

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 6, 2006

Regular Meeting

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

Larry Corbin Maria Klemack Rich Lester Ted Berry

1. Ms. Klemack moved to excuse Mr. Stage; seconded by Mr. Berry.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Berry	Yes

2. Ms. Klemack moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Corbin.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

3. President Lester recognized Mayor Grossman who administered Oaths of Offices to Linda Lewis for the Civil Service Commission and to Bryan Elliott for the Board of Zoning Appeals. President Lester congratulated both and thanked them for their service.
4. The Chair read the agenda items and they were approved by unanimous consent.

President Lester, in the absence of Mr. Stage, chaired Finance, for discussion and voting of legislative agenda items under said Committee.

1. Ordinance C-03-06 (Appropriate 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 21, 2006.
2. Resolution CR-06-06 (Declaring the Official Intent and Reasonable Expectation of the City of Grove City on behalf of the State of Ohio to Reimburse its General fund for the Big Run/Demorest Road Project with the proceeds of Tax Exempt Debt of the State of Ohio) was given its reading and public hearing.

Mr. Behlen, Dir. of Finance, explained that the City received financing through an Issue Two Grant, along with our relationship with the Franklin County Engineer's office, to make improvements to Big Run & Demorest Roads. Because of the timing and nature of the project, the City advanced funds to the project. Generally, the City gets reimbursed by putting that money against the project itself. The balance of those kinds of things left the City with more project to be

reimbursed than there were contracts still open. This resolution allows the balance of the Grant money to be used for reimbursement. This is a technical financing piece.

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

Mr. Lester	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

The Chair recognized, Ms. Klemack, Chairman of Safety, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-01-06 (Repeal the existing 1993 BOCA National Property Maintenance Code in the Grove City Codified Ordinances and to Adopt the 2003 International Property Maintenance Code by reference with Certain Administrative and Technical Amendments to suit the Particular Needs of Grove City) was given its second reading and public hearing.

Mr. Mike Boso, Chief Bldg. & Zoning Official, explained that this is a housekeeping measure that will bring us up-to-date with the latest Property Maintenance Code.

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

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

The Chair recognized, Mr. Berry, Chairman of Service, for discussion and voting of legislative agenda items under said committee.

1. Resolution CR-07-06 (Approve an Application for Franchise Authority Consent to the Assignment of the Cable Television Franchise from Wide Open West, Ohio, LLC (WOW) to Racecar Acquisition, LLC) was given its reading and public hearing.

Mr. Scott Neesley, System Manager of WOW, was present and explained that four years ago they requested a transfer of services from Ameritech to WOW. At that time they were a small company, only offering video services. Now they offer much more and reviewed their accomplishments over the past year. He explained that the request to transfer ownership will not change the management, staff, policies or procedures. The management team was also purchased. He thanked them for their time and consideration.

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

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Berry	Yes

The Chair recognized, Mr. Corbin, Chairman of Lands, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-130-05 (Rezone 204.17 acres located at 5255 Jackson Pike from SF-1 to PUD-R) was given its second reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, was present and explained that this 204 acre parcel was annexed to the City in December, 2005. They are requesting a PUD-R zoning, which would be developed with single family homes on the portion East of S.R. 104 and the 20 acres west of S.R. 104 is anticipated to host condominiums.

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

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Berry	No
Mr. Corbin	Yes

2. Ordinance C-04-06 (Approve the Rezoning of 27.3+ acres located North of White Road and East of Buckeye Parkway from SF-1 and C-2 to PUD-R) was given its first reading. Second reading and public hearing will be held on March 20, 2006.

At this point, Chairman Corbin turned the meeting over to President Lester for the next item.

3. Ordinance C-05-06 (Approve the Rezoning of 6.786 acres located at 4414 Broadway from C-2, D-1 & R-2 to A-1) was given its first reading. Second reading and public hearing will be held on March 20, 2006.

Ms. Patti McIntire, Stephen Dr., explained that her mother lives contingent to this property and she has many questions on the development. She asked what the best process would be to discuss her concerns – this meeting or the Planning Commission meeting on the 14th. Mr. Corbin offered to discuss any items with her, as the developer for the property. Mr. Chuck Boso, Dir. of Development, said he would also be happy to meet with her and she is welcome to attend the Planning Commission meeting on the 14th, as well as the Council Meeting later to review and discuss the Development Plan.

President Lester turned the meeting back to Chairman Corbin.

4. Resolution CR-03-06 (Approve the Development Plan for River Walk Subdivision located at 4994 Jackson Pike) was given its reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, explained that this Development Plan is for the section on the eastern side of S.R. 104. He reviewed the plan noting that 78 acres is green space, which will be owned and maintained by the Homeowners Association. He also showed a materials board. He said they agree to the 12 stipulations from Planning Commission and is aware there are a few more Council would like to add.

