

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

January 02, 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. Radi moved to dispense with the reading of the minutes for the previous meetings of 12/14/00 and 12/18/00, and approve as written; seconded by Mr. Fulton.

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

2. President Bennett read the agenda items and they were approved by unanimous consent.

**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-75-00 (Approve the Rezoning of 4227 Hoover Road from R-1 to PSO) was given its second reading and public hearing.

Dr. Peter Feldkamp, petitioner, was present to answer any questions. Mr. Eversman asked if Dr. Feldkamp had communication with the neighbors to the north and west. Dr. Feldkamp said he as spoken to all the neighbors in the area and they are all in favor. He said they commented that the former neighbor didn't fit in to the character of the neighborhood and they are excited about the improvements that will be made. They also commented that they are under the impression that the area to the north is going to be zoned commercial. Mr. Eversman clarified that the requested zoning for this piece is PSO (Professional Offices), not commercial. Dr. Feldkamp said yes. Mr. Radi said there is a companion piece to this, further into the agenda and didn't want to get too far into that, but, Dr. Feldkamp mentioned improvements. He asked, other than landscaping and parking, if there were going to be any other improvements made. Dr. Feldkamp said there would be new siding and windows installed. Mr. Radi asked what type of siding. Dr. Feldkamp said vinyl. Mr. Radi asked Mr. Stage (City Admin.) what affect the widening of Hoover Road would have on this property. Mr. Stage said very little. The poles on the west side, as near as they can tell, are set back far enough. He said it shouldn't have any affect, but that is one of the reasons the drive - coming off Kingston Avenue - was moved further west, to accommodate the new intersection. Dr. Feldkamp commented that the drive would be 120 feet back of the right-of-way. Mr. Radi shared his concerns over the rezoning of this property. He said in relation to the properties to the north, there are four single-family residences, with a frontage of approximately 100 feet. Across the street on Hoover Rd., there are some properties that have gone through rezoning (Countrytyme & Molino Insurance), but, these properties have about 150 feet of frontage. He believes that the frontage for the properties on the east lends itself to what was done, rather

than the 100' frontage for the properties on the west side of Hoover, north of Kingston. He has a great deal of concern for the future of those single-family properties and the potential of what could be done, along with piece-meal zoning. Dr. Feldkamp commented that the Molino property was only 90 to 100 feet wide. He said there are other homes just north of the Insurance Co. that are already zoned commercial and are pretty much the same as his property. He said they are right across the street from Countrytyme and that is already Professional Service. The flavor of the neighborhood is changing to professional service and that is what he is asking for. Mr. Radi said he has a map from the Franklin County Auditors, and the Molino piece may have been 90 feet at one time, but additional property must have been purchased and added to it because the map shows approximately 150 feet for it and for Countrytyme. He expressed additional concerns for traffic and a safety issue with Kingston and Hoover Road intersection. Hopefully, the widening of Hoover Rd. will help that situation as well as the moving of the driveway. However, he still feels uncomfortable. He asked the petitioner about the number of patients per hour that was mentioned in caucus. Dr. Feldkamp said he has three to four cars per hour. Further discussion clarified the distance of the curb cut from the intersection, which is around 120 feet. Mr. Fulton said he shared Mr. Radi's concerns and has already expressed this to Dr. Feldkamp. He said he is not one for taking single-family homes and turning them into offices. He cited the home on Columbus Street that tried to do the same thing and is now a very nice single family home. He said the properties to the north are still single-family and he believes this to be piece-mealing. He is not in favor of changing a single-family home to commercial or office. If Grove City is going to, hopefully, get some Class "A" office space, one of the ways to do that is to prevent single-family homes as being used as offices. He said this is his opinion. He is not finding fault with the plans, he just doesn't feel the use is compatible - at this point- for the neighborhood. Dr. Feldkamp stated that he didn't feel the existing pink home that has been used as a rental in years past fit the neighborhood. He is proposing to fix it up and make the area nice. He said his practice is very family-oriented and he is trying to have a professional office with a family atmosphere. President Bennett agreed with Mr. Fulton that we need to slow down or stop converting single-family homes to business property. However, Mr. Stage commented in caucus that he agreed with Dr. Feldkamp's assessment, that the properties to the north are destined to become business type occupancy's. In that light, he asked Dr. Feldkamp what improvements he intends to make to the frontage. Currently, it has a residential look. Does he intend to have a major business plan that has a "stop here - doctors office" look. Dr. Feldkamp said he envisions something like Countrytyme across the street - very professional, not flashy. They will be tearing down the carport and putting on new siding and windows. President Bennett said he assumes there will be a sign. Dr. Feldkamp said yes, probably stone. President Bennett commented that the major improvement to the area is the parking lot, which is to the rear. Dr. Feldkamp said yes. President Bennett acknowledged the concern of Mr. Radi regarding the width/frontage of the remaining properties to the north and the many potential curb cuts along Hoover Road for them. He asked Mr. Stage, if we open this up, what assurances are there that businesses will not go beyond Kingston Avenue. Mr. Stage commented that it could be placed in a commerce corridor and stop it at Kingston. Until then, the City has a policy that this is where it will stop. He said if this was anywhere on Broadway and had it been 10 years ago, the Administration would be dead-set against it. It is spot zoning. Given the situation with the buildings across the street, it changes the flavor of the area and this is the only reason they are in favor of it. If it was Broadway or Columbus St., absolutely not. Mr. Fulton also commented that Council would need to approve further business zonings for some of these properties.

