

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

November 6, 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. President Grossman recognized Mayor Stage for a presentation. Mayor Stage presented a Proclamation to the Farmer's Exchange in recognition of their 75th Anniversary. He expressed great pleasure in celebrating this and called the local business a cornerstone of our community. He then introduced Mr. Marvin Winehart, Jim Blouser and Barry Wade representing the Farmer's Exchange. President Grossman expressed congratulations on behalf of Council.

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

Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Warner	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-64-95 (Rezone 15.044 acres located North of Stringtown and East of I-71 (Thistlewood Center) from C-2 to PUD-C) was given its second reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Warner.

Mr. Hurley called for discussion - Mr. Charles McCreary, representative of Opus North, spoke to this and Ord. C-65-95. The 15.044 acres is presently in the corporation limits and the 26.2 in Ord. C-65-95 is in the process of being annexed. It is zoned for industrial use in the Township and they are requesting that both pieces be zoned PUD-C, a commercial zoning classification.

President Grossman requested to be excused from voting since one of the owners was a family member. Mr. Hurley moved to excuse President Grossman from voting; seconded by Mr. Warner.

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

There being no further discussion, the vote was called.

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

2. Ordinance C-65-95 (Establish Zoning Classification for 26.217 acres located north of Stringtown and east of I-71 upon annexation to PUD-C) was given its second reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Milovich.

Mr. Hurley called for discussion - He reiterated that this parcel is currently zoned for Industrial Use in the Township and explained that this Ordinance will attach a zoning classification to the property, upon to its annexation. There was some concern by area residents over what PUD-C was. He stated that this is part of a larger development and would allow for Commercial use. The actual annexation will be heard, for the first time, at the next meeting - 11/20/95.

Again, President Grossman requested to be excused from voting. Mr. Hurley moved President Grossman be excused from voting; seconded by Mr. Warner.

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

There being no further discussion, the vote was called.

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

3. Ordinance C-72-95 (Approve an SD-2 Zoning Classification for a 6.805 acre parcel located on the east side of Hoover Road and north of Orders Rd. upon its annexation to the City of Grove City) was given its first reading. Second reading and public hearing will be held on December 18, 1995.
4. Resolution CR-101-95 (Approve the Sign for Berger Chiropractic Family Care located at 3797 Broadway in the Historical Preservation Area) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Milovich.

Mr. Hurley called for discussion - Dr. Berger was present to answer any questions. Mr. Hurley noted that the Planning Commission approved this, as submitted.

There being no further discussion, the vote was called.

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

5. Resolution CR-102-95 (Amend Stipulation 4 of Resolution CR-53-95, Final Development Plan for Zoofari/Debcha Kennels located at 3553 Grove City Road) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Warner.

Mr. Hurley called for discussion - Ms. Debbra Alabaugh, owner, was present to answer any questions. Mr. Warner said he understood this to be for providing access for fire safety equipment.

Mr. Stage asked if we ever got a letter from Jackson Township substantiating this. No letter was obtained. Mr. Hurley reviewed the original development and the stipulations attached. This ordinance only amends Stipulation #4, by allowing the fence to be placed 20' from the back of the dog "condo's" rather than six feet. Mr. Milovich asked how 20 feet was arrived at? Ms. Alabaugh said she spoke with fire officials from Gahanna, Dublin, and one other fire department. She said she contacted Jackson Township Fire Dept. and they refused to give her a determination. Mayor Stage stated that they have one purpose and that is to protect the health, safety and welfare and should have given her a determination. Mr. Milovich commented that he just wanted to make sure that we have professional data presented so we don't have to do this again. Mr. Hurley noted that any additional structures placed in this area would require a separate development plan. Ms. Alabaugh responded that any additional development would probably be done outside Grove City's limits.

There being no further discussion, the vote was called.

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

6. Resolution CR-103-95 (Approve the Final Development Plan for Midas Muffler, located at 2562 Columbus Street) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by President Grossman.

Mr. Hurley called for discussion. He noted that Planning Commission denied this request. There being no further discussion, the vote was called.

Mr. Warner	No
Mr. Milovich	No
Mr. Hurley	No
Ms. Grossman	No

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

1. Ordinance C-69-95 (Appropriate \$2,665.00 from the DARE Fund for Current Expenses) was given its second reading and public hearing.

