

**GROVE CITY, OHIO COUNCIL  
MINUTES**

March 1, 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 & the Pledge of Allegiance, roll was called and the following members were present:

*Brian Buzby*

*William Ferguson*

*William Buckley*

*Charles Cotton*

1. President Buzby moved to excuse Mr. Mountain from this evenings meeting; seconded by Mr. Buckley.

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

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

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

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

1. Ordinance C-6-93 (Rezone 6.224 acres west of Gantz and north of Southwest Blvd. from IND-1 to R-1b) was given its second reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Buckley.

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

2. 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 second reading and public hearing.

*Mr. David Hillard*, 2751 Orders Road - stated that he was opposed to this annexation for three reasons. First, he didn't want to see a change in character of the area; next, he felt the roads can't handle the current traffic; and third, a strip mall or business of any kind in this area is totally unneeded. He said he is not anti-development, he is pro single-family residential development.

*Mr. David Shields*, 6331 Seneca Way - commented on the realignment of Hoover Road. He said that the Citizens for Planned Development feel that this realignment should occur before any development takes place. They are also concerned about who will pay for the realignment.

*Mr. Gary Funderburke*, 3691 Richard Avenue - as a member of Citizens for Planned Development, he requested that their desires be heard by Council. He asked that no tax abatement be handed out for this development. He said they feel that any development should pay their full share.

*Mr. Mark Mays*, 6501 Portage Path Road - thanked President Buzby and members of Council for meeting with the Citizens for Planned Development. He stated that they were opposed to any development other than single-family residential in this area.

*Mr. John Osterman*, 2145 London-Groveport Road - indicated that he spoke at the last council meeting on this same issue and gave Council a copy of a petition with 600 names. Since that time, approximately 200 additional signatures have been added. He stated that he didn't feel that there was any objection to the annexation or Grove City's growth, but, their objection was with regard to the multi-family units and the strip mall. He asked that the ordinance be amended and remove under Section 2, number 14 or change it to read all single-family residential. He said citizens of Grove City are speaking out and someone should take heed to it. He understood that a pre-annexation agreement was approved, however, he doesn't know why it was made since there wasn't one made for the remaining 221 acres.

*President Buzby* explained the history of the pre-annexation agreement. He said that if this ordinance is accepted this evening, it will only accept the acreage into the City and establish its zoning. The zoning that is being objected to is the result of a preannexation agreement that Council has already passed and he feels, as a matter of integrity, he must support. He stated that the pre-annexation agreement was proposed to Council in June, 1992. It was purposely postponed and a public meeting was held on August 27, 1992. It then came up on September 21, 1992 and it was postponed again for a public meeting Mayor Stage was having. It was brought back again on October 19, 1992 and was tabled per the request of the applicant in order for them to contact additional area residents. It was finally given its second reading and public hearing on November 2, 1992 and was passed unanimously. There were five months between the time this agreement was introduced until it was voted upon. During that time, two public meetings were held by the City and the developer contact area residents themselves. He added that there wasn't anyone in attendance at the November 2, 1992 meeting that spoke in opposition to the pre-annexation agreement. He stressed that with regard to commercial and condominiums this was only establishing the zoning. The PUD zoning is different from straight commercial or multi-family zoning. With PUD zoning, the developer must present a preliminary and final development plan to council for approval. If those plans are unacceptable, Council's vote will reflect that. If anyone would like to get notice of the development plan being brought before Council, they can do so by letting him know.

*Mayor Stage* stated that this is a very strategic decision. Not only does this annexation include 66± acres of a 280± acre tract, it also includes all the property south of State Route 665 which will eventually be blocked by the Route 317 extension on I-71. This area will be high profile for development and much money has been expended in upgrading the sewer system in anticipation of this. He said he felt they went out of their way to get public input before any agreement was signed.

There being no additional questions or comments, Mr. Cotton moved that C-10-93 be approved; seconded by Mr. Buckley.