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

Mr. Radi	No
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	No

2. Ordinance C-90-00 (Approve the Rezoning of 4401 Broadway from SD-4 to PUD-C) was given its second reading and public hearing.

Mr. Radi announced that a letter had been received by the petitioner's agent requesting that this item be withdrawn.

There being no additional questions or comments, Mr. Radi moved it be withdrawn, as requested seconded by President Bennett.

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

3. Ordinance C-1-01 (Accept the Plat of Creekside, Section 2, located north of Holton Road) was given its first reading. Second reading and public hearing will be held on January 16, 2001.
4. Resolution CR-86-00 (Approve the Development Plan for the Hickman Lawn Care Storage Building, located at 2809 Harrisburg Station Lane) was given its reading and public hearing.

Mr. Don Hickman, petitioner, was present to answer any questions. Mr. Radi reviewed the stipulations set by Planning Commission. Mr. Hickman said they have already done some plantings, which exceed Code and the Urban Forester has approved them. Mr. Lathrop, Urban Forester, confirmed this. Mr. Radi asked Mr. Clark about the second stipulation. Mr. Clark said he received a call from Mike Boso (Chief Bldg. Inspector) about six weeks ago asking if a gravel area, where lawn mowers are being stored, rather than vehicle parking, had to be paved and his answer was no. Mr. Radi asked if the siding for the structure was T-111. Mr. Hickman said he didn't know what that was. Mr. Boso stated that in his conversations with the petitioner, it was determined that the siding will be steel, to match the existing buildings on site. President Bennett noted that the plans say T-111. Mr. Hickman confirmed that the structure would be steel, to match the existing buildings.

President Bennett asked if this building would have a concrete floor. Mr. Hickman said maybe at some point, but they don't have a need for it now. President Bennett commented that this is essentially a pole barn. Mr. Eversman verified the current zoning and asked if the Code allowed such a structure. Mr. Boso said yes.

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

5. Resolution CR-1-01 (Approve the Development Plan for Feldkamp Chiropractic Center located at 4227 Hoover Road) was given its reading and public hearing.

Dr. Peter Feldkamp, petitioner was present. Mr. Radi reviewed the stipulations set by Planning Commission. Dr. Feldkamp agreed to all the stipulations and commented that many items have already been added. President Bennett asked about a large tree that is planned for removal. He asked if it would impede flow in the parking long if the tree remained. Dr. Feldkamp said he didn't think so, but when reviewing the plans with the Urban Forester, it was determined that the tree would probably die within five years, due to all the construction around it for the parking lot. President Bennett said he would like to preserve that tree and take it down in five years, if necessary. Dr. Feldkamp said he would like to try to preserve it also. President Bennett asked Mr. Lathrop to get with Dr. Feldkamp to see what can be done to preserve this tree. President Bennett commented that the original plan showed 13 parking spaces and the new one shows 14. He suggested that the required number of spaced be checked and taken down to 13, if possible, to assist with the tree preservation. He then suggested that the Norway Spruce trees be replaced with a different variety. He believes that this variety will be imposing on the neighborhood, in years to come. Mr. Lathrop commented that they would probably reach 35' high and 15' wide. President Bennett continued to share his concerns over the sprawl of this variety of tree and asked that consideration be given to changing out the variety. Mr. Lathrop said he could suggest others to Dr. Feldkamp, but our Code doesn't specify species. Finally, President Bennett asked that the stockade fence be changed to a different style. Dr. Feldkamp asked if he could use a white, vinyl fence, like the one used around I-71. President Bennett said the Code requires a certain opacity and that type of fence wouldn't work. He asked Mr. Stage if he had a suggested fence style. Mr. Stage said he had pictures of stockade fences around town - particularly the one by CVS Pharmacy. He said it is very inappropriate for this area. He suggested that Council pass the resolution, as presented with a caveat that it be referred to Mr. Lathrop, and a petition with the Board of Zoning Appeals be filed, for an arrangement of what he feels is best for that corner. President Bennett again, asked that this be reviewed. Dr. Feldkamp said they looked at a landscape alternative and it was cost prohibitive. He is willing to install a shadow box fence rather than a stockade fence. Mr. Radi commented that he did not feel comfortable approving this with all the concern brought up this evening. He moved that it be postponed until 1/16/01; seconded by Mr. Fulton.

