

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 2, 2004

Regular Meeting

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

Rich Lester Bob Hatley Bill Saxton Maria Klemack Vaughn Radi

1. Mr. Hatley moved to dispense with the reading of the previous meetings minutes and approve as written; seconded by Ms. Klemack.

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

2. President Saxton recognized Mayor Grossman who administered the Oath of Office to a new Police Officer – Michael Reber.

3. President Saxton read the agenda items and moved that Resolution CR-11-04 be withdrawn, at the agent’s request; seconded by Mr. Lester. Mr. Don Plank, agent for petitioner, was present to confirm their desire to withdraw this item.

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

All other items were approved by unanimous consent.

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

- 1 Ordinance C-07-04 (Appropriate \$20,594.00 from the Community Environment Fund for the Current Expense of the Keep Grove City Beautiful Program and to Authorize the City Administrator to enter into a Recycling Grant Agreement with the Solid Waste Authority of Central Ohio) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by President Saxton.

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

2. Ordinance C-08-04 (Appropriate the Outstanding Fund Balances and Certain Project Funds for Current Expenses) was given its first reading. Second reading and public hearing will be held on February 17, 2004.
3. Ordinance C-09-04 (Authorize the City Administrator to enter into Contracts for Utility Services for City Owned Facilities) was given its first reading. Second reading and public hearing will be held on February 17, 2004.
4. Resolution CR-08-04 (Establish Agency Funds for the purpose of Payment of Certain Ongoing Contractual Obligations of the City) was given its reading and public hearing and Mr. Hatley moved it be approved; seconded by President Saxton.

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

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

1. Ordinance C-126-03 (Approve the Rezoning of 625.92 acres located South of White Road and East of I-71 from SF-1 to PUD-R) was given its second reading and public hearing and Mr. Lester moved to replace the attached Zoning Text with the latest version dated 1/30/04; seconded by Mr. Radi.

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

President Saxton asked Mr. Ciminello, developer, to review the construction schedule for the project. Mr. Ciminello said construction is anticipated to begin in June, 2004. The Clubhouse is scheduled to be done in the Spring of 2006 and the Golf Course to be done in 2006, per the Pre-annexation Agreement. He said homes should begin construction later in this year.

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

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

2. Ordinance C-10-04 (Approve the Plat for Concord Park, Section 1 located at the northeast corner of Holt and Grove City Roads) was given its first reading. Second reading and public hearing will be held on February 17, 2004.
3. Ordinance C-11-04 (Approve the Rezoning of 2800 Demorest Road from R-2 to PUD-R) was given

its first reading. Second reading and public hearing will be held on March 15, 2004.

4. Resolution CR-09-04 (Approve the Preliminary Development Plan for Drury Inn & Suites located South of Stringtown Road and East of I-71) was given its reading and public hearing.

Mr. John Woche, Planner representing Drury Inn, was present. Mr. Lester reviewed the six stipulations set by Planning Commission, which Mr. Woche agreed to. Mayor Grossman asked about the timing of the project. Mr. Woche said the earliest they would begin construction would be Spring/Summer of 2005.

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

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

5. Resolution CR-10-04 (Approve the Sign Request for Advanced Family Medicine located at 4160 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Warren Gard, representing petitioner, was present. Mr. Lester reviewed the stipulations set by Planning Commission. Mr. Gard agreed.

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

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

6. Ms. Klemack moved to Reconsider Ordinance C-02-04; seconded by Mr. Lester.

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

Ordinance C-02-04 (Approve a Special Use Permit for Adventure Cycles of Ohio located at 4350 South Broadway) was reconsidered and given a hearing.

Mr. Gale Grubb and Mr. Mark Finnell, owners, were present. Mr. Lester asked Ms. Kelly, Clerk of Council, to read the two stipulations that Council had added to this ordinance at their last meeting, which she did. Mr. Lester stated that he had a number of concerns at the last meeting. Since that time, he has met with the owners and they have satisfied his concerns. They have been good neighbors by going around to the adjacent neighbors to obtain their approval. Mr. Grubb thanked Council for their reconsideration and taking the time to visit the building. He said there is a clear buffer between their store and the alley by another business.

Mr. Hatley also thanked the owners for meeting with each Council Member and alleviating some of the questions. He said some of the maps and material they received were a little deceiving. After walking through the building and seeing the proposed layout, he doesn't have the concerns he had before. Particularly with regard to test-drives. He does have one concern with the parking lot directly to the south. He wants to make sure it is not going to be used for storing equipment or test-driving, but for parking spaces.

Mr. Chris Roach, property owner, commented that he feels this is a good use for the site. It is somewhat difficult to attract good tenants to that area. He said they also own the building to the south and this tenant has the right to use that parking area for parking only. No storage or anything else will occur. There is a building between the residential area and this business use and he feels this would block any noise from this business. As you look up and down the block, there are several similar uses – such as auto repair, transmission repair, lawn mower sales and believes this would fit in.

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

Mr. Radi	Yes
Mr. Lester	Yes
Mr. Hatley	Yes
Mr. Saxton	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, the Chair recognized members of Administration and Council for closing comments.

1. The Mayor submitted the Mayor's Monthly Report and President Saxton moved it be accepted; seconded by Mr. Lester.

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

2. Council welcomed the Drury Inn and congratulated the new Police Officer. Ms. Klemack recognized Ms. Kerry Donovan, who is doing a leadership project for Girl Scouts.
3. After additional comments from Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:26 p.m.

Clerk of Council

President