

# CITY OF GROVE CITY, OHIO

## COUNCIL MINUTES

November 17, 2014

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

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

*Jeff Davis      Maria Klemack-McGraw      Ted Berry      Steve Bennett      Laura Lanese*

1. Ms. Klemack-McGraw moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Bennett.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

2. The Chair read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-66-14 (Authorize the City Administrator to enter into a Lease Agreement with the Town Center Inc., for space at 3378 Park Street) was given its first reading. Second reading and public hearing will be held on December 01, 2014.
2. Ordinance C-67-14 (Authorize the City Administrator to enter into a Modified Agreement with the South West Public Library regarding the relocation of the library and redevelopment of the current Library site in accordance with the Pizzuti Concept Plan) was given its first reading. Second reading and public hearing will be held on December 01, 2014.
3. Ordinance C-68-14 (Appropriate \$885,000.00 from the Sewer Fund for the Current Expense of Rehabilitation of Aging and Deteriorated Sanitary Sewers) was given its first reading. Second reading and public hearing will be held on December 01, 2014.
4. Resolution CR-64-14 (Supporting the Memorandum of Understanding with Pizzuti Companies) was given its reading and public hearing.

Mayor Stage stated that the MOU was drafted about a year ago. He said they have met with Pizzuti three times to get the crunch on the detail. New figures were put together this week. He said they want to make sure they get the total plan capsulized as much as they can. He asked that this be postponed to a special meeting on Dec. 8. They believe that will give them enough time to put things together.

Mr. Patrick Lawler, Pizzuti, was present to review this Memo of Understanding. Mr. Berry asked for an update on how this has changed from last year. Mr. Lawler said that is a tall order and not one he can help with. He is on the construction side and doesn't have that information. Mr. Smith, Dir. of Law, said the main change has been financial, which has changed recently as things continue to be refined. He said they added dates for when the Development Plan must be submitted, because the MOU is really

a “concept” for moving forward. The Development Plan is a more final step. He said the main changes are the financial terms and they have been working to get those cleaned up.

Mayor Stage commented that, for him, there needed to be more specificity about the City Hall building. Now, there are two options for what happens to City Hall. He said the MOU is the highest level of the beginning process, which then becomes a Development Agreement. He said the finances continue to be updated; there is also some specificity on when things should happen. It suggests a Development Agreement comes to Council by the first of February. This helps keep everyone on track.

Mr. Bennett read an excerpt from Pizzuti’s report from November of 2012. It says that the Lumberyard is not an appropriate location for Multi-Family housing. It continues to say that the most logical use of the site is for future use of commercial and office space. It also says that the former lumberyard is an ideal location for a pocket park and other green space along Park Street for shoppers. He asked what has changed. Mayor Stage said that comment was in there because it had already been decided that multi-family was going on Mr. Laws’ property and it didn’t make sense to do apartments behind City Hall.

Mr. Boso, City Admin., pointed out that this MOU suggests that rather than Pizzuti taking advantage of the Tax Abatement that this property offers, they would like the City to create a TIFF area and defer those tax dollars back into the project. He feels this is an important revenue source in making this project a reality and making other public improvements a reality.

There being no additional questions or comments, Mr. Bennett moved it be postponed to 12/8; seconded by Ms. Klemack-McGraw.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes

**The Chair recognized Mr. Davis, Chairman of Safety, for discussion and voting under said Committee.**

1. Ordinance C-69-14 (Amend Various Sections of Chapter 1411 to Adopt the 2015 International Property Maintenance Code by Reference with certain Administrative and Technical Amendments to suit the particular needs of Grove City) was given its first reading. Second reading and public hearing will be held on December 01, 2014.
2. Ordinance C-70-14 (Amend Various Sections of Chapter 513 titled Drug Abuse Control of the Codified Ordinances of Grove City, Ohio) was given its first reading. Second reading and public hearing will be held on December 01, 2014.

**The Chair recognized Ms. Klemack-McGraw, Chairman of Lands, for discussion and voting under said Committee.**

1. Ordinance C-71-14 (Approve the Plat for Harrisburg Pike, Columbus Street and Alley located at 3959 – 3963 Broadway was given its first reading. Second reading and public hearing will be held on December 01, 2014.
2. Ordinance C-72-14 (Approve the Special Use Permit for a Drive-Thru for Kroger Company located at 5965 Hoover Road was given its first reading. Second reading and public hearing will be held on December 01, 2014.

3. Ordinance C-73-14 (Approve the Rezoning of 4.65 acres located at 2500 Home Road from SF-1 to SF-2) was given its first reading. Second reading and public hearing will be held on January 05, 2015.
4. Ordinance C-74-14 (Approve the Rezoning of 4170 – 4174 Broadway from PSO to A-1) was given its first reading. Second reading and public hearing will be held on January 05, 2015.
5. Ordinance C-75-14 (Approve the Rezoning of 1.804 acres located at 4126 Haughn Road from A-1 to SD-1) was given its first reading. Second reading and public hearing will be held on January 05, 2015.
6. Resolution CR-66-14 (Approve the Development Plan for G. C. Dollar General located at 3065 Broadway) was given its reading and public hearing.

Mr. Jacob Horvath, representing petitioner, was present and agreed to all eight stipulations.

