

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

February 07, 2000

Regular Meeting

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

*Chris Fulton Vaughn Radi Steve Bennett Budd Eversman Maria Klemack*

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

2. Mr. Eversman moved to excuse the Mayor; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

3. President Bennett recognized Mr. Gary Leisure, President of the South Western City School Board, who thanked Council for the opportunity to be here and make this presentation. He then introduced Mr. Michael Bobby, who provided a computer generated presentation of the building layouts for the new High School and the new Technical School located on Holt Road, with the assistance of Mr. Jeff Warner. Mr. Bobby explained that this site was important to them because it is centrally located in the District. He said that the building under construction at the present time is Holt Crossing Intermediate School. Some of the highlights included: new traffic signals at Alkire and Holt Rd. and at Big Run and Southwest Blvd.; the High School will take up 60 acres, which includes the sports facilities; Colors for the school will be chosen by a new students committee; they have partnered with the Southwest Public Library, who will run a branch out of the school library during off hours; the library is located in the front of the building and has a separate entrance; bus traffic is separate from general traffic; the Technical School will be called Southwest Career Center and the building is designed to resemble an office rather than a traditional school; it will be a full day school, rather than today's half-day curriculum; students will need to apply to go to the Career Center and more stringent standards will be set. Both the high school and career center are scheduled to be open in 2002.

President Bennett read the agenda items and were approved by unanimous consent.

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

1. Ordinance C-82-99 (Accept the Annexation of 47.4 acres located North of Zuber Road and West of Seeds Road) was given its second reading and Mr. Radi moved to withdraw this ordinance in response to a written request by the petitioner's attorney; seconded by Mr. Eversman.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

2. Ordinance C-99-99 (Approve a PUD-R zoning classification for a 4.75 acre parcel, located at 1777 Thrailkill Road, upon its annexation) was given its second reading and public hearing.

Mr. Robert Cox, resident of Thrailkill Rd., stated that he had been asked by Mr. Stage to be the spokesman and represent the residents of the road. He expressed strong opposition to the zoning classification and asked Council to consider the existing community. He explained that they didn't object to the first phase because it did not have Thrailkill Road frontage. He cited ten different reasons why this should be defeated. He asked how they could vote yes for this, if they wouldn't put it in their own backyards. He said that most of the homeowners on the street were semi-retired, retired, widowed or disabled senior citizens and they do not deserve to have their homes reduced in value by this apartment complex. He questioned the impact this and other new apartment complexes would have on the School District. He also cited current problems with traffic on Stringtown, S.R. 104 and Thrailkill. He asked if there were any plans to correct these and provide for the increased traffic this development will cause.

*Mr. Stage* commented that the City has been in discussion with ODOT regarding the S.R. 104/Stringtown Rd. intersection, even though that isn't in the City, to try to get turn lanes and a traffic light. It has been placed on their list of intersections that need improvement. A replacement road for Jackpot is being discussed, which would move the intersection to the east. He said there have been plans to widen Stringtown, past the curve, for some time. There is, also, a plan to develop a north/south corridor, east of I-71 to assist with the traffic flow. As far as Thrailkill/S.R. 104, this area is in the Township and the traffic from the apartments will not access to Thrailkill Road. Mr. Cox acknowledged that traffic isn't suppose to come out onto Thrailkill Road, but, stated that they have had construction traffic already. Mr. Kenney has been notified and is suppose to take care of this.

Mr. Radi asked what the setback was for the single-family homes. Mr. Cox said that every house on the south side is 100 feet off the road. Mr. Radi asked if there was any screening that will help diminish the view from the south side of Thrailkill Road. Mr. Lathrop, Urban Forester, stated that there was landscaping on the east corner and is shown on the plans. Mr. Cox stated that he has seen the plans and was told there would be no landscaping along Thrailkill Road. **Mr. Mike Kenney, developer, commented that there would be mounding and landscaping along Thrailkill, west of the farmhouse.**

Mr. Dale Burdette, property owner of petitioned parcel, explained that he has had his property for sale for a long time. He has tried to sell it for residential purposes and has been unable to. He has rejected other offers, one being for warehouse development, that he felt would be detrimental to the surrounding residents. He believes that the apartment use offer from Mr. Kenney is the best he has received. He requested approval of these ordinances/resolutions.

Ms. Lynda Halverson Selan, property owner directly to the east, asked that Council consider the emotional issues. She said it is probably a good development for the area, as long as the whole area is done. She believes this should be done at the same time. She has been told by Real Estate agents that her property will decrease, with this development, below what she owes. She asked that this not be done in pieces.

