

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 04, 2002

Regular Meeting

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

Vaughn Radi Bob Hatley Maria Klemack Budd Eversman Bill Saxton

1. Mr. Saxton moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Eversman.

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

2. President Klemack read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-06-02 (Rezoning of 6.83 and 2.24 acres located North of Stringtown Road and East of Jackpot Road from PUD-1 & C-2 respectively to PUD-C) was given its second reading & public hearing and at the request of Ms. Bearden, Development Director, Mr. Saxton moved it be postponed until March 18, 2002; seconded by Mr. Radi.

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

2. Ordinance C-07-02 (Rezoning of 3415 McDowell Road from R-2 to C-2) was given its second reading & public hearing and Mr. Saxton moved it be approved; seconded by Mr. Eversman.

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

3. Ordinance C-12-02 (Accept the Annexation of 40.3 acres located North of Holton Road and East of I-71 to the City of Grove City, Ohio) was given its second reading and public hearing and at the written request of the petitioner's representative, Mr. Saxton moved it be postponed until 4/15/02; seconded by Mr. Eversman.

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

4. Ordinance C-13-92 (Accept the Annexation of 115.399 acres located North of Zuber Road and West of Seeds Rd. to the City of Grove City, Ohio) was given its second reading and public hearing and at the written request of the petitioner, Mr. Saxton moved it be postponed until 5/6/02; seconded by Mr. Eversman.

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

5. Ordinance C-14-02 (Accept the Annexation of 13.8 acres located North of Stringtown and East of Jackpot Roads to the City of Grove City, Ohio) was given its second reading and public hearing and Mr. Saxton moved it be approved; seconded by Mr. Hatley.

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

6. Ordinance C-17-02 (Rezoning of 2140 Sonora Drive from IND-1 to SD-2) was given its first reading. Second reading and public hearing will be held on April 15, 2002.

7. Ordinance C-18-02 (Accept the Plat of Hennigan's Grove South, located North of Hibbs Rd.) was given its first reading. Second reading and public hearing will be held on March 18, 2002.

8. Ordinance C-19-02 (Rezoning of Lot #19 of Walden Bluff Subdivision located on Walden Bluff Court from A-1 to SD-3) was given its first reading. Second reading and public hearing will be held on April 15, 2002.

9. Ordinance C-20-02 (Rezoning of Lot #144 and the West half of Lot #143 located on the south side of Casa Blvd. from SF-2 to R-2) was given its first reading. Second reading and public hearing will be held on April 15, 2002.

10. Ordinance C-21-02 (Approve a Special Use Permit for Valvoline Instant Oil Change located in the Buckeye Grove Shopping Center) was given its first reading. Second reading and public hearing will be held on March 18, 2002.

11. Resolution CR-12-02 (Approve the Development Plan for the SWCS District Services Complex located at 3805 Marlane Drive) was given its reading and public hearing.

Mr. Michael Bobby, SWCS, was present to answer any questions. Mr. Saxton reviewed the two stipulations set by Planning Commission, which Mr. Bobby agreed to.

Mr. Stage commented that there is some right-of-way that the City owns, which they are willing to give to the schools. There is approximately nine (9) acres of ground that the District is taking out of Community Reinvestment Area and he would like to have replacement acreage, and a recommendation to the School Board from the school Administration. Mr. Bobby stated that it has be their intent, since their original discussions, to take a look at a trade of CRA land, based on the fact that this property will not be taxable.

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

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

12. Resolution CR-13-02 (Approve the Sign Request for Lilly's Kitchen Table located at 4008 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Ms. Christina Fike, petitioner, was present and agreed to the stipulation that the signage on the door would be removed.

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

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

13. Resolution CR-14-02 (Approve the Preliminary Development Plan for Valvoline Instant Oil Change located in the Buckeye Grove Shopping Center) was given its reading and public hearing.

Mr. Jonathon Woche, representative for petitioner, was present. Mr. Saxton stated that there were 12 stipulations from Planning Commission, with all but one of those being satisfied. Mr. Saxton mentioned that the red striping around building is still an issue. Mr. Woche commented that they have worked hard to satisfy 11 of the 12 stipulations and believe they can work with the Planning Commission to come to a resolution on the last item.