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

6. Resolution CR-2-01 (Approve the Development Plan for Gordon Food Service located west of Broadway and North of Barholm Drive) was given its reading and public hearing.

Mr. Rick Morgan, representative for Gordon Food Service, was present. Mr. Radi reviewed the stipulations from Planning Commission. Mr. Morgan agreed to these. Mr. Fulton noted that this was approved some time ago and asked what has taken so long. Mr. Morgan explained that they didn't close on the property in time. They, also, were required to do a Phase II Environmental Study due to the gas station next door. By the time they closed on the property, the stores for 2000 had already been chosen. Mr. Fulton asked what their construction timetable for this coming year was. Mr. Morgan said they are going to be looking at all their sites in February/March for the coming year and as it stands right now, the thought is they would be doing Grove City. However, the nice thing about being a private company is the flexibility in choosing their sites. Mr. Fulton commented that Council anticipates activity on projects shortly after approval. He said he hopes that if this passes again, that they would be very diligent in proceeding with construction. Mr. Morgan said he understood. Mr. Eversman then asked what was discovered after the Phase II Environmental Study. Mr. Morgan said it was fine. There were no problems, whatsoever. Mr. Radi asked about the exterior material. He stated that he had two color renderings with different brick references. Mr. Morgan explained that the lower four feet of the building would be done in a white brick, with the upper 16 feet being done in the jumbo winewood brick. Mr. Eversman asked what jumbo was and what size the brick would be. Mr. Morgan said he believed the brick would be standard size. That is what he has on the sample board.

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

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

7. Resolution CR-3-01 (Approve a Certificate of Appropriateness for the Demolition of 3186 Columbus Street) was given its reading and public hearing.

Mr. Gary Meyers, representing St. Johns Lutheran Church, was present. Mr. Radi read the stipulations set by Planning Commission. Mr. Meyers said he understood these and agrees to them. Mr. Radi asked if the trees have been identified yet. Mr. Meyers said not yet. He said he understands this to be done when the construction company tears the house down. He said they are a good five to six feet away from the home and doesn't think they will be knocked down. But, without the company coming down to look at them, he isn't sure if they will live through the process. Mr. Radi asked for the reason to demolish the home. Mr. Meyers said the church purchased the home a few years ago and was renting it out. It has since become a burden, with landlord issues and who is responsible for maintenance issues. It has become more than they want to handle for the amount of income it generates. Mr. Radi asked Mr. Stage who oversees the actual demolition. Mr. Boso, Chief Building & Zoning Official, said there is a permit required and an inspection is conducted. Mr. Eversman asked if there was any thought given to just selling off the property. Mr. Meyers said no. The Church acquired it for future expansion.

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

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

8. Resolution CR-4-01 (Approve the Development Plan for Creekside, Section 2, located north of Holton Road) was given its reading and public hearing.

Mr. Radi explained that this is a companion piece to the Plat read earlier and moved it be postponed to 1/16/01; seconded by Mr. Eversman.

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

9. Resolution CR-5-01 (Appeal the Decision of the Board of Zoning Appeals for a Sign Variance for Heartland Jockey Club, Ltd.) was given its reading and public hearing.

Mr. James McKinney, representing Heartland Jockey Club, was present. Mr. Radi asked for background on the sign request and the Board of Zoning Appeals approval. Mr. McKinney explained that their business has picked up quite a bit in the past years, due to a change in law allowing for simulcast activity. Much of this business is in the evening. The Southwest Blvd. entrance could be safer if there was a more visible entrance. He thanked President Bennett and Ms. Klemack for taking the time to visit the site and see the area. He said he and the General Manager drove up and down the street to determine how far away they felt sign should be visible. They determined that to be 1,000 feet. Using industry standards for lettering, they submitted a sign for approval. It was close to the road and felt it met their needs. After working with the Board of Zoning Appeals, they came up with a compromise that they liked a lot better. They moved it back, integrated it into the existing wall and used the wall materials.

Mr. Radi asked what the height of the sign is. Mr. McKinney said 21 and one-half feet, which is 15 feet higher than the existing wall. Mr. Radi asked what Code allows. Mr. Boso said eight feet (8'). Mr. Radi asked what the hours of operation were. Mr. McKinney said there are two different periods of the day for activity: Noon to about 5:00 p.m. and starts up again around 7:00 p.m. Mr. Radi asked Mr. Clark if the variance stays with the property or if a new owner would have to reapply to use the sign. Mr. Clark verified that the variance stays with the property. President Bennett stated that when he met with Mr. McKinney on site, discussion took place regarding the removal of the message board. Mr. McKinney said he thought it would be a selling point for the City, to use for public service. He said if it is an issue, removing it would save him \$63,000.00. President Bennett said if the sign is to be used to establish a point of entry, he questioned having movable letters on the sign - which will cause people to read the sign and not the point of entry. Mr. McKinney said he would accept that change. Mr. Eversman commented that the one thing Mr. McKinney mentioned was that this would help traffic flow with people coming in and being able to identify the entrance quicker. He said as much as he is in favor of assisting community business, this is an

