

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

October 15, 2001

Regular Meeting

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

*Chris Fulton Vaughn Radi Steve Bennett Budd Eversman Maria Klemack*

1. Mr. Eversman moved to dispense with the reading of the minutes for the previous meetings and approve as written; seconded by Ms. Klemack.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

2. President Bennett recognized Mayor Grossman for a presentation. The Mayor presented Miss Marielle McGee with a Proclamation for receiving the Girl Scout Bronze Award. This is the highest award a Jr. Girl Scout can receive.

3. President Bennett read the agenda items and moved to add Resolution CR-76-01 under Service; seconded by Mr. Fulton.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

**The Chair recognized Mr. Radi, chairman of the Lands & Zoning Committee, for discussion and voting of legislative agenda items under said committee.**

1. Ordinance C-56-01 (Rezone 21.564 acres located on the South side of Quail Creek Blvd. from R-1b to PUD-R and SD-1 (Grove City Christian Church)) was given its second reading and public hearing.

Mr. Randy Bush, representing petitioner, was present. Mr. Eversman commented that on one of the plans he saw included some residential housing and wanted to make the applicant aware that this zoning does not permit it, as such. Mr. Bush said they understood this.

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

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

2. Ordinance C-70-01 (Vacate a 10' Utility Easement located between Lots 1 and 2 of Hawthorne Woods North, Section 1) was given its first reading. Second reading and public hearing will be held on December 3, 2001.
3. Ordinance C-71-01 (Approve the Rezoning for 116.53 acres located east of I-71 and south of Stringtown Road from SF-1 to PUD-R and PUD-C, with zoning text) was given its first reading. Second reading and public hearing will be held on November 19, 2001.
4. Resolution CR-70-01 (Set Forth, as Required by Section 709.031 of the Ohio Revised Code the Municipal Services that can be Furnished to 40.3 Acres Located North of Holton Road and East of Hoover Road, in Jackson Township Upon its Annexation to The City Of Grove City) was given its reading and public hearing.

Mr. Jim Brundage, agent for petitioner, was present. Mr. Radi asked for the reason behind the annexation. Mr. Brundage stated that they would be requesting zoning for a single-family subdivision for the property.

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

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

5. Resolution CR-71-01 (Set Forth, as Required by Section 709.031 of the Ohio Revised Code the Municipal Services that can be Furnished to 115.39 Acres Located North of Zuber Road and West of Seeds Road, in Jackson Township Upon its Annexation to The City Of Grove City) was given its reading and public hearing.

Mr. Stage, City Admin., commented that this similar area was discussed for annexation relative to the Ashland pipeline coming through and this is a carryover. It is unique, in that, it is already in a Water District set aside for the Solid Waste Authority of Central Ohio (SWACO). This has been reviewed the documentation with the City of Columbus Agreement and are able to proceed with this annexation. Mr. Radi asked if he knew why they wanted to annex. Mr. Stage said no. President Bennett wondered if it was part of the water table issues from the area and asked if they are seeking a sewer resolve. Mr. Stage said he is not aware of any of the parties requesting hook-up to any services at this time.

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

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

6. Resolution CR-72-01 (Approve a Certificate of Appropriateness for Eastgrove Shopping Center for the Exterior Painting of Center) was given its reading and public hearing.

Mr. Jim Groner, attorney for applicant, was present to answer any questions. President Bennett asked if this applicant owned properties in other areas of Franklin County. Mr. Groner said this particular applicant did not, but the owners of the applicant have other properties. President Bennett asked if those owners were told to stop painting a brick exterior on one of their other properties. Mr. Groner said not to his knowledge. President Bennett asked if our Chief Building Official issued a Stop Work Order to the applicant and the applicant finished painting anyway. Mr. Groner said yes. The building was over 75% complete at the time and they felt it better to finish the job and remove the paint if necessary, later. President Bennett asked what the purpose for taking a brick building and putting paint over it. Mr. Groner said the applicant felt it gave it a cleaner look, because it was a lighter color. Mr. Eversman confirmed that the applicant made the decision continue with the painting even after he was told to stop because he was aware that the removal of what he had done might be required. Mr. Groner said yes, that was correct. Mr. Radi indicated that he and Mr. Eversman have questions for Mr. Boso, Chief Building Official, who was not in attendance. He said he would like to wait until those questions could be asked in a public forum and suggested postponement until the next meeting.

There being no additional questions or comments, Mr. Radi moved it be postponed until November 5, 2001; seconded by Mr. Eversman.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

7. Resolution CR-73-01 (Approve the Preliminary Development Plan for Casto/Lucas State Street/Columbus Corp. Center, located north of White Road) was given its reading and public hearing.

