the City Administrator to Enter into an Agreement to Purchase 3378 Park Street and Appropriate \$210,000.00 from the General Fund for said Purchase, Inspection and Closing Costs) was given its second reading and public hearing.

Mayor Grossman stated that they met with the Huntington executives for about eight months on this purchase. She said the building is valued at \$600,000.00. She said the building will close no matter who buys it. It was important to the City to maintain that facility and parking lot to support the Town Center. This is a true gift to the city and appreciates Huntington's generosity to the community.

Mr. Stage stated that he asks to be allowed to abstain from voting, as he is a retired executive of Huntington and owns stock in the bank. However, he did ask some questions at the last meeting of the Administration. He did get some of those questions answered, but the ATM will remain a perpetual ATM. He said he doesn't know of too many buildings that the City does forever. He said this is a valuable ATM and the bank would have to pay a hefty price if it were somewhere else. It is taking commercial property out of the downtown at the same time they are trying to bring in other commercial properties. It takes \$17,000.00 off the tax rolls. He is absolutely against purchasing it.

Mr. Lester moved to allow Mr. Stage to abstain; seconded by Ms. Klemack.

Ms. Klemack	Yes
Mr. Lester	No
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

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

Mr. Lester	Yes
Mr. Stage	Abstain
Mr. Berry	No
Mr. Corbin	Yes
Ms. Klemack	Yes

2. Resolution CR-52-06 (Authorizing the City Administrator to Seek Financial Assistance from the State Capital Improvement Program/Local Transportation Improvement Program for Funding of Various Capital Infrastructure Improvement Projects) was given its reading and public hearing and Mr. Stage moved it be approved; seconded by Mr. Corbin.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

The Chair recognized Ms. Klemack, Chairman of Safety, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-57-06 (Amend Various Sections of Chapter 1136 of the Codified Ordinances of Grove City, Ohio titled Landscaping) was given its first reading. Second reading and public hearing will be held on September 5, 2006.

The Chair recognized, Mr. Corbin, Chairman of Lands, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-54-06 (Rezone 6.373 acres located west of Hoover Road and at Holton Road Intersection from SD-3 to M-1) was given its second reading and public hearing.

Mr. Mac Kennedy, developer, clarified that this is not related to the rest of the development of the Grovebrook property and they are not involved in that. He explained that this would be between 80 – 90 beds of assisted living, with very low impact on the city. There would be very little impact on traffic and utilities, and no impact on the schools. The average is 85 years old, and range from being fully independent to needing assistance. He offered to answer any questions.

Ms. Patty Hamann, Parkview Circle, commented that she lives in the north portion of the City. She said she realizes that this ordinance only rezones 6 acres, but there are ideas for additional development on the property adjacent to it. It appears that this is just the first in a series of rezoning requests to come before Council. She said she feels fortunate to live behind Gantz Park and watches peoples use it every day. It is listed as being 27 acres. She believes it makes sense to develop another park on the south side of town like Gantz Park, but even larger. There are already trees, ponds, some paths, parking and a building ready for use and easy conversion. She said she understands that the City would need to purchase the property, but the infrastructure already exists.

She believes this is a great opportunity if the property is not rezoned. She said the website states that residents and businesses enjoy an exceptional quality of life. She believes that family parks play an important role in the quality of life. She said she is not opposed to an assisted living center in the City, but at the same time, does it have to take the place of an existing park-like setting when the city is in need of more usable park space. She feels it is important to keep this area zoned recreational and understands that this zoning could mean a skating rink or a putt-putt golf course. She feels the city could benefit from the existing zoning.

