

# The Regular, Scheduled Meeting of the Council of The Village of Marble Cliff

At 1600 Fernwood Ave.

May 16, 2016

The regular, scheduled meeting of the Council of the Village of Marble Cliff was held Monday, May 16, 2016 in the Village Hall at 1600 Fernwood Ave. at 7:00 pm. Those in attendance were: Council Members: Matthew P. Cincione, John F. Kukura III, Linda J. Siefkas, Joanne C. Taylor, and Kendy A. Troiano ; Mayor, Kent E. Studebaker; Village Solicitor, Yazan S. Ashrawi; Village Engineer, Joshua Ford; Administrative Assistant, William Johannes Fiscal Officer, Cynthia A. McKay. Visitors and press were present.

**Mr. Kukura moved Mr. Voelker be excused. Mr. Cincione seconded. The motion passed unanimously.**

## PUBLIC HEARING

Mayor Studebaker opened the public hearing on the 2017 Budget for the Village of Marble Cliff and introduced the second reading of O-2494-16, An Ordinance adopting a budget for the year 2017 for the Village of Marble Cliff.

Ms. McKay reviewed the materials provided to Council and answered questions. Mayor Studebaker invited members of the audience to comment. No one rose to speak to the 2017 budget.

Mayor Studebaker closed the public hearing. No action was taken.

## VISITORS

Mayor Studebaker introduced Phil Markwood and Nan Weir, representing First Community Church. Mr. Markwood presented architectural drawings of proposed modifications to the building at the corner of Cambridge Blvd. and W. First Ave.

Mr. Markwood explained that the purpose of the addition on the south side of the building facing W. First Ave. is to improve the accessibility of the building for all people. The new construction will include a three stop elevator as well as a ramp. The elevator will access the ground level, the main sanctuary level and the second floor.

Mr. Markwood stated the plan would maintain the current traffic flow of the parking lot while adding an area for pick-up and drop-off at the door. That area will be covered by an awning for protection from the elements. An extension of the parking lot to the west will allow for the maintenance of all the current parking spaces. The Cambridge Blvd. parking lot exit will be moved approximately 12 feet to the south.

Mr. Markwood explained that the new construction will also house the receptionist. To the west of the new construction will be a garden area that will be accessible from the parking area as well as the new welcome center. Mr. Markwood reviewed the plans in detail and answered questions from Council. Council expressed their interest in having landscaping around the parking lot on the Cambridge Blvd. and W. First Ave. sides.

Mr. Markwood asked Council if the church is “on the right track?” Mayor Studebaker explained that there will be a formal variance application to Council next month to address zoning issues. Mr. Markwood also mentioned that in the future the church will make application for additional signage that will require a variance. Council did not express any concerns about the proposed addition.

Mayor Studebaker introduced Jason Grable. Mr. Grable explained his interest in leasing a portion of the property at 1458 Dublin Rd. to open a micro-brewery with a tap room. He explained his goal to produce “sour” beer and serve the beer in a tap room that would be 1,000 to 1,200 square feet in the front of the building. He explained that the capacity would be approximately 80 to 85 and noted that the limited parking (approximately 20 spaces) does present a challenge. He also commented that the use may require a conditional use or rezoning.

Mr. Grable stated he anticipates the tap room would be open 40 hours – Wednesday through Sunday with hours to midnight on Friday and Saturday. He explained he has contacted Brad DeHays to explore parking options.

Mr. Grable explained he plans a brewing system that would a 10 barrel system. One barrel is 35.1 gallons so each batch would be 351 gallons. He also stated that he would plan to brew 6-8 times per month. He commented that production is very small even compared to other micro-breweries in the area. Mr. Grable commented that his brewing process would last about 3 hours. He said that there will be a venting system and there may be some limited venting of odor during the 3 hour process. Mr. Grable commented that food may be offered through the food trucks housed at The Commissary.

Council expressed their concern about adequate parking as well as lighting, noise and odor.

