

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

January 3, 2000

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. Eversman moved to dispense with the reading of the minutes for the previous meetings and approve as written; seconded by Mr. Fulton.

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

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

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

1. Ordinance C-1-00 (Approve zoning of 26.66 acres, located north of Zuber Road and west of Seeds Road, to Rural, upon its annexation to the City) was given its first reading. Second reading and public hearing will be held on February 07, 2000.
2. Resolution CR-1-00 (Approve the Final Development Plan for Gordon Food Services, located west of Broadway and north of Barholm Drive) was given its reading and public hearing.

Mr. Rick Morgan, Gordon Food Services - Real Estate Dept., was present to answer any questions. Mr. Radi reviewed the stipulations set by Planning Commission and Mr. Morgan agreed to all, noting that some have already been taken care of.

Mr. Bennett asked about the setback in relation to Donato's and Wendy's. Mr. Morgan displayed a site plan that showed the proposed GFS building and the Donato's building. He explained that there is a seven to eight foot difference between their building and the Donato's setback, with their building being closer to the road. As you continue north, their building has an entry feature that extends about 13 feet closer than the Donato's building. He said the difference between the two buildings is that Donato's has parking facing Broadway and their parking is toward the building. This provides them with another ten feet of "greenbelt" area, which lines up with the Wendy's building. He stated that it would be very difficult to move the building back, due to the parking in the front and rear, and would require a full site assessment to determine its possibility.

Mr. Radi asked how the two properties were divided. Mr. Morgan stated that each property has a 20' landscape strip, for a total of 40' of green space between the two buildings.

Mr. Fulton asked if they had any other buildings with the cloth canopy. Mr. Morgan said they do have one and it was a situation where they took over an existing building. All their other, new, buildings have the plastic canopy and the company feels this is part of their identity. While they were reluctant to do it, they did agree in Planning Commission to change it to the cloth material. Mr. Fulton asked what the problem has been with the cloth. Mr. Morgan cited maintenance as the general reason. Mr. Fulton asked if they are prepared to keep up the maintenance and replace the cloth when it becomes faded. Mr. Morgan said yes.

Mr. Eversman asked how many parking spaces they typically have. Mr. Morgan stated that, for the 14,500 sq. ft. stores, they try to get 70 to 80 spaces. Mr. Eversman asked if he felt the 83 spaces for this store was adequate. Mr. Morgan said very much so. Mr. Eversman asked if this was a retail store, not requiring a membership. Mr. Morgan said yes, there is no membership fee. It is open to the public. Mr. Eversman asked Mr. Morgan to confirm that the entire building exterior is brick, which Mr. Morgan did.

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

3. Resolution CR-2-00 (Approve the Final Development Plan for a four-family unit located on Lots 25, 26, 27 on Grant Avenue) was given its reading and public hearing.

Mr. Ralph Ruoff, petitioner, was present to answer any questions. Mr. Bennett asked what the exterior color would be. Mr. Ruoff showed a color rendering and a picture of the brick sample. He said the front would be brick and the other three sides stucco. Mr. Radi review the one stipulation set by Planning Commission. Mr. Ruoff agreed to it. Mr. Fulton asked what material the shutters would be made of. Mr. Ruoff said, probably, some type of fiberglass. Mr. Radi noted that this is a PUD-R zoning and a four-family unit is permissible within this classification. However, he commented that he would prefer to see something more in-line with the existing structures in the area. He appreciates the fact that it is a brick/stucco building, but, wanted to see something more historically oriented. Mr. Ruoff commented that he didn't believe that the particular design of the homes in the area are not of an historical value. Many of them have been upgraded (vinyl siding, etc.) and the area is on the up-rise, but, this building is almost identical to a four-family unit located on Woodlawn Ave., that fits into that neighborhood very nicely. He feels that since this is a single-story structure, with three foot doors and one floor access, it will provide an up-graded, senior-type dwelling that people can reside.