Mr. Rocky Black, Meadow Grove resident, thanked Council for their service to the community. He said there have been some outstanding improvements to the city, in the way of restaurants, stores, a movie theater and the YMCA. He shared his concern for the hundreds of residents that live between Orders Road and S.R. 665. He said it is his understanding that the City's 1995 Long Range Land Use Plan calls for this area to remain recreational. This ordinance is for rezoning a part of this area to M-1, which could allow doctors, dentists, paramedics, hospitals, charitable organizations, a bingo operation, etc. He does not feel this is a good zoning for the surrounding community. He said there is a dramatic traffic problem on S.R. 665, spilling on to Hoover Road. Placing ambulances and more street traffic in the mix would make it worse. He said the area over by the new Mount Carmel Medical facility would be better suited for the Assisted Living Center. He said there is no fire sale on Grovebrook. The only thing that jeopardizes this deal is enmity with the residents. They want to be on the same page. He feels it is much better to deny the rezoning tonight and work with the residents to develop a harmonious plan for the area. He said to begin the commercial development at Grovebrook is injurious to the community. There is very little safe green space left in the core of Grove City. He said he is in favor of progress, but in this case, parks in progress.

Mr. Wes Black, resident, said he has grown up here and urged Council to vote no on the rezoning. He said the land is needed as part of an overall parks & recreation strategy to serve the needs of youth and residents of Grove City. Rezoning this parcel is the first step in a series of rezoning actions that will destroy Grovebrook as they know it. There are no comprehensive parks on that end of town. Bulldozing Grovebrook and sawing down all its trees is completely out of step with the neighborhood and environment. An assisted living center is fine, but is everyone ready for the traffic and emergency vehicles it would bring. He suggests placing it closer to the Mt. Carmel Urgent Care on S.R. 665 where it would be closer I-71. He asked that God bless them all as they work for them and the service of the City.

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

Mr. Berry	No
Mr. Corbin	Yes
Ms. Klemack	No
Mr. Lester	Yes
Mr. Stage	No

2. Ordinance C-56-06 (Accept the Plat for Buckeye Parkway, Holton Road and Mallow Lane Dedication and Easements) was given its second reading and public hearing and Mr. Corbin moved it be approved; seconded by Mr. Stage.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

3. Resolution CR-47-06 (Authorize the City Administrator to Negotiate a Contract with Skilken for the Development of the Lumberyard site) was given its reading and public hearing.

Mr. Chuck England, resident, stated that he believes all it needs is to be made into a parking lot.

There being no additional questions or comments, Mr. Berry moved it be postponed to 9/5/06; seconded by Ms. Klemack.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

4. Resolution CR-53-06 (Approve the Sign Request for Coulter Photography located at 3963 Broadway in the Historical Preservation Area) was given its reading and public hearing and Mr. Corbin moved it be approved; seconded by Mr. Stage.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

5. Resolution CR-54-06 (Approve the Sign Request for Cut-N-Buzz located at 3394 Grant Avenue in the Historical Preservation Area) was given its reading and public hearing and Mr. Corbin moved it be approved; seconded by Ms. Klemack.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

6. Resolution CR-55-06 (Approve the Preliminary Development Plan for Grovebrook Park located west of Hoover Road and south of I-71) was given its reading and public hearing.

Mr. Vick Seinfels, petitioner, showed renderings of the proposed plan. He explained that the extension of the road would take an extensive amount of traffic off of Hoover Road, which would be beneficial to the residential neighborhood. He noted that the acreage east of the new road would be totally dedicated to seniors. There would be no children added to the school system. The area closest to the highway would be set aside for offices. One thing Grove City doesn't have a lot of is office space next to the freeway. That is a precious resource that can maximize yields. Currently, this site is contributing \$34,000.00 in taxes to the city. Once it is fully developed, it would yield \$1.4 million to the schools. Decisions like this are very hard. It's balancing the needs of its residents in terms of park land versus high yielding taxes. They have tried to put together a nice blend that preserves the highest yield possible to benefit the city in terms of office space, while at the same time, providing park land that would be available to the citizens. He said the lake would be available to the park area without any cost to the city. There would be tremendous opportunity for recreational opportunity for the lake.

Mr. Stage asked if he was involved in the assisted living also. Mr. Seinfels said no. The Senior Housing and the Assisted Living are independent of each other.