extremely large sign compared to current Code. He said making a sign brighter at the eight-foot level to replace whatever existing sign would be appropriate. At the height requested, even with the change proposed by President Bennett, it is extremely large and the purpose is to benefit, what many businesses would like to have, your business being noticed. From a business perspective, there is nothing wrong with that. From a consistency in the Code, there is something wrong, where we would be saying that one business owner could not get that extra attention and another one could. He said he is certainly in favor of making the entrance safer, through possible lighting or a change to an eight-foot sign, or even advance road signs. He is not in favor of a sign this large. Mr. McKinney said he is sympathetic to the situation the City is faced with. He believes this stretch of road is unique and there is a long stretch between Broadway and their entrance. They feel it needs to be visible and readable from 1,000 feet. Mr. Eversman said he respects Mr. McKinney's opinion. Mr. Radi stated that he agrees with Mr. Eversman. He said there is nothing out there to hinder the view of an eight-foot sign. It is wide open, the landscaping is all pushed back, and the only thing there is the entrance to Beulah Park. He said he does agree that they need a sign and that an eight-foot sign, per Code, would serve the same purpose. Mr. McKinney asked if an eight-foot sign, closer to the road would be acceptable. Mr. Eversman stated that depending on how close to the road it would be, he would be more agreeable to a variance closer to the road, than the size. President Bennett asked Mr. Boso how close they could be. Mr. Boso said they could place it right up to the property line. President Bennett said it sounds like a variance may not be needed and that if visibility is the issue for a sign, he feels this can be addressed with a sign that meets Code. Mr. Fulton said he agreed with the other Council Members. He commented that he had called Mr. McKinney several times in response to his letter to meet with him, but, never received a return call. Even without a site visit, he agrees that this is a gigantic variance from Code and wouldn't have a problem moving a smaller sign closer to the road. President Bennett clarified that the Resolution is to repeal the variance - meaning a yes vote would take away the ability for the sign to be constructed per BZA approval, and a no vote would allow the sign to be built as approved by BZA.

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

1. Ordinance C-107-00 (Authorize the City Administrator to enter into a Contract to Purchase Ground and Appropriate \$155,000.00 from the General Fund for the Current Expense of said Land Purchase) was given its second reading and public hearing.

President Bennett asked Mr. Stage for the purpose of this purchase. Mr. Stage explained that this property is being acquired to enable the City to continue the north/south corridor, known as Buckeye Parkway, east of I-270 between Stringtown Road and S.R. 665. With the alignment coming out of Creekside subdivision, it is obvious that it will be needed at some point. It is his suggestion that we buy it now, get it into the hands of the City and probably

transfer it to the Community Improvement Corporation. At the time the road is brought north, from Borrer, make it a caveat to the Developer that they must purchase it from the City. He said there is enough property to put a lot on it. At this time, they believe it is the appropriate thing to do. Appraisals have been done, and it is well within the range of those. Mr. Eversman commented that during caucus, Mr. Stage assured us that we would recoup our investment on this property. Mr. Stage said they are 3 - 0 in making money for this city through real estate.

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

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

2. Ordinance C-2-01 (Authorize the City Administrator to enter into Contract & Appropriate \$390,000.00 from West Side Storm Sewer Fund for the Current Expense of Purchasing Property (Demorest Rd.)) was given its first reading. Second reading and public hearing will be held on January 16, 2001.
3. Resolution CR-6-01 (Authorize the City Administrator to Advertise for Bids and Award Contracts for Fiscal Year 2001) was given its reading and public hearing.

Mr. Eversman explained that this is a routine resolution, which allows the Administration to award various contracts throughout the year.

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

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

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

1. In the absence of Mayor Grossman, Mr. Stage submitted the Mayor's Monthly Report and Mr. Radi moved to accept same; seconded by Mr. Eversman.

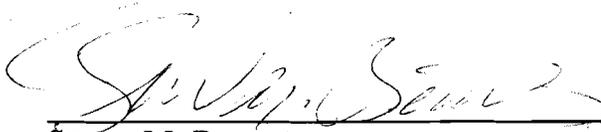
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

In closing, he commented that the S.R. 665/Hoover Road sewer is being installed as we speak. He asked that Council entertain having a special meeting to review the report from Organizational Resources. He said they are available on 1/29/01.

2. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:15 p.m.

  
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Tami K. Kelly, CMC/AAE  
Clerk of Council

  
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Steven M. Bennett  
President