

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

October 16, 1995

Regular Meeting

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

Mike Milovich Todd Hurley Cheryl Grossman Jeff Warner

1. Mr. Hurley moved to excuse Mayor Stage; seconded by Mr. Warner.

Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Warner	Yes

2. President Grossman recognized the Chamber of Commerce for a presentation. Mr. Rennie Molino, President, and Mr. Jim Hale, Parade Director, along with other fellow Chamber Members presented the following Community Parade Awards:

Chamber Spirit Award	Majestic Paints
Mayor's Choice	Arts-in-the-Alley
Grand Marshal Award	HER Realtors
Pride of the Parade	Southwest Franklin County Historical Society
Sounds of Music	G.C. Area Chamber of Commerce
Town Center	G.C. Christian Child Care
People's Choice	Zachary's
Honorable Mention	Monterey Care Center

3. Mr. Warner moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Milovich.

Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Warner	Yes
Mr. Milovich	Yes

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

1. Ordinance C-60-95 (Approve the zoning classification of PUD-C and PUD-R for 225± acres located south of White Road and east of I-71 upon its annexation) was given its second reading and public hearing.

Mr. Ted McClellan, attorney for the Developer, brought everyone up to date since the joint meeting with Planning Commission and Council. Since that time, he said many changes have been made: the off-street parking for the Corporate Office space was changed to 1 every 250 sq. ft.; lots bordering the southern boundary of Berry Hill will be zoned SF-3; two, one (1) acre neighborhood

parcs will be placed in the southern part of the development - one north and one south of the 80' boulevard; Berry Hill residents will have the opportunity to join the Eber-Lea Association and utilize the community park. Dues for them will be for maintenance of the park only; 20 parking spaces to be added to the large community park; exterior of all homes will be of natural materials; a protection of trees during construction; lots east of the 100' boulevard and on the southern border of this plan will be zoned SF-3 without the side-load garage requirement; 40% of all lots south of the community park will exceed the 80' frontage requirement by 5' or more; the roads connecting to Berry Hill will not go through, but, have a knock down barrier on the Township side for safety vehicle traffic only. This is a request of the Jackson Township Trustees.

For point of clarification, Mr. Hurley pointed out on the color map, displayed by the developer, what each area would be zoned and the stipulations, if any, for each. As for the ballads on the streets to Berry Hill, since the only commonality between the subdivisions is Fire Service, Council requested that the ballads be placed on the Township side and they have control.

Mr. Tom Clark, Director of Law, voiced concern regarding the 40% requirement. He asked if the SF lots already in this area will be included in the percentage? Mr. McClellan said yes, but, the 40% must be achieved overall. Mr. Clark was also concerned that if this is developed in sections, the 40% requirement could be left for the last two sections and then never developed. Mr. McClellan said they were not worried about that. The developer plans to buy, zone and develop the entire tract. He said they didn't feel they would have a problem meeting the requirement. Mr. Delendorf commented that even if that occurred, the next developer would have to meet the requirement.

Ms. Deirdre Delaney, Berry Hill Drive, voiced opposition to the plan. She abuts this property (where commercial is proposed) and maintains a large portion to the freeway. She is not in favor of the view she will now have and this type of development doesn't excite her at all. She feels there is an intrinsic value to farmland and this is a tribute to industrialization of America. She asked what a removable barrier means and voiced concern over what the high rise office development will look like and if there was a height requirement.

Mr. Hurley explained that a height requirement of 120 feet, maximum existed in the OLR District. After a joint meeting with Planning Commission where Berry Hill residents voiced opposition to roads being connected for thru-traffic, correspondence was sent to Jackson Township requesting their opinion on the matter. They requested the streets be connected for access, but, not for thru-traffic. He said he anticipates the ballads will be locked down and Jackson Township will have control of them. After a question on the height, he went on to explain that when he introduced the legislation, he figured 15' per story which equals out to about 8 stories. He said he feels corporate development is the next step for Grove City. He has heard, many times, we have enough industrial and he agrees. Central Ohio is growing at a very rapid rate. How we let our community grow with respect to that is something he has put a lot of time and effort into. He would like to see our next commercial growth be in corporate commercial headquarters.

Mr. Ron Eberhard, Eber-Lea Farm, stated that this has not been easy. He would like to see everything stay the same, but, his father (88 yrs. old) wants to see his land developed. He said they want this to be a tribute to his mother, who was born there, and a place where people can live, love, find room to raise their families, and enjoy the peace and quite of Eber-Lea.

Mr. Steve Morbitzer, White Road, came because he felt someone from around the Eber-Lea Farms needed to stand up and say these are good people and good neighbors. He feels the Eberhard's will do what they say. He knows changes are coming and he wants to see good changes. He appreciates everybody's efforts on this.