Mr. Ferguson	No
Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes

3. Ordinance C-16-93 (rezone southeast corner of Hoover and Holton Roads from PUD-R to R-2 and D-2) was given its first reading. Second reading and public hearing will be held on April 5, 1993.
4. Ordinance C-17-93 (Rezone 10.04 acres on Seeds Road from IND-1 to IND-2) was given its first reading. Second reading and public reading will be held on April 5, 1993.
5. Ordinance C-19-93 (Amend Ordinance C-2-86 to remove land in the Community Reinvestment Area #2) was given its first reading. Second reading and public hearing will be held March 15, 1993.
6. Resolution CR-20-93 (Services available to a 6.642 acre tract on the south side of Grove City at Demorest Road, upon annexation) was given its 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. Ferguson	Yes

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

1. Resolution CR-19-93 (Endorse the Franklin County Solid Waste Management Plan) was given its reading & and public hearing.

Speaking to this resolution was Ms. Theresa Mills. She asked if this endorsement included the test burning of tires? Mr. Buckley stated that it did not. It was endorsing the Management Plan only.

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

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

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

1. Ordinance C-15-93 (Appropriate \$5,200 from the Community Development Fund for the current expense of the Adopt-A-Street program) was given its first reading and since it appropriates for current expenses, Mr. Buckley moved it be approved; seconded by Mr. Ferguson.

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

2. Ordinance C-18-93 (Make amendments to Chapter 161 of the Codified Ordinances of Grove City) was given its first reading. Second reading and public hearing will be held on March 15, 1993.

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

**There being no new business, President Buzby recognized the Mayor, members of administration and council for closing comments.**

1. Mayor Stage submitted his monthly report and requested it be approved.

Mr. Ferguson moved to accept the Mayors Report; seconded by Mr. Buckley.

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

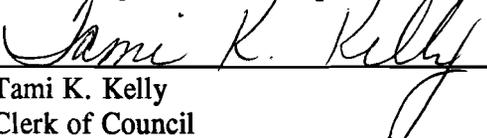
2. Mr. Boso asked Mr. Ferguson why he voted against Ordinance C-10-93 (280 annex.) when he voted in favor of the pre-annexation agreement? Has something changed or should something have been done different after he supported the pre-annexation agreement in order for him to support the annexation?

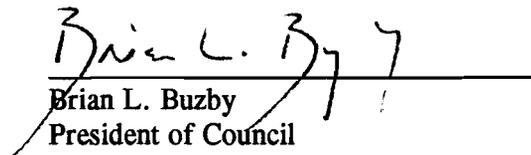
Mr. Ferguson said that when he listened to the people at the church meeting, he understood them to say they wanted things to stay "as is" and they wanted the commercial on the west side of Hoover; the people here have spoken and were organized in their approach; and finally, he said he had the right to change his mind.

Mr. Boso stated, for the record, that all those actions were done prior to the voting of C-74-92, where Mr. Ferguson gave his support. President Buzby commented that any council member can change their mind on an issue.

3. Mr. Clark informed Council that there have been two lawsuits brought against the City. The first is from Unibuilt Homes; the second is a Declaratory Judgement Act from Beulah Park. Beulah is asking for a judgement on two issues - 1. Does Beulah have an existing Special Use Permit that is active; and 2. Are they grandfathered as a non-conforming use?
4. Mr. Nelson Kohman, Consulting Engineer - announced that the reconstruction of Columbus Street will begin tomorrow and sections will be closed to through traffic. Mr. Buckley asked if area residents were notified? Mr. Kohman indicated that Mr. Blackburn sent notices to the residents and the school.
5. Mr. Babbert announced that the Park Board would meet Monday, March 8, 1993 at 7:00 p.m. in Council Chambers and is open to the public.
2. After additional comments from Administration, the Chamber and Council, Mr. Buckley made a motion to adjourn; seconded by Mr. Cotton. Motion carried.

Council adjourned at 8:40 p.m.

  
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Tami K. Kelly  
Clerk of Council

  
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Brian L. Buzby  
President of Council