Mr. Eversman commented that this site is approximately 6/10ths of an acre – a very small site. When the shopping center was laid out originally, the intent of this site was to be for one user. When McDonalds came in, it was placed as far west on the parcel as possible to make room for another user. Council, at that time, did not feel this was what should be done. They did go ahead and approve the McDonalds, but, made it very clear to Skilken that there would be very minimal uses that could be placed on the rest of the site. In fact, a drive-up ATM was

discussed as a possibility. He said he is not in favor of trying to cram this much on such a small site. He said he has no problem with the Valvoline Company. He has an issue with the site. Mr. Wocher said they were not involved in the creation of the site. It is their understanding that at some point in time, Skilken & McDonalds did make some shifts in the property to make this area a buildable parcel. He said they have no objection to sharing the lot with McDonalds, but, he doesn't believe that is what is being objected to. He stated that the overall Development Plan is under the maximums and exceeds some of the criteria. He commented that he wouldn't have guessed that this site would accommodate the proposed use. However, he doesn't believe it is a congested site. They were able to pull the building back to line up with McDonalds. They were able to relocate the parking behind the facility and a review of the Plan shows it is not overdeveloped. Although the Special Use Permit comes up later, he believes that they are a complimentary use and does fit in, without being overdeveloped.

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

Mr. Eversman	No
Mr. Saxton	Yes
Mr. Radi	No
Mr. Hatley	No
Ms. Klemack	No

14. Resolution CR-15-02 (Approve the Development Plan for the YMCA – Grove City located in Fryer Park) was given its reading and public hearing.

Mr. Saxton read the two stipulations set by Planning Commission. Mr. Marcus Brewer, architect w/Moody-Nolan, was present to represent the project and he agreed to the stipulations. The sample board of exterior materials had been submitted and he reviewed it with Council.

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

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

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

1. Ordinance C-24-02 (Authorize the City Administrator to Execute and Deliver a Certain Deed to the City of Grove City for Right-of-Way on Marlane Drive) was given its first reading. Second reading and public hearing will be held on March 18, 2002.
2. Ordinance C-25-02 (Authorize the City Administrator to enter into an Easement Agreement) was given its first reading. Second reading and public hearing will be held on March 18, 2002.

3. Resolution CR-16-02 (Appoint the Grove City Community Improvement Corporation to Assume the Statutory Duties and Responsibilities of the Grove City Housing Council for the City) was given its reading and public hearing, and at the request of Mr. Stage, Mr. Radi moved it be postponed until 3/18/02; seconded by Mr. Hatley.

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

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

1. Ordinance C-15-02 (Accept a Donation from SBC Ameritech and Appropriate \$1,000.00 from the General Fund for the Current Expense of equipment for the Computer Lab at the E.L. Evans Senior Center) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Radi.

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

2. Ordinance C-16-02 (Appropriate Outstanding Fund Balances of Certain Project Funds for Current Expenses) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by President Klemack.

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

3. Ordinance C-26-02 (Amend Sections 161.09 and 161.10 of the Codified Ordinances titled Employment Provisions for City Employees) was given its first reading. Second reading and public hearing will be held on March 18, 2002.
4. Ordinance C-27-02 (Appropriate \$12,385.00 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 Recycling Grant Agreement with the Solid Waste Authority of Central Ohio) was given its first reading. Second reading and public hearing will be held on March 18, 2002.
5. Resolution CR-17-02 (Authorize the City Administrator to Execute and File an Application with the Ohio Public Works Commission for the Purpose of Acquiring Funds through the Clean Ohio Conservation Fund) was given its reading and public hearing.

Mr. Stage, City Admin., commented that this is another opportunity for the City to file an application for grant money and it is necessary for a Resolution to be approved to allow for this.

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

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

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

1. Chief McKean commented that the Police Department has no criminal reason to file an objection to a Liquor Permit Transfer for Grove City Lanes.

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

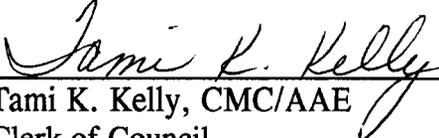
1. In the absence of the Mayor, Mr. Stage presented the Mayor's Monthly Report and Mr. Saxton moved it be accepted; seconded by Mr. Eversman.

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

In addition, Mr. Stage presented Council with a report from the Building Department that outlines the projects that are being worked on.

2. Ms. Kelly announced that Ordinances and Resolutions for the past ten (10) years have been placed on the City's web site in a searchable format. The public can now access the signed copies of legislation and search for any item. She thanked Mr. Hurley and his staff for their assistance with this project.
3. Mr. Blackburn stated that the Bid Open for the Hoover Road project is this Friday at 10:00 a.m.
4. After additional comments from Council and other Administrative staff members, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:37 p.m.


Tami K. Kelly, CMC/AAE
Clerk of Council


Maria C. Klemack
President