

**CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES**

September 21, 1995

Special Meeting

The special meeting of Council was called to order by President Grossman at 7:00 p.m. in the Large Room of the Basement, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, the following members were present:

*Mike Milovich      Todd Hurley      Cheryl Grossman      Jeff Warner*

*Also present were: Planning Commission members Marvin Holt, chairman; Greg Skinner; Charles Boso, Jr. City Administrator; Shannon Hamons, Director of Development; Mayor Stage; Michael Boso, Building Dept.; Ron & Walter Eberhard and family; Michael Dehlendorf, Developer and staff, including Ted McClellan - attorney & Gary Schmidt, Landscape Architect; residents from Berry Hill subdivision, White Road, and community; press.*

1. President Grossman welcomed everyone and explained that this was an informal discussion on the proposed development of the Eber-Lea Farm. She asked that, in the interest of courtesy, comments be kept short so everyone in attendance has the opportunity to get their questions answered and comments made. She then turned the floor over to the Developer and his group.

Mr. Ted McClellan, attorney for development, gave a brief presentation on the project. He indicated that the project has evolved as various demands have been placed on the developer by Administration, Council & Planning Commission. They are bringing a project, that is very large in scope, size and area, and requesting it be annex and zoned at the same time - so that it presents a balanced addition to the City of Grove City. By balanced he means: balanced in what it offers for sale, offers to the community, between office and residential, in open space, green space, park and living space; balanced in the sense of tax revenue and burdens in relation to the revenues expected on the City and Schools. The desire of the Eberhard family was to create a subdivision/neighborhood that the average person in Grove City would want to come and live in. He feels they have created a Muirfield Style development with a 100' wide boulevard that would extend down through the development. He reviewed the map showing the layout of park land, residential housing, cluster housing, the corporate office park, and the entry feature. He noted that when the Eberhard's decided to allow their land to be developed, they put it out to bid based on how the land would be used, since they intend to remain on the property.

Mr. Dehlendorf, developer, then continued and elaborated on the entry-way and his vision for a gateway that depicted a french-colonial style, consisting of six (6) two-family unit townhomes that would be fee-simple - owned units; the renovation of the Silo and original Barn, to be used as a community center for the residents of this subdivision, owned and controlled by a Homeowner's Association. He noted that they do not build homes, they develop the ground and sell portions to home builders. He feels that they are down to a few major issues with the City. One being lot size, which he believes a corporate user of the Office area would buy homes in and around, but, only 2% of the company make up executives. The rest is secretarial and middle management. They want to offer a little something for everyone. He said they use demographic surveys to determine what the market will bear and 5 acre lots will not go. He said he has heard comments that the commitment to excellence stops at entryway. This is not true. He feels they have gone farther than the Code requires and have duplicated some of the standards in the Deed Restrictions so buyers will

Someone asked why Martha's Wood was not zoned SF? Mr. Hurley answered that the SF District was not in place at the time of Martha's Wood. He said Council is trying to add new zoning classifications like SF Districts and the OLR District for office use, that they feel there is a need for in the City. He added that quality is trying to be dictated in this development and, in the past, that has always been done with lot size and type of materials used. What is important to him is quality, not lot size. This is one of the biggest things they have struggled with and not something they think they have all the answers to. He hopes we are moving in the right direction.

Mr. McClellan stated that all promises will be enforceable by law. The deed restrictions will be attached to the plat and become enforceable by the City.

Ms. Vonda Gabriel and Marvin Holt, chairman of Planning Commission, both expressed a desire to see the R-1 lots transferred to SF-3. Mr. Kozich said the house size jumps considerably and increases the prices. Mr. Hurley stated that Hoover Crossing has homes that meet or exceed the requirements of SF-3. Mr. Kozich said there was no questions that SF size homes and lots have been built in Grove City, the question is how many.

Mr. Troy Gabriel stated that he has been to all the meetings, including the County, regarding this property and feels the developer isn't offering anything different that Grove City already has. He asked why such a beautiful piece of land with the most potential to be something great be used this way. He said if Grove City isn't ready, then maybe we should wait. Mr. Dehlendorf stated that he had the opportunity to develop Indian Trails in the 1970's and felt it was ahead of its time.

Mr. Warner said his issue was the density, the increased traffic and additional students to the schools. If we have larger lots, we ultimately have less density and hopefully, less burden on infrastructure. Mr. Gabriel answered Mr. Dehlendorf and said that was exactly his point. If it is destined to fail and it's too soon, then it's too soon and hope the City Officials will make the appropriate decision. Mr. Kozich said the best part of the property is being developed SF and when you look at the entire 1,000 acres, it could very well be the majority would be developed SF. As far as the impact on the school system, the total tax revenue (income, real & personal) generated on the OLR section, is estimated at \$7,000,000.00. The schools would receive about \$2,000,000; the County \$500,000; the City \$4,000,000. Those additional students will pay for themselves.

Mr. Ron Gabriel voiced support for the project, however, he also feels this is a beautiful piece of property and feels all the City is trying to do is get it developed right. The most beautiful piece shows R-1 zoning and he doesn't want Muirfield in one area, he wants to see it throughout. The City is ready for \$200,000+ homes and feels it's up to City Administration to see this gets developed right. Taxes will take care of themselves and happen over time.

