

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

March 18, 1996

Regular Meeting

The regular meeting of Council was called to order by City Clerk, Tami Kelly, 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:

*Todd Hurley*

*Steve Bennett*

*Jeff Warner*

*Bruce Faris*

1. Clerk Kelly opened the floor for nominations for a Temporary Chairman. Mr. Warner moved that Mr Hurley be temporary chairman for this evenings meeting; seconded by Mr. Bennett.

There being no further nominations, the floor was closed and the vote called:

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Warner	Yes
Mr. Faris	Yes

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

Mr. Bennett	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

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

1. Ordinance C-9-96 (Approve an SD-3 Zoning Classification for 110 acres located south of Orders Road and east of U.S. Route 62 upon its annexation) was given its second reading and public hearing.

Ms. Ann Fowble, lives across the street from the Fryer Farm. She said she is delighted with the idea of a park in this area, but, concerned that as it develops, it is not overloaded with everything that everyone would like to have in a park. She expressed a hope for trees and a quite area as well as for activity. She also asked to be a part of the design and development of the park. Mr. Hurley suggested that she speak with Mr. Babbert, Dir. of Parks & Rec., and it was noted that she had.

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

Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes

2. Ordinance C-13-96 (Accept the Plat of Capital Park South, westerly terminus of Justus Road) was given its second reading and public hearing.

Mr. Brian Marsh, Security Capital, was present to answer any questions. Mr. Hurley reviewed the stipulations set forth by planning commission and Mr. Marsh said they were acceptable to Security Capital.

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

Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Warner	Yes

3. Ordinance C-14-96 (Accept the Plat of Seeds-665 Subdivision, located on the southeast corner of Seeds Road and State Route 665) was given its second reading and public hearing.

Mr. R. L. (Lum) Edwards, engineer representing Neil Griesenaur, stated that this is one step in the process to relocate Seeds Road. He offered to answer any questions.

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

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Warner	Yes
Mr. Faris	Yes

4. Ordinance C-15-96 (Accept the Plat of Meadow Grove South, Section 1, located between Meadow Grove and Quail Creek Subdivisions) was given its second reading and public hearing.

Mr. "Lum" Edwards, representing Rockford Homes, explained that this is the first of two plats for an area approved by a development plan approximately one year ago.

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

Mr. Bennett	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

5. Ordinance C-16-96 (Accept the Plat of Indian Trails, Section 9, located north of State Route 665 and adjacent to Indian Trails 6, 7 & 8) was given its second reading and public hearing.

Mr. "Lum" Edwards, representing White Oak Communities, explained that this is a plat for one section of the Development Plan under CR-10-96, approved at the last Council meeting.

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

Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes

6. Ordinance C-17-96 (Accept the annexation of 232.2 acres filed by Roger Spillman, et al., located east of State Route 62 and north & south of Order Road) was given its second reading and public hearing.

Mr. Hurley explained that 110± acres of this annexation will be zoned SD-3, Recreational, which is the location of Fryer Park and the remaining acreage is to be zoned SF-1, Single Family Residential.

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

Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Warner	Yes

7. Ordinance C-23-96 (Approve a Special Use Permit for a Dog Grooming Salon at 3966 First Street) was given its first reading and Mr. Hurley moved that Rules of Council be suspended and the waiting period waived; seconded by Mr. Warner.

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Warner	Yes
Mr. Faris	Yes

Mr. Jim Jenkins, husband of business owner, was present to answer any questions. Mr. Hurley reviewed the stipulations set forth by Planning Commission and Mr. Jenkins stated that their submittal letter stated there would be no boarding of dogs and upon contacting the owner of the building, he has taken steps to comply with the second stipulation.

Mr. Bennett requested that he be allowed to abstain from voting. Mr. Faris moved to excuse Mr. Bennett from voting; seconded by Mr. Warner.

Mr. Bennett	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

Mr. Hurley moved that Section be amended to add: 2. Property owner to **complete** exterior renovations on building no later than **90** days after date of **Council** approval; seconded by Mr. Warner.

Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Abstain

Mr. Hurley moved it be approved as amended, as an emergency; seconded by Mr. Warner.

Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Abstain
Mr. Warner	Yes

- Ordinance C-24-96 (Approve a Special Use Permit for a Pet Grooming & Supplies store at 4064 Hoover Road) was given its first reading. Second reading and public hearing will be held on April 1, 1996.
- Resolution CR-12-96 (Approve the Final Development Plan for Grove City Christian School at 4770 Hoover Road) was given its reading and public hearing.