Mr. Chris Borghese, resident, stated that he does not feel this is what is best for Grove City today. By the showing at the meeting tonight, it is obvious that the want a park. If a park could speak, it would say that this community is dedicated to family and to the quality of life for its residents. He said the quality of life is what he wants in Grove City. He said we have an opportunity to distinguish ourselves from all the other cities. As you drive up I-71 you can look to the west and see that this city cares about the quality of life. It speaks volumes. He asked that Council listen to the people. Would the people rather have a park on the entire parcel or development? He said they are not asking the developers not to build. They are asking them not to build on this site. He showed pictures of existing office and industrial buildings that are still vacant.

Mr. Ron Fomby, resident in Concord Lakes subdivision, urged a No vote on the Preliminary Plan. He said no one associated with the Keep Grovebrook Green group is asking for a vote against a care facility, they just feel it should be put someplace else. He said they are consumers of Grove City parks and take advantage of them all the time. He said they would like to see Grove City have a similar park like Homestead or Atrium Park. He said no one is against development, they just feel there are plenty of other places to do so. By creating this area into a park, they firmly believe that the quality of life will go up, property values will go up, which means more tax dollars for the schools. He said they understand it is going to take some cost, but feel it will benefit the whole community. They are confident that this Council can make this work.

Ms. Dawn Lewis, Hoover Rd. resident, read a letter that three of the property owners who abut Grovebrook Golf Course signed. It said they have concerns over water drainage, traffic congestion, safety and maintaining property values. She said a recent article stated that there would be a significant amount of acreage set aside for green space. She asked what a significant amount was. She also wanted to know what safety measures would be put in place for this area; what changes would be made to the existing water drainage issues; and how their property values would be maintained. This plan proposes condominiums behind their homes and they asked that a land dedication strategy to make the buffering park zone between their homes and this development a reality. Having a connecting strip of park land would provide families north of the Hoover Road Bridge with easy access to the park area and a zone that would create aesthetic and environmental appeal. They submit that the developer be required to dedicate the strips of land for this buffer. She asked for Council's careful consideration before making any approvals. On a personal note, she stated that Mara Enterprises has been a very good neighbor to them. From what they have seen of the Plan, it appears that they are trying hard to be responsible with their planning. Senior Housing could be the least of what could be put on that property.

Mayor Grossman noted that she received that letter from Mrs. Lewis. She stated that the significant amount of space referenced is the 30 acres of park ground that has been discussed. She then asked Mr. Seinfelds if he would be willing to grant additional land for the access that Mrs. Lewis spoke about for the Hoover Road residents. Mr. Seinfelds said absolutely. She then stated that as for safety, the same measures for this space would be put in place that is done for any other park. She said she check with the city's consulting engineer about the water table question. It was indicated that this project would not affect the water table at all, since it would be connected to city water. As far as property values, local realtors do not believe it would be affected. She then asked Kim Conrad, Dir. of Parks & Rec., to share the conceptual plan that was put together on the 30 acre green space. She also stated that she is willing to make a commitment tonight to ask that \$300,000.00 be placed in next year's budget for improvements to this area, if they are successful in acquiring to 30 acre piece.

Ms. Conrad stated that she met with some folks a couple of weeks ago about this property. At that time, it was asked what the City would do with the 30 acres if it was acquired. She explained that they do not make it a habit of doing concept plans when we don't even have the property, but there

is a lot of interest and felt it would be of assistance. She explained that the drawing is just a concept and it takes in some of the ideas that the group shared at that meeting. A dog park was also added, from other comments received by residents. It also includes basketball courts, bike/walking trails, outdoor amphitheater, tot lots, and shelter houses. Ms. Conrad fielded questions about the green space area and the concept plan.

Mr. Corbin took a few more questions from the floor concerning this site. One being about the city purchasing the total site. The Mayor stated that city did look at purchasing it, but the cost was \$6.5 million. This proposal would generate \$2 million in revenue, with \$1.4 mills going to the school district annually. If the city buys it, the property becomes tax exempt. Another asked about a traffic study, which it was stated that one is underway and would be available from the Administration once complete.

