

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

January 21, 2003

Regular Meeting

The regular meeting of Council was called to order by President Klemack 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:

Vaughn Radi Bob Hatley Maria Klemack Budd Eversman Bill Saxton

1. Mr. Eversman moved to dispense with the reading of the previous meeting minutes and approve as written; seconded by Mr. Saxton.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

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

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

1. Ordinance C-104-02 (Rezone 19.684 acres located at the Northeast corner of Holt and Grove City Roads from SF-1 to R-1) was given its second reading and public hearing.

Mr. Donald Plank, attorney for petitioner, explained that this request is for only the rezoning from SF-1 to R-1. He stated that this property is surrounded by R-1b zoning, which requires a minimum lot size of 70 feet wide. The R-1 zoning requires a minimum of 80 feet wide lots. He commented that they have already submitted a Development Plan for this acreage and it shows 80 – 85' wide lots. There are many that are over 100' wide, especially along Grove City Road and Holt Road. He mentioned that the ground directly to the east of this is already zoned R-1b and a plan for that will come in later. He requested approval for this Zoning question before them tonight.

Mrs. Alice Sweeley, Concord Lakes Subdivision resident, expressed deep concern over drainage. She commented that she has seen the Plan and has some concern of awkward lot shapes and sizes. She also believes that Lake Lanier Dr. should be cut through to the new development to provide cohesiveness. She thinks the houses on Grove City Road needs buffering from the road traffic, as it is getting worse by the day. She said three car garages would be a welcome addition to this subdivision. Curb cuts on Grove City Road are a concern. Finally, she hopes Council will ask to see the whole development. The 19 acres this piece provides and the 10 acres to the east need to be compatible and coordinated with each other and the existing developments. Mr. Saxton asked Mr. Plank to address Mrs. Sweeley's concerns. Mr. Plank stated that all these concerns are Development issues. The same developer (Rockford Homes) that did Concord Lakes will be doing this new development. The drainage issue will come with the actual engineering and final plat. Typically existing drainage

issues get resolved with new development. He noted that they are also concerned with the curb cuts along Grove City Road and the Fr. County Engineer's office is limiting them to just the curb cuts into the subdivision rather than each individual house.

Mr. Kohman, City's Consulting Engineer, reiterated Mr. Plank's statement that drainage is identified at the final development state. The Code does address this and has requirements to address drainage issues.

Mr. Mark Hawkins, Elginfield Subdiv. Resident, expressed his concern over drainage as well. He said there has been a problem behind his home for the past seven years and it still exists. He said the biggest concern in Elginfield is to safeguard their investment. He feels the rezoning is fine and will be good for the township residents. However, he still has a concern over the drive beside his subdivision. Mr. Saxton asked Mr. Kohman to check on the drainage next to Elginfield.

Mr. Eversman commented that the Elginfield subdivision is zoned R-1b, which is exactly the same as Elginfield. The lots not on a cul-de-sac in Elginfield are 70' wide. There is nothing that could require larger lots on the 12-acre parcel beside Elginfield. He then commented that he hasn't heard anyone disagree with the zoning change to R-1 tonight. All concerns shared this evening are development issues. He suggested that they attend the Development meetings also. He also commented that he believes the reason there are drainage problems now is because the property has not been developed. It is still farm ground in the township. When the property owner decides to develop it, the City's engineer will then make sure it meets our standards and make sure drainage issues are resolved before development can occur. Mr. Hawkins commented that he feels that Elginfield has already taken a hit from the inception of their subdivision, through promises made by the MI sales representatives. Mr. Saxton said Council would do their best to protect them.

Mr. Radi commented that in a meeting many months ago, EMH&T explained that drainage problems exist because the property behind Elginfield was undeveloped, just as Mr. Eversman has pointed out tonight. This will be addressed when the development plan comes in and we want to make sure that future development does not cause any hardship on the existing homes.

Mr. Hatley commented that Ord. C-71-02 was the first ordinance introduced for the rezoning of 32.2 acres. This was withdrawn by the petitioner and there was no manipulation by Council. It was then reintroduced as it is before Council this evening.

Mr. Plank stated that the 20-acre development has already been submitted and they have a hearing on 2/28/03. They will make application for the 10-acre parcel and combine them through their presentation. Mr. Saxton asked Ms. Kelly to make sure Mr. Hawkins and Mrs. Sweeley are notified when the 10-acre plan is available for review.

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

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

2. Ordinance C-119-02 (Rezone 46.974 acres located North of Stringtown Road and East of I-71 from PUD-I, IND-1 and C-2 to PUD-C) was given its second reading and public hearing.