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

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

4. Resolution CR-3-00 (Approve the Exterior Renovations to Grove City Psychological Services, located at 3796 Broadway in the Historical Preservation Area) was given its first reading.

Ms. Josilyn Good, petitioner, was present. Mr. Radi reviewed the stipulation set by Planning Commission, to which Ms. Good agreed.

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

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

5. Resolution CR-4-00 (Set Forth, as required by Section 709.031 of the Ohio Revised Code the Municipal Services that can be furnished to 4.892 acres located at 2213 White Road, in Jackson Township upon its Annexation to the City Of Grove City) was given its reading and public hearing and Mr. Radi moved it be approved; seconded by Ms. Klemack.

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

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

1. Mrs. Pat Mathews, resident, expressed to Council that she has a problem with a neighbor who has two boats and seven cars. She finds herself without a place to park 99% of the time. One car blocked her driveway this morning and she had to call the Police over it. She feels that because she doesn't live in a subdivision with Deed Restrictions, these boats are of no concern to the City or the Council. She doesn't feel her taxes are being refused and feels she should be given some consideration. She commented that there seems to be a concern for businesses to have the right exterior/color for their buildings. She said it doesn't matter how good the businesses look if the neighborhoods don't look good as well. With all they have put up with, she doesn't believe that anyone coming through their neighborhood would ever buy their home - and she doesn't blame them. She realizes that the Police can only do so much and she doesn't want to get a reputation of being a constant complainer. She commented that if this house was next to the Mayor, with two boats in the driveway; seven cars; and visitors had no place to park except a block or more away; and got up one morning to find your driveway blocked by one of those cars, it would upset her also. She asked that Council consider an Ordinance against this "trash" in people's driveways. She said if you can afford two boats and seven cars, and not work, you can afford a place to store them.

Mr. Boso, City Admin., commented that City Council did pass legislation last month to prohibit parking on grass areas. As far as Deed Restrictions, the City does not enforce them. He said if a vehicle is within approximately five feet of her driveway, it can be towed. She

said it was within two inches and was not towed. Even after the Officer issued a ticket, it wasn't moved. He suggested that she get with the Safety Director. While the Police Office does have discretion, if the vehicle was blocking the driveway, it should have been towed.

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

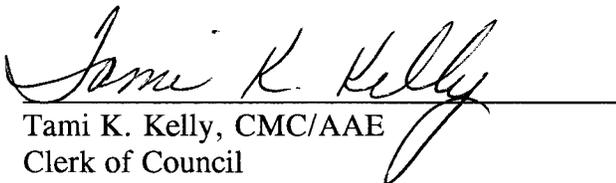
1. Mayor Grossman submitted the Mayor's Monthly Report and gave her closing comments.

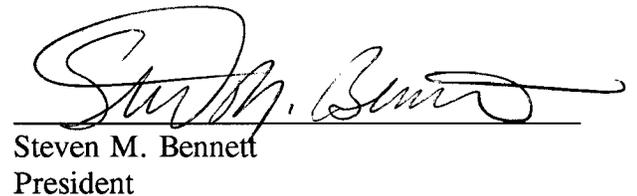
Mr. Eversman moved to accept the Mayor's Monthly Report; seconded by Mr. Radi.

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

2. Council congratulated the GCHS Band for its outstanding job at the Rose Bowl; welcomed Maria to her first official meeting; and wished everyone a Happy New Year. The also expressed surprise and extremely sadness with regard to Chuck Boso's announcement of his retirement. Mr. Eversman encouraged the Mayor to work on changing his mind. They thanked Mrs. Mathews for her comments and Mr. Radi stated that it is difficult to deal with these types of issues because you must stay within the law and property rights. If there is anything more Council can do to raise the standard and quality of living in the City, while keeping with the law, they will strive to do that.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:37 p.m.

  
Tami K. Kelly, CMC/AAE  
Clerk of Council

  
Steven M. Bennett  
President