Mr. Harry MacNamey, Berry Hill Dr., stated the homes in Berry Hill are 2000 sq. ft. or larger and asked what size homes would be at Eber-Lea. He also asked if there were any multi-family units. Mr. McClellan explained that there are areas designated as "cluster housing" which are not apartments, but, fee simple, owner occupied condominiums. As to square footage, Mr. Hurley stated that SF-3 requires a minimum of 2,000 sq. ft. for a ranch and 2,200 for a two-story; R-1 requires a minimum of 1,600 sq. ft. for a ranch and 1,800 sq. ft. for a two-story. Mr. MacNamey asked if it is marketable to put large homes on the outer portion and smaller homes on the interior? Mr. Hurley stated that there are no assurances with any development, but, this developer is committed and has agreed to increasing 40% of these lots to 85' frontages or more. Mr. MacNamey then asked what the City's option is to help the traffic flow on White Road. Mr. Hurley stated that the expansion of the I-71 bridge will begin next month. He has seen preliminary sketches for the ground north of this, between White and Stringtown Roads, and feels this will develop faster than Eber-Lea, thus providing access to Stringtown. He agreed that this is a concern, however, portions of White Road will be improved by the developer and, if annexed, Grove City will have policing power over these sections. He has confidence in our police department to enforce the speed limit. Mr. Milovich also commented that the intersection of White & Hoover Rds. is part of a \$2.7 million improvement that the City has received Federal Grant money for. Mr. Warner also explained that the City has a Thoroughfare Plan and Land Use Plan and as parcels are annexed, the plans can be utilized to accomplish a better flow of traffic. Mr. MacNamey then asked about the option to become a member of the Homeowner's Association. He asked if all Berry Hill residents had to join. Mr. McClellan answered that the text says Berry Hill residents have the right to join, not an obligation. In fact, anyone using the bike path, which is part of the park, whether a member or not, can use the park as long as they follow the rules of the park.

Mr. Brian Evans, White Road, stated that he heard the speed limit would increase after it was annexed to the City. Mr. Hurley stated that was incorrect. Mr. Milovich added that a council member sent a letter, several weeks ago, to the Franklin County Engineer requesting that the speed limit be reduced between Hoover and McDowell. He suggested Mr. Evans petition the Jackson Township Trustees, since they have jurisdiction over the roadway. Mr. Evans asked if he would have access to the park. Mr. Milovich stated that one of the things they have been working with the Township on for about 1 1/2 years is to increase the park land within the Township and encouraged Mr. Evans to petition the Township Trustees on this issue also. Mr. Evans asked what kind of park it would be. Mr. McClellan said the barn and silo will be reconfigured to be used as a community center and the members will have a say in its use. Mr. Babbert, Director of Parks & Rec., compared it to Gantz Park. Mr. McClellan again stated that anyone accessing the park by walking, riding a bike, roller blading, can use it as long as they abide by the rules.

Ms. Rita Alexander, Berry Hill, voiced opposition to the high rise. She didn't realize this and asked if it would be 10 stories high. Mr. Hurley said the proposed zoning would allow for an office building approximately 8 stories high. Ms. Alexander said she thought the concept was to keep this like farm land and this doesn't look like farm land to her. Mr. Hurley said this is the concept put together by the Eberhard's and the developer. We cannot control whether or not someone wants to develop their property. We can only establish guidelines within which development can take place for the City. He, personally, feels the area along I-71 is appropriate for corporate office use

and feels this is the direction Council would like to see Grove City grow. He said it will be more passive than people anticipate. He noted that the home owners who have spoken have all been Township residents and this is the fourth meeting where Township residents have been afforded the opportunity to give input. He said he gladly accepts this, however, their elected responsibilities are to the people of Grove City and they must determine if this addition will have a positive impact on the City. It is not an easy decision and one that has taken nearly 1 1/2 hours to get to. It will also affect Grove City for the next fifty years. Mr. Warner also commented that in concert with the Land Use Plan they want to develop this in a way that would lessen the tax burden on the residents.

Mr. Mathews stated that he realizes that Grove City has to grow and asked if the Berry Hill residents were notified. Mr Hurley stated that all contiguous property owners were notified of the zoning classification request. Mr. Mathews then asked if these buildings would be pushed back, so they wouldn't be right next to the residents. Mr. Hurley said yes, there is a set-back requirement which cannot be shortened by additional landscaping or buffering.