Council briefly discussed the current zoning and the challenges of the tap room under current zoning. Mayor Studebaker asked about the appropriate liquor permit.

Mr. Grable explained he has contacted the Liquor Control Agency and he would apply for a Brewer's Permit which does allow for sale of product on site of production. He said he would also be eligible for a rider that would allow for sale of other breweries' products.

Mr. Grable stated he hopes that the location will be family friendly and may offer opportunities for family activities.

Mayor Studebaker reiterated the Village's concerns of lights, noise and odor and the impact of a business on residents as well as other businesses in the immediate area. He also expressed the significant concerns for parking and traffic flow issues that may arise. Mr. Grable said he would like to sign a lease, but that lease would be contingent upon confirmation from the Village that the business can be permitted.

Ms. Siefkas commented that she believes the brewery would add variety to the Village's business community and would be supportive if the issues raised can be resolved. Mr. Kukura said he would want time to consider the sale of alcohol at that location.

Mayor Studebaker introduced Harrison Allen who will be the MORPC summer intern who will be working for the Village over the summer. Mr. Allen will be concentrating on developing plans and options for the W. Fifth Ave. corridor as outlined in the Village's Strategic Plan.

Mr. Allen told Council he is from Madison, Wisconsin and is finishing his junior year at The Ohio State University. Mr. Allen stated he is an Urban Planning major. Last semester he completed a student studio focusing on economic development in Knox County.

#### CONSENT AGENDA

- 1) Receive - Mayor's Court Report, April, 2016
- 2) Receive - Police Report, April, 2016
- 3) Receive - Fire Dept. Report, April, 2016
- 4) Receive - Building permits issued in April, 2016
- 5) Approval - Minutes of the regular, scheduled meeting of April 18, 2016
- 6) Approval - Financial Statements for April, 2016
- 7) Receive - Village Income Tax Report - \$270,744.49

**Mr. Kukura moved approval of the Consent Agenda. Ms. Siefkas seconded. The Consent Agenda was approved unanimously.**

#### MAYOR'S REPORT

Mayor Studebaker commented that the office has not had any contact from the developers of 2015 W. Fifth Ave. despite several attempts to contact them for an update.

#### ENGINEER'S REPORT

Mayor Studebaker introduced the first reading of O-2497-16, An Ordinance authorizing the Mayor and Fiscal Officer to enter into an agreement with Burgess & Niple, Inc. for professional engineering services for the West Fifth Ave. Shared-Use Path and Roadway Improvements Project for the Village of Marble Cliff.

Mr. Ford explained the proposal for engineering services. He noted that Upper Arlington will provide most of the on-site inspections. The costs for the B & N engineering services as well as the UA engineering services will be shared equally between Marble Cliff and Upper Arlington.

Mr. Ford said the plan is to finish the engineering design in the fall and bid the project early in 2017. Ms. McKay stated that the property owners from whom the Village needs an easement have both agreed to grant the easement without any cost to the Village.

No action was taken

Mr. Ford reported the street light project is nearing completion. The contractor is

waiting for AEP to install the new meter and is working to complete restoration items on a punch list. Mr. Kukura stated he has received many positive comments about the new street lights.

Mr. Ford reported the City of Columbus is still not finished with the signal upgrades at the intersection of Dublin Rd. and W. Fifth Ave. and he has no date for completion. The thermal seal street markings have been completed on the new bridge. Correcting the street signs is on the punch list along with reseeding the corner at 1600 Dublin Rd.

Mr. Kukura stated he had received a comment from a resident stating the traffic light poles at the intersection of Cambridge Blvd. and W. Third Ave. are green while all the other street light poles and sign poles are black. The suggestion was made that the poles be changed or painted.

Mr. Ford left the meeting at this point.

#### SOLICITOR'S REPORT

Mr. Ashrawi had no report for Council

#### ADMINISTRATIVE ASSISTANT'S REPORT

Mr. Johannes stated the Village has received complaints regarding a lawn on Arlington Ave. which needs to be cut. He has contacted the real estate company listing the property and instructed them to have the lawn cut.