Mr. Milovich explained that the City has received monies for the DARE Program from the community to support the efforts of the DARE Program and it is necessary for Council to authorize the use of these monies for the City purpose stated. He further explained that through additional fund raising and donations the amount has grown and Mr. Milovich moved to amend the amount from \$2,665.00 to \$4,876.75; seconded by Mr. Warner.

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

There being no further discussion, Mr. Milovich moved it be approved, as amended; seconded by President Grossman.

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

2. 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 second reading and public hearing.

Mr. Milovich explained that a petition, signed by over 250 Meadow Grove residents, was submitted to Council on October 2, 1995, requesting playground equipment in the Meadow Grove Park and this project was not part of the 1995 Appropriations Budget. He then called for discussion.

Mr. Jim Johnson, Meadow Grove resident which is contiguous to the park, said he couldn't understand why they want to appropriate \$18,000 to put playground equipment back there. Three years ago, when this was originally discussed, it was stipulated that it would be a passive park, mainly because there would be an active park by the school. There is no parking; the only way to get to it is through an access between two homes; it is in a flood plain; it is right in the back yard of many houses and is not a good place for an active park. He doesn't feel it is needed at all, especially with the school facility available. Mr. Milovich commented that it was his understanding that the school playground was constructed for older children and not conducive for children under school age. Because of this, Mrs. Edens collected 250 signatures on a petition indicating additional equipment was needed. Mr. Johnson said it is easy for people to say it's needed when then don't live right beside it and why put the exact same thing in that will be at the school? President Grossman stated that she, Mr. Blackburn (Dir. of Service) and Mr. Babbert (Dir. of Parks & Rec.) reviewed the area Tuesday, after the last Council meeting. What is being discussed is a very young, 1-5 yrs. old, playground, similar to Creed-Lawless Park. It would be located on the high area, just south of the gazebo. We are trying to accommodate the small children, who are home during the day, since the school equipment is difficult for them to play on. She explained that it would be a very small area, concentrated just south of the Gazebo, and away from the open area so free play that is occurring now (football, soccer, etc.) can continue and the view would not be disturbed. Mr. Johnson feels that parking will be a problem and noted that he has seen water clear up to the gazebo.

Mr. Virgil Emmerick, Meadow Grove resident, stated that rather than spending this money on playground equipment, it should be spent on cleaning up the creek. He said they have found snakes in their yard and rats have dug holes in the side of their home. He said he has small children and they play on the equipment in his back yard and also go to the school.

Mr. Dan Keller, Meadow Grove resident, voiced his concern. He read from the Grove City News, Sept. 10, 1992 - "An issue with Meadow Grove residents is not whether to make the land a park, but, what kind of park should be there". He said the problem has been some saying they don't want a park at all. He also feels it is a waste of money. The land was abandoned to the City because it is in a flood plain and doesn't understand the problem with utilizing the playground equipment at the school.

Mr. Bill Mallory, Meadow Grove resident, said he understands the need for young children having a place to play, however, he does have concerns and is in opposition to the plan. This was originally designed to be a passive park and there is a flood problem. He also noted that the gazebo caught fire this summer and chalked that up to the lack of adult supervision as well as inaccessibility by police patrols. He questions the time before this play equipment is torn up. He also feels that adding this equipment will lessen the privacy contiguous property owner's to the park have. He would rather see the money used for a community pool in one of the larger park areas and doesn't feel this area is conducive to an active park atmosphere.

Ms. Cheryl Williams, Meadow Grove resident, noted that there are only 20 homes that abut the park and they will never be the majority. However, she feels their concerns should be considered.