Mr. Milovich commented that this will be the 20th subdivision with available lots. Currently, our inventory of lots shows 899 lots available in R-2; 531 in R-1b equalling 1,430, 70' wide lots available for building upon. In addition, R-1 has 203 available lots. In estimating the changes made by Mr. McClellan tonight, he estimated that there will be approximately 230 R-1 lots, which are actually SF-3 Modified lots - since they are bigger than the 80' wide requirement. This gives us 433 R-1 lots at 80' wide. The SF-3 Class will have 104 lots and SF-2 will have 10. The purpose of citing these figures is to show that as a community we are trying to provide for the evolution of lot sizes and housing market for people as their income matures. We need to provide a platform for the two income families, that have been born and raised in Grove City, gone to college and moved back to raise their own family, a housing market. We haven't, however, lost sight of the inventory of existing properties for the first time home buyers and people who want to get started in Grove City. The Columbus Board of Realtors provided existing housing sales for 1994. Grove City had 269 homes sold with the average price being \$100,791.00. He feels the two things we haven't lost sight of are the inventory for first time home buyers and the need for a maturing housing industry to maintain the residents as they grow in financial stature. He said the lot sizes we have on the books for zoning now are the best for revenue for a community and he applauded the Administration and Council for these efforts and working so diligently in putting this project together.

Mr. Clark noted that during discussions with Mr. McClellan today, they agreed to share in the cost of improvements to White Road and asked that Council consider amending the Zoning Text to reflect this. Mr. McClellan stated that this was agreed upon.

There being no additional questions or comments, Mr. Hurley moved to amend Section 3.8 of the Zoning Text to include: "Eber-Lea Farm Partnership shall share in the cost of improvements to White Road as may be required pursuant by the Ohio Revised Code"; seconded by President Grossman.

Ms. Grossman	Yes
Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes

Mr. Hurley then moved that a sentence in Section 1 of Ord. C-60-95 regarding neighborhood parks be amended to read: . . .; Sub-area Community Park being SD-3, with the *addition of two (2)*

neighborhood parks of one (1) acre each in size located, one north and one south of the 80' Boulevard in Sub-area A; . . .; seconded by Mr. Milovich.

Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes

Mr. Hurley moved that the map be amended to show the lots east of the 100' Boulevard and bordering the southern boundary be zoned SF-3, excluding the end-loading garage requirement; seconded by Mr. Warner.

Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Warner	Yes

Mr. Hurley moved to amend Section 1 of C-60-95 to include the following: *40% of all residential lots located in Sub-area A & B, south of the community park, will have a lot width of 85' or more.* This density requirement shall be an overall requirement and not apply separately to each section when platted; seconded by Mr. Milovich.

Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Warner	Yes
Mr. Milovich	Yes

Mr. Hurley moved Ordinance C-60-95 be approved as amended; seconded by Mr. Milovich.

Ms. Grossman	Yes
Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes

2. Ordinance C-40-95 (Annex 225.683 acres located south of White Rd. and east of I-71 (Eber-Lea)) was given its second reading and public hearing.

As a point of clarification, Mr. Clark explained that the previous Ordinance established the zoning classification for the annexation and this Ordinance accepts the annexation into the corporate limits of the City.

Mr. Hurley moved to amend the Ordinance to be in accordance with attached Exhibit "A" and further in accordance with the provisions set forth in Ordinance C-66-95, as amended, for the development of Eber-Lea, dated October 16, 1995 also attached as Exhibit "B"; seconded by Mr. Warner.

Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes

Mr. Warner moved C-40-95 be approved as amended; seconded by Mr. Warner.

Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Warner	Yes

3. Ordinance C-66-95 (Authorize the Transfer of Territory in the City of Grove City to the Village of Urbancrest) was given its second reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Warner.

Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Warner	Yes
Mr. Milovich	Yes

4. Resolution CR-96-95 (Approve the Final Development Plan for 3783 Broadway, located in the Historical Preservation area) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Milovich.

Ms. Grossman	Yes
Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes

5. Resolution CR-97-95 (Approve the Sign request for 3783 Broadway, located in the Historical Preservation Area) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Warner.

Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes

6. Resolution CR-98-95 (Approve the Final Development Plan for Cracker Barrel Country Store located at 4210 Marlane Drive) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by President Grossman.

Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Warner	Yes

Mr. Milovich noted that he would like the Service Department to look at the exist signage directing traffic to I-71 and incorporate a more industry standard type signage for it.

7. Resolution CR-99-95 (Approve the Final Development Plan for Capital Park South - Curb Cut on Justus Road) was given its reading and public hearing.

Mr. Brian Marsh, Security Capital, explained that this was for a curb cut on Justus Road for passenger cars only and a new drawing had been provided incorporating the stipulations set forth

by Planning Commission. Mr. Hurley noted that an additional stipulation exists that requires Security Capital to maintain a portion of Justus Road, if it is closed. Mr. Marsh agreed to this.

