

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 22, 2005

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 Robert Hatley Bill Saxton Maria Klemack Vaughn Radi

1. The Chair recognized Mayor Grossman who administered the Oath of Office to Ted Barry for the Park Board, as well as to two new police officers, Jason Davis & Justin Gallo. She then presented the Rotary Club with a Proclamation for their 100 years of service to communities.
2. Mr. Lester moved to dispense with the reading of the previous meeting minutes and approve as written; seconded by Mr. Radi.

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

3. The Chair read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-05-05 (Appropriate \$24,607.00 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 Recycle 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 Mr. Radi.

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

2. Ordinance C-06-05 (Appropriate the Outstanding Fund Balances and Certain Project Funds for Current Expenses) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by Ms. Klemack.

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

3. Ordinance C-07-05 (Amend Section 161.09 and 161.10 of the Codified Ordinances titled Employment

Provisions for City Employees) was given its second 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, Ms. Klemack, Chairman of Safety, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-08-05 (Amend Section 192.01 of the Codified Ordinances of Grove City, Ohio titled Hotel Tax, Definitions) was given its second reading and public hearing.

Mr. Clark, Dir. of Law, explained that this and the next ordinance are changes that better define Extended Stay hotels. There were also improvements made to sorority houses, boarding houses and group home facilities.

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

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

2. Ordinance C-09-05 (Amend Various Section of Part 11 of the Codified Ordinances of Grove City, Ohio titled Planning and Zoning) was given its second reading and public hearing and Ms. Klemack moved it be approved; seconded by Mr. Hatley.

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

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

1. Ordinance C-10-05 (Amend Section 939.08(b) of the Codified Ordinances of Grove City, Ohio titled Sewer Connections; Permits Required; Inspections; Fees) was given its second reading and public hearing.

Mr. Radi explained that this adjustment is to correlate to an adjustment of the City of Columbus for sewer and water tap fees.

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

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

2. Ordinance C-11-05 (Amend Section 951.02 of the Codified Ordinances of Grove City, Ohio titled Permits and Fees) was given its second reading and public hearing.

There being no additional questions or comments, Mr. Radi moved that Section 1 be amended to reflect the following fees, as shown in the amended ordinance:

3/4"	66%	2"	07%
1"	32%	3"	08%
1 1/2"	12%	4 – 16"	09%

seconded by Ms. Klemack.

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

Mr. Radi moved it be approved, as amended; seconded by Ms. Klemack.

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

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

1. Ordinance C-12-05 (Approve the Plat for Plum Run Crossing, Section 1, Phase 1, located on the NE corner of Seeds & Zuber Roads) was given its second reading and public hearing.

Mr. Lester asked Mr. Boso, Dir. of Development, about an outstanding issue with road improvements. Mr. Boso explained that part of the roadway with this development is still in Jackson Township. The development is to be done in phases and it was requested by Franklin County and Jackson Township that the total improvements to Zuber Road are done at once. The developer has agreed to do so.

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

2. Ordinance C-15-05 (Accept the Annexation of 0.505 acres located at 2319 White Road) was given its first reading. Second reading and public hearing will be held on March 07, 2005.
3. Ordinance C-16-05 (Approve the Rezoning of 37.98 acres located South of Stringtown and East of Buckeye Parkway from SF-1 to C-2) was given its first reading. Second reading and public hearing will be held on April 4, 2005.
4. Ordinance C-17-05 (Approve the Rezoning of 4.773 acres located at 1561 Stringtown from SF-1 to C-2) was given its first reading. Second reading and public hearing will be held on April 4, 2005.
5. Ordinance C-18-05 (Amend the Zoning Text for Parkway Crossing located North of White Rd.) was given its first reading. Second reading and public hearing will be held on April 4, 2005.
6. Ordinance C-19-05 (Change the Name of Ashcombe Drive to Belgreen Dr. in Claybrook Crossing, Section 3) was given its first reading. Second reading and public hearing will be held on March 7, 2005.
7. Resolution CR-14-05 (Approve the Preliminary Development Plan for 4110 LLC located at 4110 Demorest Road) was given its reading and public hearing.

Mr. Hatley requested that he be excused from voting, as he has a conflict of interest. President Saxton moved to excuse Mr. Hatley; seconded by Mr. Lester.

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

Mr. Greg Laws, petitioner, was present. Mr. Lester reviewed the stipulations set by Planning Commission, which Mr. Laws agreed to.