Mr. Warner asked Mr. Babbert to explain the definition of a passive park and what the plans were for this park. Mr. Babbert stated that a passive park means no organized play, as is done in Windsor and Evans Parks. The rest of the parks in Grove City are considered passive, like Gantz Park where there is a walking trail, a shelter house, the Barn, a playground, the Farm House, the Gardens, two tennis courts and the new arboretum. The neighborhood parks have, at least, one shelter house, picnic tables, and usually a grill. He said he has been in contact with the playground equipment representative and they are close, but, have not finalized the plan yet. They are working under budget constraints and must include the ground cover in the cost. President Grossman asked how large of an area this would encompass. Mr. Babbert said about a 30' x 30' area, however, he was not exactly sure how the equipment would be laid out as this is governed by OSHA standards. Mr. Milovich asked about the elevation - is the equipment higher than the gazebo? Mr. Babbert said it was slightly lower. Mr. Milovich asked if we had a pedestrian walkway/access? Mr. Babbert said yes. Mayor Stage noted that we owned an entire residential lot which was the access way. Mr. Warner stated that it seems, in its present state, that it really wasn't a park - it was just a piece of ground and asked if the addition of this equipment would provide a benefit? Mr. Milovich stated that there was a similar situation in Keller Farm where there were approximately 14 neighbors abutting a park where playground equipment was going in. He said he believed one of the priorities of the City has been to establish neighborhood parks. They are not intended for people to drive to. They are intended for people to go for a walk and utilize the green space and park space available. Once those residents saw what went in, they asked for a basketball court and the whole intent and purpose of the park is for the entire subdivision to get enjoyment out of it.

Mayor Stage stated he sponsored the legislation and he said he is appalled that we are still arguing about a park for children 2 - 6 yrs. old. This place use to be the trashiest place around. The City went in and cleaned it up, planted grass and put in a passive park. It will continue to be a passive park. The reason kids can't always go to the school is because the school has sessions and you can't put a child on the playground while school is in session. There are other times when children need to play without having to go all the way across town to get to it. This area needs a little bit of a park and if we can save one child and take care of one family, who enjoys it, it is worth it.

Mr. Tim DeVore, Meadow Grove resident, voiced support for the playground equipment. He said the subdivision is much bigger now and doesn't see why a minority should outweigh the majority. He doesn't see how a 30' x 30' play area is going to be that big of a problem. He said he has kids running through his yard, going to school. However, he doesn't mind because he likes seeing the kids and that is what living in a neighborhood is all about - enjoying each other's family. If you don't like that stuff and want your privacy, you need to build a fence or move to the country.

There being no further discussion, Mr. Milovich moved it be approved; seconded by President Grossman.

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

3. Ordinance C-71-95 (Appropriate \$32,749.00 from the Sewer Fund for the Current Expense of reimbursing the City of Columbus for Tap Fees collected) was given its first reading. Second reading and public hearing will be held on November 20, 1995.
4. Ordinance C-73-95 (Appropriate \$18,409.00 from the General, Street, Water and Sewer Funds for the Current Expense of purchasing a Telephone System) was given its first reading. Second reading and public hearing will be held on November 20, 1995.

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

Mrs. Pat Mathews asked what the status of Fryer Park was. She heard it has been pushed back to 1997. Mr. Babbert stated that he has a meeting with the architect this week. It is currently pending annexation and they are anticipating putting it out for bid in 1996, which should make it ready for the 1997 season.

Mrs. Mathews then commented that she had been out of town and someone asked her where she lived. After replying, that person said "oh, you live in Warehouse City". She said this took her back a little. She said she doesn't mind the warehouses and realizes it bring jobs in, but, she doesn't see anything being done to bring in places to shop. She said we are loosing places to shop and we don't have any place to go. President Grossman commented that she had a meeting this morning with a developer wishing to bring in a major anchor store with several other stores accompanying that. Additionally, what was heard tonight was for the north side of Stringtown Road, east of I-71, and it too will be some type of retail facility. Mrs. Mathews said she heard that Wal-Mart wanted to build here as well as Meijer and Michaels Crafts wanted to go into an existing building. She said she doesn't know what to believe any more and wonders if Council considers it because they feel its appropriate or because the citizens need it. President Grossman said she asks residents if they are satisfied with what is available to them here and if a Meijer were to locate here if they would be for it or against it. This is what drives her decision in voting. Mrs. Mathews asked what answer she got. President Grossman said it is 50/50 at this point. There have been advantages and disadvantages expressed. Mrs. Mathews asked if resident's opinions mattered. President Grossman said absolutely. Mr. Warner stated that he was just on her door step over the weekend asking if there were things that Council should address and he meant that with all sincerity. He said those are the kinds of opportunities he is trying to create to get feedback. President Grossman also noted that on the back of the City Scene Newsletter, Council is listed with their home phone numbers and stated that the doors are always open. Mr. Mathews asked if there was something that they could go to and be a part of. Is shopping coming in the foreseeable future? President Grossman said it was. Mr. Hurley said the first opportunity for residents to get involved is at Planning Commission. The plan President Grossman referred to earlier is on the agenda and can be seen at the November 14 meeting. After that, it is forwarded to Council and this is the next opportunity to get involved. Council agenda's are available through the Internet and things are

