

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

April 07, 1997

Regular Meeting

The regular meeting of Council was called to order by Clerk of Council 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:

*Vaughn Radi*

*Steve Bennett*

*Budd Eversman*

*Bruce Faris*

1. Ms. Kelly opened the floor for nominations for a Temporary Chairman.

Mr. Faris moved that Mr. Bennett be Temporary Chairman; seconded by Mr. Eversman.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

Mr. Bennett read the Agenda items and acceptance was made by unanimous consent.

2. Mr. Faris moved to dispense with the reading of the minutes of the previous meetings and approve as written; seconded by Mr. Eversman.

Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes

3. Mr. Bennett moved to excuse Mr. Milovich; seconded by Faris.

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

4. Mr. Bennett recognized Mayor Grossman for a presentation. Mayor Grossman presented a Proclamation to the Grove City Junior Hounds Cheerleading & Dance Squad. They took first place in the dance portion of a competition in Walt Disney World last month and sixth place in Cheer & Mount. Many congratulations were bestowed on the Squad and their coaches from the Mayor & Council.

The Chair recognized Mr. Faris, Chairman for the Lands Committee, for discussion and voting of items under said committee.

1. Ordinance C-13-97 (Approve the Special Use Permit for Wendy's Restaurant Drive-Up Window located at 3521 Broadway) *and* Resolution CR-6-97 (Approve the Final Development Plan for Wendy's Restaurant, 3521 Broadway) were given their reading and public hearing.

Mr. Faris explained that a letter from Mr. Mike Moriarity, representing Wendy's, requesting that these items be withdrawn was received and he moved to withdraw Ord. C-13-97 & Res. CR-6-97; seconded by Mr. Eversman.

Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

2. Resolution CR-14-97 (Approve the Final Development Plan for Grovewood Place II, 4301 Stoner Dr.) was given its reading and public hearing.

Mr. Richard Demlow, representing Lutheran Social Services, explained that this is a request for an addition to Grovewood Place. There is a waiting list of 30+ people and this addition will be single-story, lying to the west of the existing building. It will be constructed of the same materials and have some of the same architectural elements. This will provide an additional 16 rooms for low-income, elderly. There being no questions, Mr. Faris moved it be approved; seconded by Mr. Bennett.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

3. Resolution CR-15-97 (Approve the Final Development Plan for Lee's Carpet Outlet, 3827 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Glen Stern, owner of Lee's Carpet Outlet, was present to answer any questions. Mr. Faris reviewed the stipulations set forth by Planning Commission, to which Mr. Stern agreed. There being no additional questions or comments, Mr. Faris moved it be approved; seconded by Mr. