

**GROVE CITY, OHIO COUNCIL
MINUTES**

February 16, 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 and the Pledge of Allegiance, roll was called and the following members were present:

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

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

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

2. The Chair recognized Mayor Stage. He administered the Oath's of Office to Stephanie Kesig and George Zorich who will reside as Park Board Members. In addition, Cheryl Grossman was given the Oath of Office for Planning Commission Member.

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

1. Mr. Cotton moved that Ordinance C-108-92, Resolution CR-75-92 and CR-1-93 be removed from the table and added to the agenda; seconded by Mr. Buckley.

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

2. Ordinance C-108-92 (Rezone property 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, representing Richard E. Robinson Investments. She said that they had spoken with residents since the last meeting and have moved the buildings on the west property line so they are 45 feet from the homeowners. She indicated that these condominiums will be built the same way their custom homes are. She asked for a favorable decision from council.

There being no additional questions or comments, Mr. Cotton moved that Ordinance C-108-93 be approved; seconded by Mr. Mountain.

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

3. Resolution CR-75-93 (Preliminary Development Plan for Christina Villas Condominiums) was given its second reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Mountain.

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

4. Resolution CR-1-93 (Final Development Plan for Christina Villas Condominiums) was given its second reading and public hearing and Mr. Buckley moved that this resolution be amended to include the following stipulation:

3. 45' setback at west property line (lots 72, 73, 74 of Hoover Crossing).

Seconded by Mr. Buzby.

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

Mr. Cotton moved that Resolution CR-1-93 be approved as amended; seconded by Mr. Buckley.

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

5. Ordinance C-3-93 (Rezone property at Stoner Drive from A-1 and R-2 to PUD-R) was given its second reading and public hearing.

Speaking to this ordinance was Mr. Richard Demlow, representing Lutheran Social Services. He presented a rendering of the exterior which will be a two story, brick building. He offered to answer any questions and requested a favorable decision of Council.

There being no additional questions or comments, Mr. Cotton moved that ordinance C-3-93 be approved; seconded by Mr. Buckley.

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

6. Mr. Cotton moved that Resolution CR-10-93 be removed from the table and added to the agenda; seconded by Mr. Ferguson.

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

7. Resolution CR-10-93 (Approve final development plan for Grovewood Place) was given its reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Buckley.

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

8. Resolution CR-2-93 (Accept preliminary development plan for Grovewood Place) 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	Abstain
Mr. Mountain	Yes

9. Ordinance C-7-93 (approve special use permit for Frisch's Restaurant, 2878 Home Road) was given its second reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Buckley

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

10. Ordinance C-10-93 (Accept annexation of 280.415 acres located north and south of State Route 665 and East and West of Hoover Road) was given its first reading. Second reading and public hearing will be held on March 1, 1993.

11. Ordinance C-13-93 (Appropriate property at 3080 Columbus Street and declare an emergency) was given its first reading and Mr. Cotton moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Buckley.

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

Mr. Cotton moved that this ordinance be approved and an emergency; seconded by Mr. Ferguson.

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

12. Resolution CR-17-93 (Set forth services that can be furnished to a 1.653 acre tract located at 3775 Jackson Pike, upon annexation) was given its reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Buckley.

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

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

1. Resolution CR-16-93 (Authorize the Mayor to enter into an agreement with the Ohio Public Works Commission for Financial Assistance) was given its reading and public hearing and Mr. Mountain moved it be approved; seconded by Mr. Ferguson.

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

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

1. Ordinance C-11-93 (Appropriate \$36,743 from General Fund for Current Expenses) was given its 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. Mountain	Yes
Mr. Ferguson	Yes

2. Ordinance C-12-93 (Appropriate \$50,000 from Sewer Fund for the current expense of site clean-up work) was given its first reading and since it appropriates for current expenses, Mr. Buckley moved it be approved; seconded by Mr. Buzby.

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

3. Ordinance C-14-93 (Appropriate \$31,000 from the Community Development Fund for Current Expenses) was given its first reading and since it appropriates for current expenses, Mr. Buckley moved it be approved; seconded by Mr. Mountain.

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

4. Resolution CR-18-93 (Authorize the Administrative Assistant to advertise for bids and sell items no longer needed by the City) was given its reading and public hearing and Mr. Buckley moved it be approved; seconded by Mr. Ferguson.

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

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

1. Mr. John Osterman, 2145 London-Groveport Road - spoke in reference to Ordinance C-10-93. He said the major concern was the zoning for the northeast corner of Hoover and S.R. 665, better known as the Patzer Farm. He submitted a copy of the names that have signed a petition who are in objection to the "strip mall" and the large number of condominiums proposed for that area. He said that there was no objection to the annexation itself, only the large number of condominiums and the "strip mall" which he feels would be a hinderance. He asked that before any final approval, consideration be given to the number of landowners on the petition and their request.

President Buzby asked if any consideration had been given to the number of condominiums that would be acceptable to this area? Mr. Osterman said they primarily didn't want to see any. Most of the people who live in the area, moved there to be in a residential area. Unfortunately, they have seen the dump go in, Roadway Express go in and with the increased truck traffic, it has become hazardous.

President Buzby stated that he is a little surprised that a petition would come in now, only because a pre-annexation agreement has already been approved for White Oak Communities. Council purposely tabled that agreement to get public input. There were two meetings on the subject, one held at the church on State Route 665 by himself and Mr. Ferguson. The proposal, at that time, showed a significant number of apartments and the census he felt he got at that meeting was that the residents did not want apartments. Council worked with White Oaks to take those apartments out. After holding two public meetings and tabling the agreement three times, once it finally had its second reading and public hearing, there was no one present to oppose it. President Buzby went on to say that the zoning is not commercial but PUD-Commercial and all this zoning does is give them the ability to try to develop it commercially. There must be a preliminary and final development plan submitted to Planning Commission and Council for approval. Those plans will also be brought to the public's attention and if Council doesn't like the commercial development plan, they can turn it down. So, if Council accepts this annexation, it doesn't mean that the area will be developed commercially. It only means that they can come in on those acres and try to persuade council to develop those acres commercially in accordance with their plan.

Mr. Osterman asked if, at this time, council was not approving condominiums also? President Buzby said that the condominiums are zoned PUD-R and they would have to follow the same procedure of getting a preliminary and final development plan approved. Mr. Osterman asked what voice the people had in trying to persuade council to go against these things. President Buzby said that he could only speak for himself, but, that issue will certainly be looked at as the development of that entire area takes place. However, apart from developing the whole area, since we have agreed with White Oak Communities he would feel reluctant to completely deny the project, but, feels there could be some adjustments (such as number of condo's.) made. He expressed his appreciation for these concerns, but, wanted Mr. Osterman to understand the limitations.

2. Mr. Gary Funderburk, 3691 Richard Avenue - Stated that he was trying to buy a home in Meadow Grove and just found out about this. He said it was five minutes to out downtown shopping area, five minutes to Stringtown Road, 10 minutes to City Center Mall & Downtown Columbus, and 15 minutes to Eastland Mall. Given this short itinerary, he said he questions the need to build a shopping center in a residential area.
3. Jay Packer, Indian Trails East - Voiced his opposition to the commercial area as well. He said he too, doesn't see the need for this. He said we shouldn't even give White Oaks the opportunity to present ideas when the residents don't even want it.
4. Lois Gibboney, London-Groveport Road - Said she has spoken with hundreds of people in Indian Trails and Meadowgrove who didn't know anything about this. She said that the majority of people are telling her that they don't want any commercial. They moved down in that area because they like the residential neighborhood. She said "The names on the petitions are your constituents and they want your support. They are Grove City and they are the best commodity we've got. Lets keep it that way."

President Buzby asked Mrs. Gibboney if she attended the two meetings on this issue. She said yes.

- 5. Mrs. Connie Patzer - Asked what was going to happen to the northwest side and southwest side of State Route 665. She said that she was informed that there would be light industry and heavy industry. President Buzby stated that the proposal we have that will be voted on in March can be reviewed to see those areas.
- 6. Ms. Theresa Mills - Stated that at the very least, the citizens of Grove City have no communication with the Administration and Council. She wanted to know why the people in the Parkridge subdivision and some of the people along Marsh Run weren't notified of the sewer system overflows? She said she spoke to some of these people who told her they have seen syringes and condoms. Why weren't they notified? Why does she see children playing in the creek at Gantz Park? Mayor Stage answered by saying that the EPA must be notified each time it overflows. The EPA gives the City guidelines to operate under, including posting signs that clearly state that this may be an undesirable run. Ms. Mills asked where these signs were? Mayor Stage indicated that one sign was removed for the widening of Hoover Road, the others have been destroyed and Mr. Blackburn is in the process of replacing those signs.

President Buzby recognized the Mayor, members of Administration and Council for closing comments.

- 1. Mayor Stage announced that the roll-back of millage will not be able to commence due to an error in the Franklin County Auditor's office. He said they would like to use this money to help build the Senior Center Addition. and are anticipating to roll-back the millage at the end of this year again.
- 2. Mr. Tom Clark said that as a matter of technicality, the Rules of Council require the if you abstain from voting, the member must give a reason for the abstention and get approval from the rest of the Council Members. He asked that President Buzby give a reason and then have Council vote to excuse him.

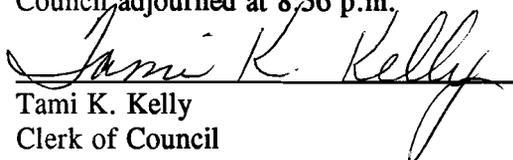
President Buzby announced that the law firm that he works for does work for Lutheran Social Services and even though he doesn't believe they are currently working on anything for them, he felt it was inappropriate for him to vote on those items.

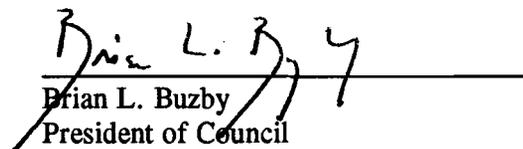
Mr. Buckley moved that President Buzby be excused from voting on those items regarding the Lutheran Social Services; seconded by Mr. Ferguson.

Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Mountain	Yes

- 3. 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 8:56 p.m.


 Tami K. Kelly
 Clerk of Council


 Brian L. Buzby
 President of Council