advertised on the Cable station. He said if she had any suggestions on how Council can better communicate, please let them know. Mrs. Mathews said rather than seeing another warehouse built, we ought to think about some shopping to keep people and their money in Grove City.

Mayor Stage commented that we live in a free enterprise system. Retail shopping, restaurants, etc., will locate here based on need. He said as far as "Warehouse Alley", he noted that his aunt was here from Florida and she took a tour with someone who didn't know her relationship to him. She commented that she couldn't believe people were complaining about the warehouses. She came from a very depressed city. Because of that comment, he went back and looked at the WalMart facility and what it has done. In 1990, the county, city and school district collected \$1,537.00, total. In 1995, just the schools will collect \$632,000.00. Mrs. Mathews agreed with him and wasn't arguing about the money the warehouses bring in. Presently, they look great, but, not sure about that in 10 - 20 years. She said people need places to shop that will keep money here. People are not going to come to Grove City to look at warehouses and they are not going to come here to eat and leave. If there are other business places where they can eat and shop, then they might stay and spend there money here. She feels it is a sorry state of affairs that we have nothing. Mayor Stage said that in 1980 the Chamber of Commerce commissioned a survey to try to get places where people could shop. Back then, we had virtually nothing. Now, we have the Big Bear shopping center, the Heartland shopping center and others coming in. The plan was to create jobs which, in turn, creates housing which creates citizens; citizens create market and market creates the demand for retail. That is exactly what is happening in Grove City now.

Mr. Shannon Hamons, Dir. of Development, commented that he has spoken with WalMart several times and they are not interested. He said the Harts departure may open other possibilities and noted that he supplies information to restaurants, retail shopping and entertainment places constantly. Mr. Warner asked what tools we use. Mr. Hamons cited realtor information, video tape of Grove City, information packets about our community. He said it all goes back to if the store feels there is enough support.

Mr. Milovich stated that they have to be just as concerned with the traffic, roads and how it comes in and that's not what is stopping this, it's the market. Mr. Hurley concurred. He stated that Grove City is isolated in the fact that we have no neighboring community that is near our size to pull from. Hilliard has Dublin and Upper Arlington. Mr. Hamons also noted that developers look at our relative distance to Westland Mall, City Center, Hilliard, etc. There is a bigger picture to look at when understanding why we don't have anything within our borders.

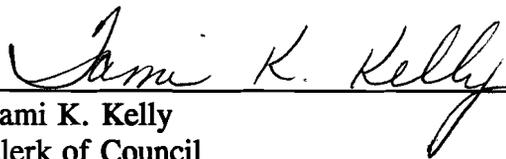
President Grossman encouraged Mrs. Mathews to attend Planning Commission and Council meetings and after viewing the upcoming development, invited Mrs. Mathews to call her with comments and any suggestions she may have.

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

1. Mayor Stage closed by commenting that he was President of the Chamber of Commerce when we got K-Mart and they worked eight years for it. He said he remembers one of the council members, at that time, asking why KMart wanted to come to Grove City because we already had a hardware store. He said he thinks the record speaks for itself, in that we have tried to attract quality and that has not stopped. We want to do it in an organized way. He encouraged every to vote tomorrow.

2. Mr. Hurley noted that he has been developing an Internet access for the City and it is soon to be complete. He also commented on the park. He said he lives in a neighborhood where they don't have a park and he has been active in trying to obtain more neighborhood parks. He said he is glad to see people develop an interest to that and one thing he has learned is everything is not black and white. He bases his decisions on what is best for the community as a whole.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:20 p.m.



Tami K. Kelly
Clerk of Council



Cheryl L. Grossman
President