Mr. Jeff Brown, attorney for applicant, was present and introduced Mr. Jim Houk, land planner, and Mr. Joe Sullivan, architect. Mr. Brown explained that this is one part of a three-part development, located east of I-71. This plan is for the property controlled by the Casto Interest, between I-71 and the Younkin property. This plan proposed office/commercial on the northern portion; multi-family in the middle; and condominiums to the south, along White Road. As this goes through rezoning and a Development Plan, it will get more detailed. Mr. Brown stated that this comes before Council with a long list of contingencies from the Planning Commission, which many have already been addressed on revised plans that he

showed. Much detail was provided, with Mr. Houk indicating that original density for the multi-family was at 240+ units per acre and is now at 200. A bigger lake was added and parking for the multi-family has more covered spaces. The condo's were at 79 units per acre and are now at 60 and the setback off White Road has been increased. Mr. Sullivan showed the exterior features of the condo's and explained the units in detail. Garages have been integrated with the building and don't dominate the facade. They have used brick, siding & shakes, as well as texture, to give individuality. He then showed the apartment exterior. It is designed to compliment the condo's. This is better than anything they have done in Central Ohio.

Mr. Radi reviewed the stipulations set by Planning Commission. Mr. Brown agreed to all and stated that most items have been addressed (2, 3, 5, 6,7) and the rest are in progress. Mr. Stage elaborated on a few of the stipulations. Mr. Radi questioned the traffic flow. He asked if the condominiums only had access off of White Road. It was indicated that this was correct. Mr. Radi asked if the apartments have access from the north only. It was indicated that this was correct also. *Mr. Radi* asked what the square footage for both condo's and apartments would be. It was stated that the condo's would run approx. 1,300 - 1,400 sq. ft. for a two bedroom and 1,600 - 1,800 sq. ft. for a three bedroom. The apartments would run from 700 - 1,100 sq. ft. A breakdown of all this was provided to the Administration. Mr. Radi asked about price ranges. Quotes of \$180, - 210,000.00 for three-bedroom condo's and \$165, - 175,000.00 for two-bedroom condo's. Rental for the apartments will range from \$600 - \$1,000.00/mo. Mr. Radi asked Mr. Stage about the Danter Study with regard to apartment sizes and amenities. Mr. Stage said he is sure there was, he just doesn't remember. He said the rents suggested were on the higher end and he is not sure it is totally square footage driven. Mr. Radi asked how many offices could fit in Sub-area A. Representatives for the petitioner said they are looking to do one or two offices, a hotel and maybe some corresponding restaurants. Typically, you can get 16 - 18,000 sq. ft. per acre. *President Bennett* asked what the timeframe is for getting attention to Sub-area A. Mr. Brown said Casto has owned this for a long time and has marketed it pretty actively, with not much success. He believes that the City's plans to move forward with Buckeye Parkway will bring renewed interest in this area. *President Bennett* questioned the number of parking spaces per unit. Representatives stated that they have found that two spaces will accommodate the visitor need. *President Bennett* asked about visitor parking. It was stated that there are some additional spaces around the clubhouse, but the two spaces provided is what works best. *President Bennett* voiced concern for the single entry for both the apartments and condominiums. He questioned access for emergency vehicles. It was stated that they have discussed including an emergency access point for the apartments that will not be noticeable. The condominiums will have a full lane entry and if one side gets blocked, the other side could be used as an entry. *Mr. Fulton* asked if they have done any type of study to show that this type of housing is needed. Mr. Brown said that they would normally do a study like the City has already done and call Mr. Danter. That study does indicated that there is a need for more of an upper-end unit. He said they are creating a whole new unit for Casto with this project. They have provided more amenities and believe this is all supportive of the bigger picture. *Mr. Eversman* commented that he feels too much land is dedicated to apartments. He would rather see more land set aside for Sub-area A. He also voiced concern over the many changes that have taken place, with the revised plans they are showing tonight, from what Planning Commission reviewed and made recommendations on. He stated that even if he likes the quality and votes yes on the preliminary plan, that does not mean would support a Development Plan if the amount of acres are drawn up the same way. Mr. Brown said he understands that the Preliminary Plan is only

for “big picture” purposes – what the density is, how things are laid out and what the uses are, will come as they fine tune the Development Plan and the zoning. He said they do feel that it is important to have a window along I-71 to show the upper end apartment units. President Bennett shared Mr. Eversman’s concern as far as the commercial acreage. He suggesting starting with the commercial first and seeing how much residential is needed later. Mr. Brown stated that they would love to have six (6) deals with Area A. However, this property has been zoned C-2 for a long time and no deals have been made. Mr. Radi commented that even though this is just one (1) piece, it is a rare opportunity that Council has to look at a much larger area for development and it is important to look at that total picture. With that in mind, he still has some reservations. Council has been selective on apartments. The two developments on Jackpot Road and S.R. 665 have helped to accomplish the need to have more rooftops, in order to attract retail. He questioned what number is correct for now, realizing that the Danter Study says we need upper-end apartments. He feels that office space along I-71 is appropriate and the apartments proposed in the cul-de-sac on the plans chokes off that opportunity. *Mr. Brown* requested a postponement on this plan, due to the many changes they have done and not providing enough time for review.

