

**GROVE CITY, OHIO COUNCIL
MINUTES**

February 1, 1993

Regular Meeting

The regular meeting of Council was called to order by President Brian Buzby at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer & the Pledge of Allegiance, roll was called and the following members were present:

Brian Buzby *William Ferguson* *William Buckley* *Charles Cotton*

1. President Buzby moved to excuse Mr. Mountain from this evenings meeting; seconded by Mr. Ferguson.

Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes

2. Mr. Buckley moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Ferguson.

Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes

3. Mr. Ferguson moved to remove Ordinance C-8-93 from the agenda; seconded by Mr. Buckley.

Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes

4. President Buzby moved to add Resolution CR-15-93 to the agenda; seconded by Mr. Buckley.

Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes

5. Resolution CR-15-92, a resolution to commend Marcia Thompson for her service as reporter and editor of the Grove City Record and wish her well, was given its reading and public hearing and President Buzby moved it be approved; seconded by Mr. Buckley.

Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes

With Resolution CR-15-93 being approved, Mayor Stage & President Buzby presented Marcia Thompson with a copy of the resolution & expressed their best wishes in her new position with Southwestern City Schools.

6. President Buzby announced that the drawings displayed in the Council Chambers were a result of a school project from Mr.s Watson's third grade class from Harmon Avenue Elementary School. Mrs. Watson and some of her students were present to receive a Certificate of Appreciation from Council.

The Chair recognized Mr. Cotton, chairman of Lands & Zoning, for discussion and voting of legislative agenda items under said committee.

- 1. Ordinance C-108-92 (Rezone a portion of 12.847 acres on Hoover Road from R-1 to PUD-R) was given its second reading and public hearing.

Speaking to this ordinance was Ms. Karen Evans, Robinson Investment Company. She, along with Jerry Tanner and Brian Horne, architects for the project, made a presentation to Council. There are eighteen (18) buildings proposed with 50 units in total. Square footage would be between 1300 and 1600 sq/ft. All buildings will be single story with an attached two (2) car garage. The exterior would be stone veneer and stucco. A rendering of the buildings and the landscaping for the entire development was shown. It was also stated that the existing tree line will be saved as much as possible. Ms. Evans stated that this development was brought about due to the requests they have received from individuals wanting custom built condominiums and that is what these are.

Mr. Jim Dimopolus, resident of Hoover Crossing (Lot 41), expressed his concern for the 25 foot setback. He feels that this is too close. He is also concerned about the existing tree line. Mr. Horne said that the 25 foot setback is a minimum standard and that any additional footage would be applied to the back yard of the condominium buildings, making them further away.

President Buzby moved to table ordinance C-108-92, resolution CR-75-92 and CR-1-93; seconded by Mr. Buckley.

Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes

- 2. Ordinance C-115-92 (Rezone 21.759 acres on the northeast corner of Home and McComb Roads from S-1 to SD-1) was given its second reading and public hearing.

Speaking to this ordinance was Mr. Kent Ozmun, attorney for the Estate of Helen Gantz. Mr. Ozmun offered to answer any questions and requested a favorable decision.

There being no additional questions or comments, Mr. Cotton moved C-115-92 be approved; seconded by Mr. Buckley.

Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes

- 3. Ordinance C-5-93 (Approve pre-annexation agreement for Pizzuti Equities) was given its second reading & public hearing.

Speaking to this ordinance was Mr. Jim Brundage, Pizzuti Equities. Mr. Brundage said that he held a meeting for the property owners and residents of Parkridge last Wednesday. In general, the response from the meeting was positive. He offered to answer any questions and requested a favorable decision of Council.

There being no additional questions or comments, Mr. Cotton moved to amend number 2 of Exhibit A to read: Upon the annexation of the property, the City shall proceed to zone the property R-1b. Thereafter, the City will proceed to rezone 21.55 acres to PUD-R per the development plan . . .; seconded by Mr. Buckley.

Mr. Ferguson	Yes
Mr. Buckley	Yes

Mr. Cotton	Yes
Mr. Buzby	Yes

Mr. Cotton moved that this ordinance be approved as amended; seconded by Mr. Buckley.

Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes

4. Ordinance C-7-93 (Special Use Permit for Frisch's Restaurant, 2878 Home Road) was given its first reading. Second reading and public hearing will be held on February 16, 1993.

5. Mr. Cotton moved that Resolution CR-6-93 be removed from the table and added to the agenda; seconded by Mr. Ferguson.

Mr. Cotton	No
Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes

6. Resolution CR-6-93 (Preliminary Development Plan for Ziner Farm, Hoover Road & S.W. Blvd.) was given its reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Buckley.

Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes

7. Resolution CR-8-93 (Final development plan for Frisch's Big Boy Restaurant, 2878 Home Road) was given its reading and public hearing.

Speaking to this resolution was Mr. Paul Barber, representing Frisch's. He submitted a new plan to Council that addressed the stipulations set forth by Planning Commission as well as a copy of a letter addressed to Mr. Lotz that discussed the lighting. He requested a favorable decision by Council.

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

Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes

8. Resolution CR-9-93 (Approve sign in historical preservation area for Nail Attic & Tanning, 3860 Broadway) was given its reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Buckley.