Mr. Donald Plank, attorney for petitioner, was present. Mr. Saxton explained that this is part of the Shopping Center on the north side of Stringtown Road. A Development Plan was never submitted for this ground and the zoning reverted back. He called out the fact that this time, the zoning will stay in place for 12 months, rather than 9 months, before it would revert back if a Development Plan is not submitted.

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

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

3. Ordinance C-120-02 (Rezone 5.012 acres located at 1615 Stringtown Road from SF-1 to C-2) was given its second reading and public hearing.

Mr. Stage, City Admin., explained that this is the property that was in a Quick Take, but has since been resolved. He stated that this is where Buckeye Parkway will intersect with Stringtown, but there will be residual land that they request be zoned C-2.

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

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

4. Resolution CR-05-03 (Set Forth, as required by Section 709.031 of the Ohio Revised Code the Municipal Services that can be furnished to 9.749 acres located North of S.R. 665 and East of Borrer Road) was given its reading and public hearing and Mr. Saxton moved it be approved; seconded by Mr. Eversman.

Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

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

1. Ordinance C-01-03 (Amend Chapter 1101 titled Development Standards) was given its second reading and public hearing.

Ms. Bearden, Dir. of Dev., explained that this is a result of an agreement with EMH&T to upgrade the standards and qualities of our ponds. As a result of that, a Manual has been produced that will give guidelines and factors that will go into they way they are designed both aesthetically and functionally. The MORPC Standard was adopted for safety and to reduce the

vegetation within the ponds. This legislation adopts this solely as a Design Standard and allows the Development Department the latitude to work with an applicant and apply standards that would be applicable to that particular development. Mr. Radi commented that the purpose is to improve the aesthetics and safety features of our ponds.

Mr. Eversman asked if commercial developments would still be able to have paved retention areas. Ms. Bearden said yes. There is no change in that Code Section.

There being no additional questions or comments, Mr. Radi moved that in Section 1, (nn) be amended to read: *“Wet Facilities” means a man-made pond or lake designed to permanently maintain a pool of water, where all outlets are above the normal level of the pool;* seconded by President Klemack.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

Mr. Radi moved that, under Section 2, (7) be amended to read: *All storm water detention basins shall be designed as “wet facilities”. All wet facilities shall be designed using the City of Grove City Public and Private Pond Design Criteria Manual as a design guideline;* seconded by President Klemack.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

Mr. Radi moved this Ordinance be approved, as amended; seconded by Mr. Hatley.

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

2. Ordinance C-03-03 (Amend Section 1137.06(o) of the Codified Ordinances titled Off Street Parking Facilities) was given its first reading. Second reading and public hearing will be held on February 3, 2003.

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

1. Ordinance C-02-03 (Amend Ordinance C-1-84 to Increase the Annual Salary for the Mayor of the City and Allow for Benefits for Elected Officials) was given its second reading and public hearing.

Mr. Hatley commented that no matter if you agree with the Mayor or not, the Mayor is a hard worker. If the pay were based on the amount of work and the benefit she brings to Grove City, the salary would be six figures. The salary is being set for the position and not necessarily for the person in that position. Secondly, the last time this was done was in 1983. This figure was arrived at by looking at surrounding areas and based on the cost of living. He

commented that the Mayor's position is really a part-time position with a full-time City Administrator. When they looked at surrounding areas, they looked at those municipalities with the same set-up. Mr. Radi pointed out that this increase would go into effect with the next new term of Mayor.

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

Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

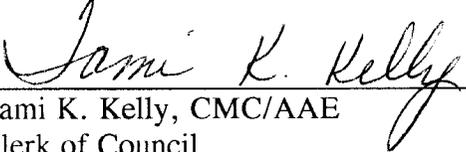
2. Ordinance C-04-03 (Appropriate \$27,875.00 from the Community Environment Fund for the Current Expense of Urban Forestry) was given its first reading. Second reading and public hearing will be held on February 03, 2003.

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

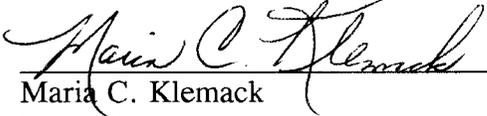
There being no new business, the Chair recognized members of Administration and Council for closing comments.

1. Mayor Grossman thanked Mr. Hatley for his kind words on her work ethics. She thanked Council for addressing this issue and hopes they will do so on a more regular basis.
2. After additional comments from Council and other Administrative staff members, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:45 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Maria C. Klemack
President