

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

January 20, 2015

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:

*Ted Berry      Steve Bennett      Laura Lanese*

1. Mr. Berry moved to excuse Mr. Davis and Ms. Klemack- McGraw; seconded by Mr. Bennett.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

2. Mr. Bennett moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by MS. Lanese.

Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Berry	Yes

President Berry recognized Mayor Stage, who administered the Oath of Office to the following Board and Commission Members: Paul Alexeeff - Audit Committee; Keith Larson - Civil Service; Gary Buckingham and Karen Lane - Historical Commission; Maureen Cahill and Jack Moore -Tree Commission; John Brandt - Board of Zoning Appeals; Roby Schottke - Planning Commission; Sam Clark, Michelle Fulks, Marc Fleming, Kristi Higginbotham, Dale Heiser - Keep Grove City Beautiful.

3. The Chair read the agenda items and Mr. Berry moved that Resolution CR-64-14 be removed; seconded by Mr. Bennett.

Mayor Stage read a sentence from a letter from Pizzuti expressing their commitment to the project but wanting additional time to work on the MOU. Mayor Stage said rather than continuing to postpone it, they are requesting it be removed and will bring it back once all details have been settled.

There being no additional questions or comments, the Clerk of Council called the vote.

Ms. Lanese	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

**The Chair recognized Ms. Lanese, Chairman of Service, for discussion and voting under said Committee.**

1. Resolution CR-02-15 (Intent to Appropriate a Fee Simple Interest in Certain Lands for the Improvement of Orders Road) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that Council approved and appropriated monies for this project last

year. Normally, this type of legislation would have been submitted before now. However, we have spent the last several months contacting the property owners to attempt to acquire the small pieces of property needed and have not received a good response. He shared that many of these are 0.2 and .03 acres of ground, but for a variety of reasons, many property owners are unwilling to sell their frontage. He explained the Appropriation of Lands process, per the Ohio Revised Code.

Mr. Bennett asked if the ditch would be enclosed. Mr. Keller, Consulting Engineer, said there is a storm drain being put in and it will improve the swale currently there.

Mr. Berry asked if the electoral lines crossing over the road will be buried. Mr. Keller said yes.

At the request of the Administration, Ms. Lanese moved it be postponed to 2-02-15; seconded by Mr. Bennett.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

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

1. Ordinance C-03-15 (Authorize the City Administrator to Take Any and All Necessary Action to Grant an Exclusive Access Agreement for a Garage located at 3407 Grant Ave.) was given its second reading and public hearing.

Mr. Boso, City Administrator, explained that this is for a garage behind the home. Mr. Bennett noted that we would be giving up one parking space in the parking lot next door to provide access. Mr. Boso said that was correct, however, the property owners park their three vehicles in the lot now. So, we may actually gain space.

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

Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Berry	Yes

2. Ordinance C-04-15 (Approve an R-1 Zoning Classification for a 5.92 acre parcel located West of Elm Street Upon its Annexation) was given its first reading. Second reading and public hearing will be held on March 2, 2015.
3. Ordinance C-05-15 (Approve the Rezoning of 4074 Gladman Avenue from R-2 to PSO) was given its first reading. Second reading and public hearing will be held on March 02, 2015.
4. Ordinance C-06-15 (Approve the Rezoning of 4483 & 4495 Hoover Road from R-1 to PUD-R) was given its first reading. Second reading and public hearing will be held on March 02, 2015.
5. Ordinance C-07-15 (Approve a Special Use Permit for a Drive-Thru for Dannette's Floral located at 3340 Broadway) was given its first reading. Second reading and public hearing will be held on February 02, 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. Josh Horvath, representing Dollar General, was present to answer any questions.

Mr. Boso, City Admin., said the original development plan was recommended by Planning Commission. The Revised Plan has moved the entrance back about 95' but places the drive within two feet of the building. The Development Department believes the revised drawing is less appropriate than the original.

Mr. Bennett asked about the storm drain and access to Waffle House. Mr. Horvath explained that there is a storm drain that runs the length of the site. By Contract, they are required to provide access to the Waffle House. Mr. Bennett said he appreciates the attempt to adjust the development plan but feels it still isn't working.

Mr. Berry asked about parking spaces. Mr. Horvath said they have 32 of the required 46. Mr. Berry said he went out to the site and watched traffic. He said he tested this twice and doesn't feel it is safe to add more traffic to this intersection, as shown. A lengthy discussion took place about the site, its layout, size (lot being too small), traffic patterns, ingress/egress, etc. Mr. Bennett asked about turning the building sideways. Mr. Horvath said he felt that would be problematic with the entrance coming in from the back. Mr. Bennett asked if they could move the building to the west and Mr. Horvath said if he could encroach on the setback that would be possible.

Ms. Lanese shared her concerns over this site. Mr. Horvath said the entire site is in the 100 year flood plain. It is a difficult site to work with.

Mr. Boso said in terms of traffic generation, it is a less generator than other potential users. However, having the drive aisle so close to the building is a problem. He said if a Study with FEMA was conducted, the whole site may not be in the 100 year flood.

Mr. Bennett asked if he wanted to postpone. Mr. Horvath said he needed to know what Council wanted. If they moved the building further west, would that be enough. Mr. Bennett said he didn't know. He would have to review it. Mr. Boso said the Administration would be more agreeable to it.

After further discussion, Mr. Bennett moved it be postponed to 2/2/15; seconded by Ms. Lanese.

Ms. Lanese	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

Mr. Schottke asked Council if this intersection needs re-engineered. Mayor Stage said that was done about 5 years ago. It is not a simple solution.

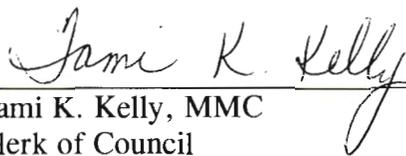
**The Chair asked that any new business to be brought before the attention of Council be done so at this time.**

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

1. Mayor Stage reported that Mr. Hershel "Woody" Williams, a Congressional Medal of Honor Recipient was here today and addressed staff and some residents. He noted that the Aladdin Shrine is moving to Grove City. He announced that Insight 2050 Program through MORPC is traveling around to share their studies for the future. He said Grove City may create their own 2050 Program from this. He asked Council to consider having a Special Meeting on 2/23 to hear this. He said the Library will be meeting on their project Feb. 3, if Council would like to sit in.

2. 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