Mr. Corbin reviewed additional stipulations that Council would like to add. The were: 1. Requiring each lot to be fully sodded; 2. That Reserve “D” would be a passive, open space retained by the Homeowner’s Association; and 3. The alignment of Pinnacle Club Drive shall be approved by the Service Director. Mr. Reynolds said they would agree to these. Mr. Lester moved to amend Section 1 to add the three stipulations noted by Chairman Corbin; seconded by Ms. Klemack.

Mr. Lester	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

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

Mr. Lester	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

Mayor Grossman asked David Ruma, Virginia Homes, to share the types of homes to be built. Mr. Ruma stated that they would range from 2,500 – 3,000 sq. ft. and averages \$300,000.00 to \$350,000.00. She said this is the first venture in Grove City for Virginia Homes and are please to welcome them and the quality product that they build.

5. Resolution CR-08-06 (Approve the Development Plan for The Olive Garden Restaurant located on the Northeast corner of Buckeye Parkway and Stringtown Road) was given its reading and public hearing.

Mr. John Keen, representing Olive Garden, was present. Mr. Corbin reviewed the stipulations set by Planning Commission, which Mr. Keen agreed to. Mayor Grossman asked when they anticipate being open. Mr. Keen said they are looking at late summer, early fall.

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

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

5. Resolution CR-09-06 (Approve the Sign Request for Healthy Pets of Bren Lor located at 3643 Broadway in the Historical Preservation Area) was given its reading and public hearing.

There being no representative present, Mr. Corbin moved it be approved; seconded by President Lester.

Mr. Corbin	No
Ms. Klemack	No
Mr. Lester	No
Mr. Berry	No

6. Resolution CR-10-06 (Approve the Amendment to the Development Plan for Mt. Carmel Medical Office building located at 3000 Meadow Pond Court) was given its reading and public hearing and Mr. Corbin moved it be approved; seconded by Ms. Klemack.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

7. Resolution CR-11-06 (Approve the Development Plan for Meadow Grove Estates North located South of Holton Road and North of Borrer Road) was given its reading and public hearing.

Mr. Don Wick, Rockford Homes, explained that since the submittal, they have assembled the materials board and provided color copies for the record. As part of Mr. Stage's comments, they have noted that the bike path and sidewalks will be reversed to match up with the existing bike path on the North. They have also provided an additional bike path entry into the west side of Henceroth Park, where they will pave the bike path to the property line for future development. They are also studying the width of Mallow Lane to accommodate school busses. It is foreseen that as development occurs further east, school busses may be taken east of there. They will provide adequate widening of Mallow Lane at Buckeye Parkway to accommodate a left turn lane.

Mr. Corbin moved to amend Section 1 to include the following stipulation: 1. The condominiums shall be a minimum of 1800 sq. ft.; seconded by President Lester. Mr. Wick agreed to this stipulation.

1	Mr. Lester	Yes
	Mr. Berry	Yes
	Mr. Corbin	Yes
	Ms. Klemack	Yes

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

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

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

1. Mr. Bill Ferguson, resident, voiced his concern over House Bill 66 and the effects it has on the school system, the Township, and the City. He passed out information to the Council Members that he received from the SWCS Treasurer. He explained that at one time he was against Tax Abatements. He has now learned about them and understands how the schools are affected. He said this Bill is devastating. He explained that his comments tonight are over the idea that the City is thinking about providing a tax break. While he would be supportive of this, in light of this Bill he asked what this will do to the City. Mr. Behlen, Dir. of Finance, said we really don't know yet. We do know that the last check the City will receive for Personal Property Tax is 2008/09. Mr. Ferguson asked Council to be mindful of what is happening and be cautious before giving anything back. *President Lester* thanked Mr. Ferguson for his comments, as did Mayor Grossman. She stated that one capital improvement project costs \$38 mills and they do need to be cautious and fiscally responsible.

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

1. Mayor Grossman submitted the Mayor's Monthly Report and Ms. Klemack moved to accept same; seconded by Mr. Berry.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Berry	Yes

In closing, the mayor announced this year's Relay for Life on 2/18 at the Buckeye Ranch. She announced that five proposals have been received on the Lumber Yard site. A Committee has been formed to review these proposals and she will keep everyone informed. She and Council welcomed Boy Scout Troop #136.

2. President Lester announced that the next regular meeting of Council would be held on Tuesday, 2/21/06, in observance of Presidents Day.
3. After additional comments from Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:02 p.m.



Tami K. Kelly, MMC
Clerk of Council



Richard D. Lester
President