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

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

8. Resolution CR-18-05 (Approve the Development Plan for the Shoppes at Grove City located on the northwest corner of Stringtown and Thistlewood) was given its reading and public hearing.

Mr. John Crook, ADA Architects, representing petitioner, was present. Mr. Lester reviewed the stipulations set by Planning Commission, which Mr. Crook agreed to.

Mr. Hatley asked what would happen with the remaining six acres of this site. Mr. Crook explained that the rest of the property is owned by Mr. Grossman and they are not involved in that. Mr. Hatley asked about the tenants for the building. Mr. Crook stated that they tentatively have a sub shop and cell phone user interested. He said they would be small users rather than one large tenant. Mr. Hatley

asked if it would hold 8 – 10 users. Mr. Crook said more like 6 – 10. Mr. Lester asked about the stand-alone restaurant shown on the drawings and wondered if this was a separate issue. Mr. Crook said it is a separate issue and would be applied for under a separate application. Currently, Panda Express is looking at the site. Mr. Hatley asked about signage. Mr. Boso explained that this parcel is zoned C-2 and falls under the regulations of the Sign Code. However, the developer has agreed to comply with the existing signage in the Parkway Centre.

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

9. Resolution CR-19-05 (Approve the Amendments to the Development Plan for G.C. Endodontics, Inc. located at 4203 Gantz Road) was given its reading and public hearing.

Mr. David Claffey, representing petitioner, was present. Mr. Lester indicated that there was one stipulations set by Planning Commission and Council did receive a new color rendering to show the building with the center in stone and their willingness to comply with the stipulation.

Mr. Hatley asked if this was being done because of the price of steel. Mr. Claffey stated that it is because of the structural requirements needed for the original design, which called for two rows of windows. He said he didn't fully understand the structural requirements for that and its cost. They have tried to redesign it to be as close to the original design as possible.

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

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

10. Resolution CR-20-05 (Approve the Amendments to the Development Plan for Dairy Queen located at 1779 Stringtown Road) was given its reading and public hearing.

Mr. Rick Boone, owner, was present. Mr. Lester reviewed the stipulation set by Planning Commission and Mr. Boone agreed. Mr. Lester confirmed that the speaker box would stay in the place shown. It is just the menu board that will be adjusted. Mr. Boone said that was correct.

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

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

11. Resolution CR-21-05 (Authorize the City Administrator to enter into an Enterprise Zone Agreement with Arch Aluminum & Glass Co., Inc. dba/ American Glassmith) was given its reading and public hearing.

Mr. Chuck Boso, Dir. of Development, explained that this company would be taking about half of the old Simmons plant and have 61 employees. It is a six-year abatement on 50% of the personal property (equipment & furnishings) and must remain in the City 1.5 times longer than the abatement period (10 years). The contract has “claw back” provisions if they leave early. He said the School District has passed a Resolution of Support.

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

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

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

1. Mr. Brian Conkey, new resident, indicated that he just moved here few months ago and thinks it’s the best City in the County. However, with the recent downfall of the school levy, he stated that in 1956 Grove City had its own school district and asked if could return to having our own district again. *President Saxton* commented that the school buildings in the City are owned by South-Western City Schools. If Grove City tried to separate, they would have to purchase every school building with the corporation limits. We would also need approval from the State of Ohio School Board and their current position is to consolidate, rather than separate them. *Mayor Grossman* continued and explained that the State Board of Education requires that not only does the new school district have to be self sufficient, but the remaining existing district must also be self sufficient, as far as income and operations. It would be impossible to keep both districts self-supporting, with the debt that would be incurred and the loss of revenue. *Mr. Radi* stated that he too checked into this when he started Council eight years ago. He confirmed the statements made by Mr. Saxton and the Mayor. The fact that both districts would have to be whole and financially viable is a difficult thing to show. The way the structure is now, it would be virtually impossible to do. He said the best thing we can do is to get behind the schools and supports the schools and kids in every way we can. If we can convince one person to get better informed on the issue, it may help.

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

1. Mayor Grossman welcomed Mr. Barry to the Park Board and congratulated the new police officers.
2. The Administration and Council commented on the importance of supporting the School Levy.
3. After additional comments from Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:52 p.m.

Tami K. Kelly, MMC
Clerk of Council

William E. Saxton
President