There being no additional questions or comments, Mr. Radi moved it be postponed until November 5, 2001; seconded by Mr. Eversman.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

8. Resolution CR-74-01 (Approve the Preliminary Development Plan for Stringtown North Property, located east of I-71 and North of Stringtown) was given its reading and public hearing.

Mr. Donald Plank, attorney for property owner, & Mr. Shawn Cullens, Continental representative, was present. Mr. Plank provided some history for the total area (both north and south side of Stringtown Rd.). As they have worked through the Development Text for the south side, they have used it for the north side. He outlined the uses on the contiguous properties. *Mr. Radi* reviewed the stipulations set by Planning Commission. Mr. Plank agreed to 1, 2, 3, 5, 7 – 16. Mr. Plank stated that Stipulation #4 concerns property that is not owned by the petitioner and they have not entered into any agreement to purchase that ground or to have access or provide right-of-way. By Mr. Grossman petitioning to annex this ground, he made the opportunity available to use TIF money to, maybe, appropriate his property. As far as what has been purchased for this development, they will give right-of-way on that ground. Mr. Stage commented that this was not acceptable. Mr. Plank said if that is the case, then they are done. They cannot be put into a position to go to Mr. Grossman and pay for roadway. Mr. Stage said it is an issue that needs to be worked around. Mr. Plank indicated that have discussed working with the City to try and obtain that, but it is something that they cannot agree to as a condition. Mr. Radi asked if this is something that will continue to be worked on and through. Mr. Stage said yes. Mr. Cullen commented that they are more than willing to work with the City to figure out the detail of working with Mr. Grossman to determine how the road finally comes into a connection, but doesn’t feel that it is a part of the Preliminary Plan. Mr. Stage commented that it has some relevance, but this plan cannot be

approved in principal. Mr. Plank then stated that Stipulation #6 is also a real issue to work through since again, they do not own the property. Mr. Stage stated that they just wanted to the road to be shown on the plans going clear through to Jackpot Road.

Mr. Radi asked about the square footage of the building. Mr. Cullens said it was approximately 634,000 sq. ft. without the out parcels. Mr. Plank said they have sized it to the maximum and if anything allows the flexibility to move it down. Mr. Radi asked if there were any names of interested parties that could be shared yet. Mr. Cullens said they have a long, yet distinguished list. Mr. Radi asked about the sizes for the outlots. Mr. Cullens said the smallest lot is 6/10ths of an acre. What they are trying to do is outline the design standards that will attract the appropriate mix of sit down restaurants, fast foot restaurants, banks, etc. Mr. Plank said it is a really unique opportunity to be controlling the north and south sides of the street. Mr. Eversman asked if the north side would come after the south side. Mr. Cullens said they don't want to preclude that. The best of both worlds is that they start the south and there are people immediately for the north.

Mr. Eversman pointed out that this is just a preliminary and voting on just the concept. Mr. Cullens said they are aware of the process. Mr. Fulton asked about the traffic flow. Mr. Cullens pointed out the traffic lights for Stringtown Road/Thistlewood and Stringtown/Buckeye Parkway. Mr. Radi commented, although not to confuse the issue, there are apartments planned for the southern piece, which is not part of this Resolution, but is part of the rezoning given a first reading earlier this evening, he asked that they keep in mind that a high quality/high scale apartment development be submitted, per the Danter Study. He said since this was initially presented, that has been the desire and want to make sure they understand. Mr. Plank said they agree. They have so much invested that at some point, they step into Council's shoes to protect that investment.

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

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

9. Resolution CR-75-01 (Approve the Exterior Building Colors and Materials for Hoggy's Restaurant located at the northwest corner of Gantz Road and Stringtown Road) was given its reading and public hearing.

Mr. Andy Simpson, architect representing petitioner, was present to answer any questions. Mr. Radi commented that the exterior colors have been resubmitted with only the main body color being changed, which is a Sherman Williams custom mix 6673. Mr. Simpson said that was correct. Mr. Eversman thanked Mr. Simpson for his cooperation and this new color comes very close to matching what was on the color rendering. He acknowledged that they have already started on the project and hope they get open soon. Mr. Radi asked if they had a completion date. Mr. Simpson said they hope to be finished in the next 30 days.

