

GROVE CITY, OHIO COUNCIL
MINUTES

April 04, 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. Ferguson 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. President Buzby recognized Mr. Mountain for a presentation.

Mr. Mountain gave resolution CR-28-93 (Commend Wesley Brotherton for his years of service) it reading and public hearing and moved it be approved; seconded by Mr. Buckley.

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

A copy of this resolution was presented to Mr. Brotherton with Council's gratitude for 31 years of service and best wishes for a well deserved retirement. Mr. Jim Blackburn also commended Wes and expressed his best wishes for him.

3. President Buzby recognized Mr. Ferguson for a presentation.

Mr. Ferguson gave resolution CR-23-93 (Commend James F. Sealock for his service as Deputy Chief of Police) its reading and public hearing and moved it be approved; seconded by President Buzby.

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

A copy of this resolution was presented to Mr. Sealock with best wishes from Council, Chris Fulton, Director of Safety and Chief James McKean.

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

1. Ordinance C-16-93 (Rezone 12 & 1.85 acres on S.W. corner of Hoover and Holton Roads from PUD-R to R-2 & D-1 respectively) was given its second reading and public hearing.

Speaking to this resolution was Mr. Roland Edwards, representing the developer. He requested a favorable decision from Council and offered to answer any questions.

There being no questions, 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

2. Ordinance C-17-93 (Rezone 10.04 acres west of Seeds Road from IND-1 to IND-2) was given its second reading and public hearing.

Speaking to this resolution was Mr. Gary Hammel, representing Concord Fabricators. He requested a favorable decision from Council and offered to answer any questions.

There being no questions, Mr. Cotton moved it be approved; seconded by Mr. Buckley.

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

3. Ordinance C-22-93 (Accept annexation of 54.6 acres located east of Hoover Road and South of Parkridge Subdivision) was given its second reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Ferguson.

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

4. Resolution CR-27-93 (Accept final development plan for Ziner Farm; Sterling Place Apartments; The Village at Hunters Crossing Condominiums) was given its reading and Mr. Cotton moved that stipulation number one (1) be amended to read: **Each building in the Sterling Place Apartments complex shall be covered by brick and/or stone as indicated on Exhibit "B-1", attached hereto and made a part hereof.** Seconded by Mr. Ferguson.

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

Mr. Cotton moved that this resolution be approved as amended; seconded by Mr. Buckley.

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

5. Ordinance C-23-93 (Accept the annexation of 12.82 acres located on the west side of Demorest Road and south of the Westgrove Subdivision) was given its second 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

6. Ordinance C-28-93 (Authorize Admin. Asst. to take any and all necessary actions to convey certain real property to the Grove City Community Improvement Corporation) was given its second reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Ferguson.

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

7. Ordinance C-30-93 (approve plat for Meadow Grove, Section 10, located on southeast corner of Hoover & Holton Roads) was given its first reading. Second reading and public hearing will be held on April 19, 1993.

8. Ordinance C-31-93 (Approve rezoning of 2.158 acres east of Hoover Road & north of S.R. 665 from PUD-R to R-1b) was given its first reading. Second reading and public hearing will be held May 17, 1993.

9. Ordinance C-32-93 (Approve plat for Hoover Crossing, Section 4, south of White Road) was given its first reading. Second reading and public hearing will be held on April 19, 1993.

10. Mr. Cotton recognized President Buzby for comments on Resolution CR-24-93 (Prelim. Dev. Plan for Willows at Quail Creek) and CR-25-93 (Dev. Plan for Quail Creek, Sec. 1).

President Buzby stated that one of the principals for our accepting the annexation and zoning the way they did was to proceed slowly and give area residents a full opportunity to review the plans. With that spirit in mind, he asked that the developer make a presentation so the information would be available to everyone, but, he was going to move to table both resolutions.

President Buzby moved to table Resolution CR-24-93; seconded by Mr. Mountain.

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

President Buzby moved to table Resolution CR-25-93; seconded by Mr. Mountain.

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

Making a presentation was Mr. Gerry Bird, White Oak Communities and Phil Fankhouser, Epcon Group. Mr. Bird showed a drawing of the entire area. He reviewed the single family home project called Quail Creek, Section 1. He indicated that this will abut the existing Meadow Grove subdivision and that lots will be equal to or larger than those found in Meadow Grove. The price of the homes will be approximately \$140 - 165,000 and will be built by MI and Dominion Homes. He then showed a drawing of the condominium section called The Willows at Quail Creek and turned the presentation over to Mr. Fankhouser. Mr. Fankhouser stated that this project was an upgrade to Hoover Landings because they can now offer a larger, three bedroom unit. He stressed the high quality of the project and indicated that the developer has agreed to provide extensive landscaping, mounding, wider streets, special signage, in essence - a streetscape for the development. He passed out brochures of the proposed condominiums and said they were offering a lifestyle - single story living with quality development and condominium amenities.