Mr. Buckley	No
Mr. Cotton	No
Mr. Buzby	No
Mr. Ferguson	No

9. Resolution CR-10-93 (Final development for Grovewood Place, north of Stoner Drive) was given its reading and Mr. Cotton moved it be tabled; seconded by Mr. Buckley.

Mr. Buzby	Abstain
Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes

10. Resolution CR-11-93 (Final development for Hoover Crossing, Section 4) was given its reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Buckley.

Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes

11. Resolution CR-12-93 (Final development plan for Jackson Township fire station 201, corner of Southwest Blvd. & Hoover Road) was given its reading and public hearing.

Speaking to this ordinance was Mr. Dannie Ashcraft, Fire Chief for Jackson Township. He introduced Mr. Joe Tripicone, architect, who discussed the plans and expressed compliance of the stipulations set forth by Planning Commission. He said that the traffic study was underway and a copy will be submitted as soon as it is complete. The building itself will be constructed as energy efficient as financially possible.

Tom Clark, Director of Law, mentioned that there was some questions as to whether Council could review these plans since the properties have yet to be annexed into the City. He stated that under Chapter 1131 of the Codified Ordinances of Grove City, Council may review plans within a three mile radius, thus, allowing for the review of the fire station plans.

Mr. Gary Sigrest Jr., asked how long it would be before they would outgrow the stations. Chief Ashcraft responded by stating that the buildings will be constructed in such a way to allow for expansion, however, it is very unlikely that this would ever happen.

Mayor Stage stated that he met with the Township last Saturday and the meeting was very fruitful. He recommended approval of the stations.

There being no additional questions or comments, Mr. Cotton moved CR-12-93 be approved; seconded by Mr. Buckley.

Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes

12. Resolution CR-13-93 (final development plan for Jackson Township fire station 202, Demorest Road) was given its reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Buckley.

Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes

The Chair filled in for Mr. Mountain, Chairman of Service, for discussion and voting of the legislative items under said committee.

1. Resolution CR-14-93 (Create and appoint a City of Grove City Trash Committee) was given its reading & and public hearing and Mr. Buckley moved that Exhibit "A" be amended under MEMBERS: to remove the

Director of Finance and change two citizens to FOUR - two appointed by the Mayor of Grove City and two appointed by Grove City Council; seconded by Mr. Buzby.

Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes

Mr. Buzby moved that CR-14-93 be approved as amended; seconded by Mr. Buckley.

Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes

The Chair recognized Mr. Buckley, chairman of Finance, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-9-93 (Appropriate the available monies of certain funds for current expenses) was given its first reading and since it appropriates for current expenses, Mr. Buckley moved it be approved; seconded by Mr. Ferguson.

Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes

President Buzby asked that any New Business to be brought before Council, be done so at this time.

1. Mr. Gary Sigrest Jr. spoke with regard to the trash collection being provided to area residents. After Larry's Trucking has received their contract without competitively bidding on it, they want to raise rates. He said that rates currently being paid are already higher than other area suburbs and the recycling effort is mediocre, at best. Trash hauling and recycling are complex issues and many areas should be reviewed when faced with rising rates. However, under no circumstances should the current hauler be given a rate increase. If he cannot haul our trash at his current, unbid rate, the City should allow him to break his agreement. The City could then competitively bid the contract and our current hauler may even get it. However, the citizens would then know that they are getting the best deal.

Mayor Stage commented that they realize that this is a very complex problem and not an easy one. He asked him to be one of the members of the Trash Committee. Mr. Sigrest Jr. indicated that he would be happy to.

As a point of clarification, Mr. Boso stated that the contract was originally put out for competitive bid, Larry's Trucking was awarded the contract and it was extended. President Buzby also commented that if Mr. Sigrest, Jr. was to be part of the Trash Committee that he go into this with an open mind and give Council the benefit of all the solutions. Mr. Sigrest Jr., said he certainly would. He stated that he has never been dissatisfied with the trash pick-up in his area, only the cost. He also feels that more could be done by way of recycling.

2. Mr. Bill England, representing the Chamber of Commerce, announced the upcoming events which included the Annual Dinner and Celebration Showcase.

President Buzby recognized the Mayor, members of administration and council for closing comments.

1. Mayor Stage submitted his monthly report and requested it be approved.

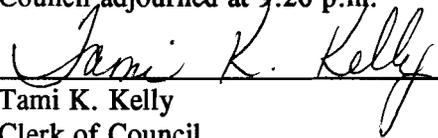
President Buzby moved to accept the Mayors Report; seconded by Mr. Buckley.

Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes

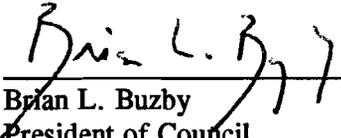
In closing, Mayor Stage announced that there was an open house for Syntex last Friday. It was very nice and during the official welcome, Syntex presented the Southwestern City School District with a check for \$20,000.00. They also announced that their building won an international award for its design.

2. After additional comments from Administration, the Chamber and Council, Mr. Buckley made a motion to adjourn; seconded by Mr. Ferguson. Motion carried.

Council adjourned at 9:20 p.m.



 Tami K. Kelly
 Clerk of Council



 Brian L. Buzby
 President of Council