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

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

**The Chair recognized Mr. Fulton, Chairman of the Service Committee, for discussion and voting of legislative agenda items under said committee.**

1. Ordinance C-63-01 (Authorize the City Administrator to Execute the Ameritech Centrex Service Agreement) was given its second reading and public hearing.

Mr. Hurley, I.T. Supervisor, explained that he performed an audit on our telephone lines and found that a number of lines were not being used. As a result, a new contract with Ameritech has been reached that reduces our cost.

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

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

2. Resolution CR-76-01 (Indicating that the Council of the City of Grove City, Ohio Intends to Make Funds Available to Match Funds that may be granted by Housing and Community Development Block Grant Programs and Authorizing the City Administrator to file Applications) was given its reading and public hearing.

Mr. Blackburn, Dir. of Service, explained that the City has been very active in the Community Development Block Grant program. There will be Public Hearings held to notify residents as part of the process of applying for grants for Elm St. and Lincoln. He also reviewed some of the past projects the City has completed with these grant monies.

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

**The Chair recognized Mr. Eversman, Chairman of the Finance Committee, for discussion and voting of legislative agenda items under said committee.**

1. Ordinance C-64-01 (Appropriate \$61,260.55 from the Central Ohio Health Care Consortium Fund for the Current Expense of Contribution Funding) was given its second reading and public hearing.

Mr. Eversman explained that this is for our self-insured health care plan and is part of that process.

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

2. Ordinance C-65-01 (Appropriate \$50,000.00 from the General Fund for the Current Expense of Legal Services) was given its second reading and public hearing.

Mr. Eversman explained that this is for projects that the Administration had completed.

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

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

3. Ordinance C-66-01 (Appropriate \$50,000.00 from the General Recreation Fund for the Current Expense of Youth Basketball) was given its second reading and public hearing.

Mr. Eversman explained that this is to fund the newly formed Youth Basketball Program. It is anticipated that additional participants will be signing up and moved that the amount be amended to \$60,000.00; seconded by Ms. Klemack.

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

There being no additional questions or comments, Mr. Eversman moved it be approved, as amended; seconded by Mr. Radi.

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

4. Ordinance C-67-01 (Direct The Certification To The County Auditor of the Expense For Cutting Weeds on Private Property) was given its second reading and public hearing.

Mr. Eversman explained that this is for the expense of the City cutting weeds on private property and those owners not paying. The amounts will be accessed on their property taxes. However, two property owners have paid since the first reading and he moved that Exhibit "A" be amended to remove Parcel No.'s 040-4169 & 040-3603; seconded by President Bennett.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

There being no additional questions or comments, Mr. Eversman moved it be approved, as amended; seconded by Mr. Fulton.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

5. Ordinance C-68-01 (Appropriate \$6,107.00 from the Street Fund and \$6,107.00 from the Sewer Fund for the Current Expense of Vacation Accrual Payouts) was given its second reading and public hearing.

Mr. Eversman explained that this is for eligible employees to be paid at current rates rather than future rates.

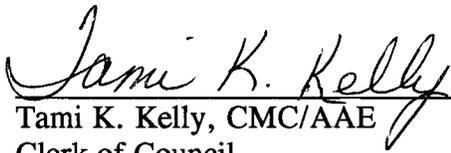
There being no additional questions or comments, Mr. Eversman moved it be approved; seconded by Ms. Klemack.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

6. Ordinance C-69-01 (Authorizing the Issuance of Not To Exceed \$1,960,000 of Bonds for the Purpose of (I) Improving Dennis Lane By Constructing a Storm Relief Sewer and Acquiring All Related Equipment, Land and Appurtenances Therefor, (Ii) Improving the Municipal Storm Sewer System by the Acquisition of Land, Design, and Installing Infrastructure and Necessary Appurtenances Therefor, (Iii) Designing and Engineering Right of Way Plans for Reconstruction of Hoover Road with Related Equipment and Necessary Appurtenances Therefor, Appropriating Funds Therefor, Retiring Notes Previously Issued for such Purpose, Approving the Form of an Official Statement Relating to the Bonds, and Declaring an Emergency) was given its second reading and public hearing.

1. The Mayor made closing comments and provided an update on road projects and upcoming events.
2. Mr. Stage made a report and thanked Council for their involvement and working with them, as they go through the development process for the shopping center. He said they are about 60% complete on the details.
3. Mr. Radi commented that Council might want to consider a special meeting to review the zoning for the Younkin/Continental project. He also suggested that Administration consider holding a Public Meeting to inform the residents of safety precautions they can take and to inform them of the City's disaster preparedness plan, in light of the country's current situation.
4. After additional comments from Council and other Administrative staff members, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 10:10 p.m.

  
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Tami K. Kelly, CMC/AAE  
Clerk of Council

  
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Steven M. Bennett  
President