Mr. Berry stated that they are short on parking. Mr. Horvath said yes, there are several reasons. This is a challenging site, with road frontage on two of the sides; it is in the floodplain; and there is an existing cross-access agreement with Waffle House, which limits parking spaces. He said they are also trying to meet the landscape requirements and maximize green space. Any additional parking spaces would require a deviation from the landscaping. Mr. Berry said there is another problem with access, in that traffic backs up at I-270S and Broadway and having the entrance to the store so close to Broadway isn't optimal. He said the turn is immediately at the bend of Home Road. He said there is also a lot of semi-truck traffic along Home Road that will cause a safety issue. Mr. Horvath said there are three existing curb cuts on the property and they wanted to use the entrance furthest from the intersection but because of the floodplain and the building elevation, it doesn't work. Mr. Berry said he is concerned over the safety of ingress and egress for the residents. He asked why the building could not be moved up. Mr. Horvath said because of the cross-access easement and the size of the building, with the required setbacks, there would not be enough room for 30 parking spaces – as required by the client.

Mr. Bennett shared a similar concern over ingress and egress along Home Road and Broadway. He said for this to be successful, people need to be able to get in and out of the area safely. Mr. Horvath said this is the best design for the lot and being able to maintain the existing, mature trees. Mr. Bennett and Mr. Berry asked if Mr. Horvath would like to postpone this and attempt to rework the plan.

Ms. Lanese asked if they could use signage and bring people to the site, through the Waffle House. It was determined that there were some issues with that idea, but it could be looked at. She then asked how long this site has been vacant. Mr. Boso said about 10 years. He said there are challenges due to the floodway, setbacks and elevations. He said from Planning Commission's perspective, they felt this use was less objectionable than others – from a traffic generation standpoint.

Mr. Berry said he is not supportive at this point, and asked if he wanted to postpone the Resolution and try to reconfigure the Plan. Mr. Horvath said he is pretty confident in saying that securing more ground is not possible. He said he is willing to try to reconfigure the site, but believes this is the best plan. His concern is that the building will be pushed right up to the right-of-way lines.

Mr. Davis asked how many cars per day they average. Mr. Horvath said around 200 – 250 per day or 50 cars per hour on peak week days.

Mayor Stage asked if EMH&T weighed in on this curb cut. Mr. Keller said not really. It is an existing curb cut.

There being no additional questions or comments, Mr. Berry moved it be postponed to 12/1; seconded by Mr. Bennett.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

7. Resolution CR-67-14 (Approve the Development Plan for Kroger Store N842 located at 5965 Hoover Rd.) was given its reading and public hearing.

Mr. Andrew Gardner, consultants for Kroger, was present to answer any questions. He agreed to all four stipulations set by Planning Commission.

Mr. Bennett asked about the pharmacy drive-thru. Mr. Gardner showed the drive-thru on the drawings. Mr. Bennett asked if this eliminated 12 parking spaces. Mr. Gardner said yes.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

8. Resolution CR-68-14 (Approve an Amendment to Subarea "A" of the Development Plan for the Pinnacle Club of Grove City, as approved by Res. CR-24-04) was given its reading and public hearing.

Mr. Joe Ciminello, petitioner, was present. He explained that this change was for one lot only. He said it is a U shaped home, but will end up with 15% more rear yard.

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

Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

9. Resolution CR-69-14 (Approve the Preliminary Development Plan for Lamplighter Senior Village II located South of Lamplighter Dr. and East of Buckeye Parkway) was given its reading and public hearing.

Mr. Rod Siddons, Frontier Community Services, and Mr. Todd Valentine, petitioner, were present to answer any questions.

Mr. Bennett asked about access to Phase I. Mr. Valentine said, yes, they plan to connect Phase I with this, Phase II. Mr. Bennett asked if it were possible to create an access for emergency purposes at the eastside of property. Mr. Valentine said it would be tight but they could look at trying to add a paved access-preferably on the east property line. Mr. Bennett asked if this is an assisted facility. Mr. Valentine said it is all independent living.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

Mr. Valentine then requested for a letter of support to assist them with their funding application. Council approved a letter of support by unanimous consent.

10. Resolution CR-70-14 (Approve a Sign Request for Sylvan Learning located at 3330 Park Street in the HPA) was given its reading and public hearing.

There being no representative, Mr. Boso stated that these signs meet Code and there are no deviations.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes

11. Resolution CR-71-14 (Approve a Sign Request for Perini Insurance Agency located at 3886 Broadway in the Historical Preservation Area) was given its reading and public hearing and Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

12. Resolution CR-72-14 (Municipal Services that can be provided to a 0.981 acre parcel located at 4338 Hoover Road upon its Annexation to the City of Grove City) was given its reading and public hearing.

Mr. Bennett asked if this was the home that just completed some major renovations that may not have been approved if it were in the City. Mr. Boso said yes, that is correct.

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

Mr. Bennett	No
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

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

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

1. Mayor Stage submitted the monthly Mayor's Court Report. Mr. Berry moved to accept same; seconded by Ms. Klemack-McGraw.

Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

The Mayor commented that we are in the midst of decorating for Christmas. There will be a display in the Chamber Window and a railroad display will be at the museum. He noted that Veteran's Day went very well, with a celebration at the American Legion. He also discussed a letter he sent to the State over House Bill 5. He said no matter how you cut it, municipalities will be impacted.

2. Council wished everyone Happy Thanksgiving. Mr. Berry announced that Council will meet at 6:00 pm at their next meeting to hear from the Mayor on the Budget; he announced a Special meeting on 12/18 at 6:00 p.m. to discuss the Pizzuti M.O.U. and Review the Budget; if necessary they will start at 6:00 on 12/15 to finalize the Budget.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:20 p.m.

  
Tami K. Kelly, MMC  
Clerk of Council

  
Ted A. Berry  
Chair