3. At this point, Mr. Gary Schmidt, Landscape Architect, gave a slide presentation to show some of the ideas and to show the quality anticipated.

After the slides, discussion on cluster housing, parking, and residential garages took place. Mr. Boso noted that the zoning text only encourages garages be offset, not required. Mr. Marshall asked if bigger lots are needed for side and rear loaded garages? Mr. Schmidt said yes. Mr. Marshall reiterated his original comments that larger lots and upscale housing are needed.

Mayor Stage stated that this is not unlike other projects the City has faced. He cited Keller Farms and Meadowgrove as two that we have survived. He said the market will drive what happens and

suggested the project be cut down - plat the first phase & zone it, plat the OLR District and keep the R-1 area separate and define it to be more conducive to the first phase. He feels there is too much on the table, too difficult to get through and too big of a project without cutting it into sections.

4. President Grossman asked Council and Planning Commission if they had any additional questions or closing comments.

Mr. Marvin Holt, Chairman of Planning Commission, explained that it was the intent and desire of Planning Commission to develop upscale housing. This is an opportunity to start a SF District. He said he liked the front end of the development and appreciates the PUD-C zoning, but, there isn't the first tenant. The R-1 zoning incorporates almost 100 acres and has 234 homes, which is the major portion. He wants SF as the major portion. He feels that if we don't take this opportunity, we miss a big chance for upscale housing.

Mr. Milovich said he has heard many comments on Martha's Wood and the ability it gives residents of Grove City to stay in the community and increase their standard of living. He said Berry Hill represents about 74 homes and the average lot size is 110 - 120 sq. ft. He said he can see where there is some excitement to get done with the whole project and put it behind them, but, he feels they should take their time and make sure it is done right. Feels phasing is a good idea. As he went through the deed restrictions, he thinks there are some details that can be worked out, but, feels the main issues are lot size and quality of housing as it relates to the size of the house.

Mr. Hurley said prior to this meeting, he has been in the process of reviewing plans for over a year and this is not an overnight decision. He walked the area about a year ago and the comments regarding the uniqueness of the property weigh heavy on his mind as does the desire of Mr. Eberhard to make this a tribute to his parents. He said tonight was an important part of the decision making process and he said he has tried to keep track of what is important to the residents in attendance. He appreciated the comments from the residents already in the area and will keep their comments in close perspective when making decisions on this project.

Mr. Warner voiced support for the project, but, said he has concerns over the density of the R-1 area, as it has the potential to impact our schools. Schools may not be able to be built as quickly as we have children pop into them. Also, there is a concern on the impact of the infrastructure. He said he feels comfortable with the quality and that larger does not necessarily mean better, however, he doesn't want to jump into a decision. Hopefully, a conclusion can be made that will be acceptable to the Eberhard's, the developer and the community.

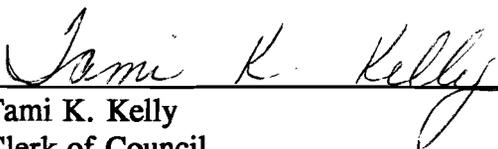
President Grossman voiced her appreciation and thanked everyone who attended to learn more about the project. She announced that the annexation hearing will be on October 2, 1995 and the zoning classification hearing will be on October 16, 1995. She said they are trying to do the best they can with areas zoned in the 1970's and this Council is trying to zone annexed pieced properly for the next generation. She is dedicated to achieving the best project she can and invited anyone to call Council with concerns and/or opinions on this project. Mr. McClellan illuded to the possibility of requesting the annexation be postponed to Oct. 16, so the zoning is established before the annexation.

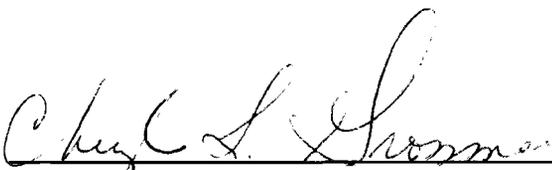
Mr. Ron Eberhard requested to comment also. He took the comments personally and stated that he was insulted by some of the statements and the question of their integrity. He said he can't

imagine that they would be questioned, particularly when he and his wife are committed to staying there. He said they had no intention of putting it up for development until Pizutti approached them. His question to anyone who questions their integrity is: are they going to move onto Eber-Lea? He feels they are sitting in judgement of people who live in this town and live in vinyl homes. This is a development where you can live and love the neighborhood. This is a reflection on the fact that we want this town to be more important to us than we have ever allowed it to be. He said they are stepping on his Field of Dreams and if they want to sit in judgement, they better be willing to move there if they want all mansions. The size of the lot has nothing to do with the quality of the heart and very little to do with how much family life you can have inside the home.

Mayor Stage responded by stating that one of the problems inherited about twelve (12) years ago, was the Ron Eberhard's of the area, some of our best citizens, were moving out because there was no place they could call home. They have worked very hard to accommodate those people who want to move up and stay in Grove City. This is not an act of "snobbiness". We have fourth time home buyers now and he hopes Mr. Eberhard understands.

Council adjourned at 9:35 p.m.

  
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Tami K. Kelly  
Clerk of Council

  
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Cheryl L. Grossman  
President