President Lester reminded everyone that this is just a Preliminary plan. It is a concept that would be adjusted and a lot more negotiations would take place.

Mr. Berry asked Ms. Conrad to confirm that in 10/2005 Park Board Minutes, it recommends green zones, one of which was the Grovebrook Golf Course. Ms. Conrad said yes. Mr. Berry also commented that the adopted 1999 Long Range Land Use Plan for the city show this area as remaining green. He asked Administration why that is changing now. The Mayor commented that these are working documents. There is a new Concept Plan for Parks & Rec. that makes new recommendations. Ms. Conrad stated that they just completed an update to the Master Plan and it calls for a community sized park (over 20 acres) in the southeast quadrant of the city. She said earlier, Mr. Stage suggested putting together a comprehensive plan that shows all the pieces of park ground in this quadrant, which she agrees should be done and will follow through on. The Plan also suggests having green conservation districts, without identifying specific pieces of property.

Mr. Stage commented that he will not be voting in favor of this plan tonight. He said he appreciated the board that Ms. Conrad shared this evening, but as she pointed out, he as an additional concern that he has shared with those who have called and e-mailed him on this project. He said we have numerous acres of open space that is currently unused. Any plan that Planning Commission approves that comes back the next time that we have the input from the residents in developing the use of green space in the whole area, not just what is in the particular development. He pointed out that this is private property and the city doesn't have the right to go in and take it, unless you want to buy it. Secondly, they do have a lot of opportunities that are not being utilized and it is incumbent upon them to give input to the city to make sure that the current green space is used. He encouraged the developer to meet with some of these citizens to try and create a blending of all the green space and make it so it can be utilized by all the citizens. He said many of them commented about having a destination park. He said Fryer Park was designed as a destination park. He said the city has spent millions of dollars there and he is surprised that it has not received any accolades from anyone as to its use. He challenged the developer, the citizens and the administration to get everyone together, review all the green space and make sure we are using all of it to benefit the whole.

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

Mr. Berry	No
Mr. Corbin	Yes
Ms. Klemack	No
Mr. Lester	Yes
Mr. Stage	No

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

1. Ms. Leslie Cohen-Smith, stated that her purpose was to introduce the idea of a dog park in the city, and within the proposed park area at Grovebrook. She explained that a dog park is an enclosed area where dogs can run without a leash. She listed many benefits for the community. It would also promote the city's reputation as being innovative and a great place to live. She asked that Council and the Administration consider including a dog park in the future park area at Grovebrook for the significant health, recreational and social benefits for both humans and dogs, and expand the current Parks & Rec. program.

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

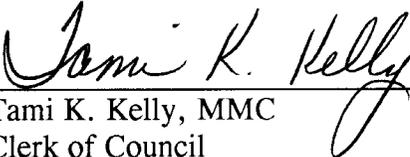
1. Mayor Grossman submitted the remaining portions of the Mayor's Monthly Report and Mr. Stage moved it be accepted; seconded by Mr. Corbin.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

She said it is important to see so many people here tonight to share what they believe in. It is her hope that they can continue this dialogue and reach a consensus as far as the vision for the city. She invited them to volunteer for boards and commissions of the city. She said they are who we work for every day.

2. Council thanked the residents for participating in the governmental process and encouraged them to continue to do so. Mr. Stage referenced the meetings on the Lumberyard and invited them to provide their input on that project too. He also commented that the city, once again, purchased a piece of property in the Town Center with no plan. He hopes that we get a plan for all the properties we own shortly. Ms. Klemack commented that based on the Long Range Land Use Plan, she chose to support the balanced strategy and the decision of the earlier Council to keep this area in a recreational zoning, at this time.
3. President Lester announced that the next regular meeting of Council would be held on Tuesday, 9/5/06, in observance of Labor Day.
4. After additional comments from the Mayor, Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:40 p.m.



Tami K. Kelly, MMC
Clerk of Council



Richard D. Lester
President