Mr. Radi asked Mr. Michel Kenney, developer, to give a brief overview of the project, noting that many of the comments also related to the Development Plan. He also asked that he relay any discussions that he has had with the surrounding neighbors. Mr. Kenney explained that Phase I was the initial thought for the Apartment project. Since then, he believes this is a good area for apartments and chose to contact Mr. Burdette regarding his property and place it under contract. Mr. Kenney said he has been working on annexing that piece and with Planning Commission/Council for developing this piece, keeping the apartments as far away from Thrailkill as possible. Through a discussion with Mr. Cox, the garages were moved to the center of the property, so Thrailkill residents would not see the backs of garages. There is mounding along Thrailkill Rd. and along the property line by Mrs. Selan's home, with significant plantings. He has tried to ease their "pain" as much as he can.

Mr. Radi asked Mrs. Selan exactly her home was in relation to the apartments. Mr. Kenney said that she is directly to the east, and this was pointed out on the development plan. Mr. Eversman asked for clarification that there is mounding along the 260' property line that borders Thrailkill Rd. Mr. Kenney said yes. Mr. Eversman asked if this occurs along the 478' easterly property line that borders Mrs. Selan's property. Mr. Kenney said yes. Mr. Eversman asked Mr. Lathrop if this mounding and planting meets our Code requirements. Mr. Lathrop said the mounding isn't required by the Code. It exceeds our requirements. Mr. Fulton asked about the construction traffic on Thrailkill. Mr. Kenney said that instructions have been given to the General Contractor to keep that clear of use. Mr. Fulton recalled that this was to be for emergency use only. Mr. Kenney said that was correct.

Mr. Radi suggested postponement in order for Mr. Kenney to work with the neighbors on some of their concerns. Mr. Kenney stated that he has done that and doesn't feel that any more can be done.

Mr. Radi moved to postpone this Ordinance to February 22, 2000; seconded by Mr. Eversman.

Mr. Eversman	No
Ms. Klemack	No
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	No

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

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

3. Ordinance C-1-00 (Approve a Rural zoning classification for a 26.66 acre parcel located west of Seeds Road and north of Zuber Rd. upon its annexation) was given its second reading and Mr. Radi moved it be withdrawn, as requested by the petitioner's agent; seconded by Mr. Eversman.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

4. Ordinance C-2-00 (Approve a Special Use Permit for MAACO Auto Painting & Bodywork's located west of Broadway and south of Home Road) was given its second reading and Mr. Eversman moved it be postponed until February 22, 2000, as requested by the petitioner; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

5. Ordinance C-5-00 (Accept the Annexation of 4.747 acres located at 1777 Thrailkill Road) was given its first reading. Second reading and public hearing will be heard 2/22/00.
6. Ordinance C-6-00 (Accept the Annexation of 5.2 acres located at 5965 Haughn Road) was given its first reading. Second reading and public hearing will be heard 2/22/00.
7. Ordinance C-7-99 (Approve the Plat for Scioto Meadows, Section 2A) was given its first reading. Second reading and public hearing will be heard 2/22/00.
8. Resolution CR-12-00 (Approve the Final Development Plan for a Pole Barn & Carport located at 1615 Stringtown Rd) was given its reading and public hearing.

There being no representation, Mr. Stage, Dir. of Development, commented that this parcel is zoned PUD-C and the development plan is not in compliance. When the plans were submitted, it was explained to the property owner that they were not in compliance. The property owner began building the pole barn and was stopped by the Building Department. The Planning Commission has recommended denial of the plan.

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

Mr. Bennett	Yes
Mr. Eversman	No
Ms. Klemack	No
Mr. Fulton	No
Mr. Radi	No

9. Resolution CR-13-00 (Approve the Sign request for Michael's Salon located at 4238 Broadway in the Historical Preservation Area) was given its reading and public hearing.

There being no representation, Mr. Radi commented that the colors of the sign must be in accordance with the HPA Color Chart.

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

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

10. Resolution CR-14-00 (Approve the Final Development Plan for Gateway Lakes, Phase II, located at 1777 Thraikill Rd) was given its reading and due to the property not being within the corporation limits, at this time, Mr. Eversman moved to postpone it until 2/22/000; seconded by Mr. Fulton.

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

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

1. Resolution CR-15-00 (Authorize the City Administrator to enter into a Contract with the Solid Waste Authority of Central Ohio for a Reimbursement Grant for Litter Prevention and Education) was given its reading and public hearing.