11. Resolution CR-26-93 (Accept final development plan for Rushcreek, located west of Demorest Road) was given its reading and public hearing and, at the request of the developer's legal council, Mr. Cotton moved it be tabled; seconded by Mr. Buckley.

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

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

1. Ordinance C-25-93 (Amend Section 725.10(e) titled "Rates for Collection of Garbage and Refuse of Residential Households") was given its second reading and public hearing.

Mr. Blackburn explained that this ordinance will remove the written permission section allowing the Service Director to grant exemptions from our current trash hauler. This ordinance was derived by a recommendation of the Trash Committee which Council formed.

Mr. Gary Sigrest, Jr., Chairman for the Trash Committee, commented that there is a need to reduce the amount of solid waste we produce. The intent is not necessarily to remove a company perk, but, to reduce the solid waste by removing the exemption language and starting at ground zero. In this way, the Hauler is now responsible for exemptions.

President Buzby asked what the plan was for those with exemptions? Mr. Clark, Director of Law, stated that the intent is to remove the current exemptions and give those individuals reasonable notice (30 - 90 days) before they would begin paying for trash removal services. President Buzby asked how many exemptions we currently have? Mr. Sigrest Jr. stated that there were approximately 126. He then asked what the most common reason was to request exemption? Mr. Blackburn said the majority are those who have a business and are paying dumpster fees. President Buzby asked if any of those exemptions were contracting with another hauler. Mr. Blackburn said no. President Buzby asked if there was a problem with people taking their trash to public dumpsters. Mr. Sigrest Jr. said no - in terms of a community problem, which is solid waste, this is a community solution. That means everyone is part of the solution and broad base billing is one way to involve everyone and keep fees down.

Mr. James Baltzer addressed Council and said he doesn't see why the existing exemptions should be done away with. Those currently exempted get rid of their trash appropriately, some are only here three to five months out of the year, others are barely getting by with current expenses. Mr. Sigrest Jr. answered by stating that the committee's position is that this is a community problem and there should be no exemptions. The committee is willing to set down with people and discuss different ways of being part of the franchise, however, this is a shared solution to a community problem.

There being no additional questions or comments, Mr. Mountain moved this ordinance 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. Ferguson, Chairman of Safety, for discussion and voting of the legislative items under said committee.

1. Mr. Ferguson moved that Resolution CR-29-93 be added to the agenda; seconded by Mr. Buckley.

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

Resolution CR-29-93 (Request that Jackson Township Trustees delay the award of a construction contract for the fire station) was given its reading and public hearing and Mr. Ferguson moved it be approved; seconded by Mr. Buckley.

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

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

1. Ordinance C-29-93 (appropriate \$3,000 from the Community Development Fund for the current expense of solid waste removal education) was given its first reading and since it appropriates for current expenses, Mr. Buckley moved it be approved; seconded by Mr. Ferguson.

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

2. Ordinance C-33-93 (appropriate \$58,450 from the Rec. Dev. Fund for C. E.) was given its first reading.

Mr. Babbert explained that this money was in excess of the estimated amount appropriated in the Annual Budget. This has been collected for programs offered by the Parks & Recreation Department and he is asking for this additional money to be appropriated to their department in order to continue services. Since C-33-93 appropriates for current expenses, Mr. Buckley moved it be approved; seconded by Mr. Buzby.

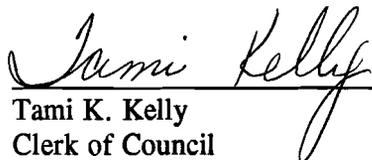
Mr. Buzby	Yes
Mr. Mountain	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes

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

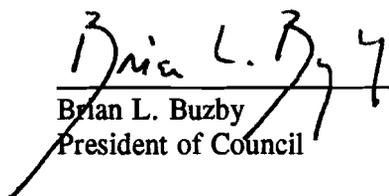
There being no new business, President Buzby recognized members of Administration and Council for closing comments.

1. After comments from Administration, the Chamber and Council, Mr. Buckley made a motion to adjourn; seconded by Mr. Ferguson. Motion carried.

Council adjourned at 9:25 p.m.



Tami K. Kelly
Clerk of Council



Brian L. Buzby
President of Council