Mr. Bill Hosterman, architect, was present to answer any questions. Mr. Faris expressed concern over stipulation #2, regarding landscaping, with it being ambiguous. He asked if there was a plan that showed the landscaping that was actually there as opposed to what was anticipated to be there. Mr. Hosterman said he doesn't know if there is a plan of what was put in. He said there is a plan of the first phase and the school addition has a landscape plan. He said the only discrepancy he is aware of is the fact that some of the landscaping that was put in when the church and school were built, has died out and has not been replaced. He said they are willing to replace that. Mr. Faris also voiced concern over no landscaping being shown for the back side of the cafeteria. Mr. Hosterman said they were willing to put landscaping and screening in that area. Mr. Faris said what this is all leading to is, he would like to see what is anticipated on that back side. Mr. Warner commented that, knowing this is a multi-phase project, having a master plan would help Council plan and not ask for landscaping in a place where buildings are proposed. Mr. Hosterman said a master plan is in the process and could be available in about one to one and one-half months.

Mr. Faris moved to postpone this resolution until April 1, 1996; seconded by Mr. Warner.

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Warner	Yes
Mr. Faris	Yes

**The Temporary Chair recognized Mr. Faris, Chairman of Safety, for discussion and voting of items under said committee.**

- Ordinance C-21-96 (Amend Section 1133.05(b) titled Procedures of Appeals to Board) was given its first reading. Second reading and public hearing will be held on April 1, 1996.

Mr. Faris commented that this is a change in the filing fee, which is needed to cover the cost of notification associated with a variance request.

- Ordinance C-22-96 (Amend Section 1305.011(a) titled Contractor's License) was given its first reading. Second reading and public hearing will be held on April 1, 1996.

Mr. Faris explained that this is an addition that will require Fire Alarm installers to become licensed in the City.

3. Resolution CR-11-96 (Authorize the Director of Safety and Chief of Police to sign a Mutual Aid Compact) was given its reading and public hearing.

Mr. Faris explained that this is simply an update to an existing contract.

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

Mr. Bennett	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

**The Temporary Chair recognized Mr. Warner, Chairman of Finance, for discussion and voting of items under said committee.**

1. Ordinance C-18-96 (Appropriate \$20,000 from the General Fund for the Current Expense of sidewalk improvements on Grove City Road) was given second reading and public hearing.

Mr. Warner stated that it has been determined there is a need for sidewalks on Grove City Road and these improvements will help ensure the health safety and welfare of the residents in the area. He commented that this is in cooperation with Jackson Township and Mrs. Hurley was very instrumental in getting this accomplished. Mr. Hurley commented that this project was started in October, 1994 and not until recently has there been cooperation with the Township on this and several other projects.

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

Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes

2. Ordinance C-19-96 (Establish the Grove City Road Sidewalk Project Fund and appropriate \$25,000 from said Fund for Current Expenses) was given second reading and public hearing and Mr. Warner moved it be approved; seconded by Mr. Faris.

Mr. Behlen commented that the City will be construction manager for the project and it is necessary to have Jackson Township's portion available to put toward the contract. Mr. Warner commented that should this be approved, the bid opening will be Friday, March 22, 1996.

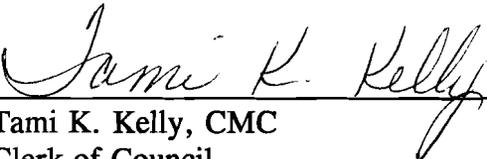
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Warner	Yes

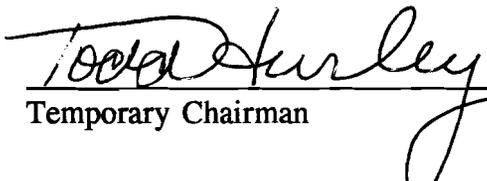
**Mr. Hurley asked that any new business to be brought before the attention of Council be done so at this time.**

**There being no new business, Mr. Hurley recognized members of Administration and Council for closing comments.**

1. Mayor Grossman congratulated the Chamber of Commerce on the success of Sell-A-Bration and thanked the City employees and Council Members who participated. She announced that former Mayor "Ike" Stage has taken a new position in New Orleans. The Olympic Torch Committee met with the City and she said everyone is very excited to be part of such an historic event. If anyone would like to be involved or has any suggestions, please contact the Mayor. The new phone system has been installed and is being fine tuned. Lastly, she announced that Nancy Schlagheck has joined the City as the Public Information Coordinator.
2. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:35 p.m.

  
\_\_\_\_\_  
Tami K. Kelly, CMC  
Clerk of Council

  
\_\_\_\_\_  
Temporary Chairman