Mr. Behlen explained that the Southwest Authority of Central Ohio has been a long-time partner with the City for litter prevention. In the past, a grant has been given to SWACO, by ODNR, who then sponsored City programs directly. Under some new guidelines, it is now necessary for the City to enter into a contract with SWACO.

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

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

1. Ordinance C-3-00 (Authorize the City Administrator to Purchase Property and to Appropriate 460,000.00 from the Westside Retention Project Fund for the Current Expense of Land Acquisition) was given its second reading and public hearing.

Mr. Kohman, City's Consulting Engineer, explained that this takes the first step in the purchase of the purchase of one of the two parcels needed to construct a west side detention basin. He showed a drawing of the entire detention pond and pointed to the portion that this property deals with. He said this goes back to the studies that were done, about 1 1/2 years ago, to analyze the flooding situation that occurs in the west Park Street area and the area east of Broadway. This pond was designed to help alleviate some of those flooding concerns.

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

2. Ordinance C-4-00 (Authorize the City Administrator to enter into a Conservation Lease Agreement and to Appropriate \$50,700.00 from the Community Development Fund for the Current Expense of the Grant Run Streambank Project) was given its second reading and public hearing.

Mr. Lathrop explained that this is part of a grant that will repair the eroded streambanks in the area along Meadow Grove subdivision. Of the appropriation, \$30,000.00 is grant money. Mr. Eversman commented that this is a project started by former Council Member, Mike Milovich.

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

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

3. Ordinance C-8-00 (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 2/22/00.

4. Ordinance C-9-00 (Appropriate \$9,633.10 from the Sewer Fund for the Current Expense of Reimbursing the City of Columbus for Tap Fees Collected) was given its first reading. Second reading and public hearing will be held on 2/22/00.
5. Ordinance C-10-00 (Appropriate \$13,900.00 from the Community Environment Fund for the Current Expense of the Keep Grove City Beautiful Program) first reading. Second reading and public hearing will be held on 2/22/00.
6. Ordinance C-11-00 (Authorize the City Administrator to Award Contracts for City Insurance Coverage's And To Declare an Emergency) was given its first reading.

Mr. Stage explained that an elaborate study has been conducted on our insurance coverage and this was just received. He stated that this current contract runs out February 15, 2000 and they are requesting an emergency so a new contract can be awarded without any lapse in coverage.

There being no additional questions or comments, Mr. Eversman moved that the Rules of Council be suspended and the waiting period waived; seconded by President Bennett.

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

Mr. Eversman moved to approve this as an emergency measure; seconded by Mr. Fulton.

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

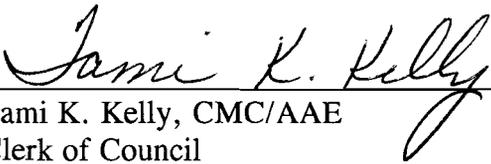
**The Chair asked that any new business to be brought before the attention of Council be done so at this time.**

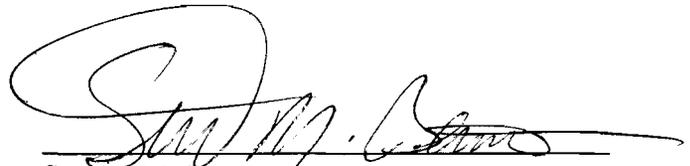
**The being no new business, the Chair recognized members of Administration and Council for closing comments.**

1. Mr. Stage reported that Ohio Health is proceeding with their plans to demolish the Harts building and replace it with a Physician's building. They are working with Pizza Hut to rebuild their store on Columbus St. There is a meeting scheduled with the businesses and residents regarding the Hoover/Stringtown Road Improvements.
2. Mr. Behlen announced that there are two sets of Auditor's in the building now. One set is working on the GAAP conversion and the other the audit side.

3. Mr. Kohman announced that Bids on Dennis Lane have been received. The estimate for the project was 1.4 million and the actual bid was for 1.1 million. They are very pleased with the bids.
4. Council Members reminded everyone of the From Our Hearts campaign this weekend. They thanked the School Board for their presentation and Mr. Kohman for his efforts with the West Area Retention Pond and Dennis Lane project.
5. President Bennett announced that the next regular meeting of Council will be held on Tuesday, February 22, 2000 at 8:00 p.m. rather than Monday 2/21/00, in observance of Presidents Day.
6. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:15 p.m.

  
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Tami K. Kelly, CMC/AAE  
Clerk of Council

  
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Steven M. Bennett  
President