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

Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Warner	Yes
Mr. Milovich	Yes

8. Resolution CR100-95 (Municipal Services available to a 2.772 acre tract, located on Stringtown Road, west of S.R. 104, upon annexation) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Milovich.

Ms. Grossman	Yes
Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes

The Chair recognized Mr. Milovich, Chairman of Finance, for discussion and voting of items under said committee.

1. Ordinance C-67-95 (Appropriate \$44,335.95 from the General Fund for the Current Expense of County Auditor Fees) was given its second reading and public hearing.

Mr. Milovich explained that the City of Grove City received notice from the Franklin County Auditor that tax refunds paid in 1995 were in excess of the amount budgeted and the City received the money in 1994 from the project that was reimbursed in 1995 by the Franklin County Auditor.

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

Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes

2. Ordinance C-68-95 (Establish the Rose Avenue Project Fund and appropriate \$141,000 for Current Expenses) was given its second reading and public hearing.

Mr. Milovich explained that the City has received a community development block grant for Rose Avenue in the amount of \$141,000.00 and it is necessary to establish said fund under the provisions of GAAP and appropriate the grant money in order to begin construction.

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

Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Warner	Yes

3. Ordinance C-69-95 (Appropriate \$2,665.00 from the DARE Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on November 6, 1995.
4. Ordinance C-70-95 (Appropriate \$18,000 from the Recreation Development Fund for the Current Expense of Playground Equipment for Meadow Grove Park) was given its first reading. Second reading and public hearing will be held on November 6, 1995.

Ms. Cheryl Williams, Springhill Rd., voiced concern over this ordinance. She was surprised at the speed this came about. She is one of the twenty resident that are contiguous to the park and felt there was a safety concern with placing equipment in the park. She stated that there is still only one way in and out of the park and much of the property cannot be seen from the road; that the gazebo has already caught on fire - suspected vandalism; this area is in a floodway and a creek runs through it with a serious drop-off. She asked why the City would place play equipment in an area where it could float away. She also recalled the City stating that they were going to jointly develop a playground with the new school in the area and questioned the need to develop playgrounds on both ends of the subdivision. She said it was never an issue of having a park, just what kind it would be. She urged them to keep it as passive as possible.

Mr. Babbert commented on the speed at which this ordinance was introduced. He stated that at the last Council Meeting, Mayor Stage stated he would sponsor legislation and get it started as soon as possible and he did. He said there have been no plans made yet, however, a play area for children between 0 and 5 yrs. old has been discussed. As far as working with the school district, this has happened. The playground equipment at Buckeye Woods is in and the City will continue to assist in the addition of Tennis courts and a Ball field. He explained that it was mentioned that this park is difficult to utilize the school park when it is in session. He said he has spoken with other residents and he shares the safety concerns, however, he will take direction from the Mayor and City Administrator.

Another resident of Meadow Grove, who had helped circulate the petition, stated that the intent is to provide for the smaller children. She explained that it is very hard to use the school playground during school hours and after school due to the P.A.R.K. program. Ms. Williams again pleaded with Council to keep it passive, citing problems of flooding, maintenance with the creek, snakes, rats and mosquito's. President Grossman questioned the maintenance problems and stated that she would personally walk the site with the Directors of Service and Parks & Recreation in that regard.

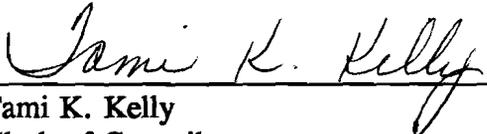
President Grossman asked that any new business to be brought before the attention of Council be done so at this time.

There being no new business, President Grossman recognized members of Administration and Council for closing comments.

1. Mr. Clark, Director of Law, thanked and congratulated Council for their efforts regarding Eber-Lea.
2. Mr. Babbert, Director of Parks & Rec., reminded everyone that Beggars Night will be Thursday, October 26, 1995 this year.
3. Mr. Marvin Holt, Chairman of Planning Commission, complimented Council and the Administration on Eber-Lea. He said he was mildly disappointed that we didn't get more SF zoning and felt this was a prime opportunity.

4. Mr. Stan Smith, of the Chamber, announced a Meet the Candidates Night for Wednesday, October 25 at 7:30 p.m. at Grove City High School. He encouraged every to attend and listen to the candidates for Council, Mayor and Township Trustee.
5. Mr. Milovich expressed thanks for having the opportunity to be a part of the Hazardous Waste Drop-off Day. He also thanked the newspapers for publishing the Leaf Pick-Up Schedule.
6. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 10:20 p.m.



Tami K. Kelly
Clerk of Council



Cheryl L. Grossman
President