Mr. Kukura commented that he has noticed three dead bushes around the fountain on Cambridge Island. Mr. Johannes said he would look at them and make necessary arrangements with Peabody Landscaping.

Mr. Kukura commented that there are road barricades at the corner of Cambridge Blvd. and W. First Ave. that need to be removed. Mr. Johannes stated he would contact Grandview Heights Service Department to have them picked-up.

#### VISITORS

Mayor Studebaker recognized Mr. Rife who commented that he is concerned about the additional parking problems that the micro-brewery suggested by Mr. Grable would create for Cardigan Ave.

#### APPROVAL OF BILLS

**Mr. Cincione moved approval of the May 2016 bills totaling \$481,995.25. Ms. Troiano seconded. The motion passed unanimously.**

**Ms. Troiano moved approval of the amended April 2016 bills totaling \$241,619.31. Mr. Kukura seconded. The motion passed unanimously.**

#### FISCAL OFFICER'S REPORT

Ms. McKay reported the State Auditors will be in the Village beginning on May 23<sup>rd</sup> for their bi-annual audit. The audit will be the Agreed Upon Procedures and should take two to three days.

#### COUNCIL MEMBER REPORTS

Ms. Troiano had no report from the Grandview Heights Parks and Recreation Board

Ms. Troiano stated Start Talking Grandview plans to participate in the Memorial Day Parade.

**Mr. Cincione moved to adjourn into executive session to consider the Sale of Property pursuant to Ohio Revised Code 121.22(G)(2). Mr. Kukura seconded. Roll Call: Mr. Cincione, yes; Mr. Kukura, yes; Ms. Siefkas, yes; Ms. Taylor, yes; Ms. Troiano, yes. The motion passed unanimously**

EXECUTIVE SESSION

**Mr. Cincione moved Council adjourn from executive session and return to regular session. Mr. Kukura seconded. The motion passed unanimously.**

OLD BUSINESS

Mayor Studebaker introduced the second reading of O-2493-16, An Ordinance authorizing the sale of one parcel of land containing 1.0115 Acres in a tract bounded generally by the Norfolk and Southern Railroad on the East, Cardigan Avenue on the North, Dublin Road on the West, and Property owned by 1400 LLC on the South.

Council discussed the two options for selling the Village owned property on Cardigan Ave. Council considered both selling the property through a closed bid and selling the property directly to Rife Autobody based on economic development in the Village. They also discussed ongoing parking challenges on Cardigan Ave. as new businesses are considered and existing businesses explore expansion.

Mr. Cincione suggested Council hold any decision on O-2493-16 and O-2496-16 to the June meeting. Council concurred.

No action was taken.

Mayor Studebaker asked Council if they would like staff to investigate the options for moving forward with Mr. Grable's interest in opening the brew pub with a tap room. Council asked staff to gather information and report back at the June meeting.

NEW BUSINESS

Mayor Studebaker introduced the first reading of O-2496-16, An Ordinance authorizing the sale of one parcel of land containing 1.0115 Acres in a tract bounded generally by the Norfolk and Southern Railroad on the East, Cardigan Avenue on the North, Dublin Road on the West, and Property owned by 1400 LLC on the South.

No action was taken.

Mr. Kukura suggested that the Village begin to consider the possibility of the Village purchasing property(s) on W. Fifth Ave. as they become available for either Village use or to have increased control of business and property development along W. Fifth Ave. Mayor Studebaker commented that Mr. Allen will be considering many options for W. Fifth Ave. as he does his work this summer.

ADJOURN

**Mr. Kukura moved the meeting be adjourned. Mr. Cincione seconded. The motion passed unanimously. Mayor Studebaker adjourned the meeting at 9:35 PM.**

Approved by:

Submitted by:

Matthew P. Cincione  
Council President Pro Tem

Cynthia A. McKay  
Fiscal Officer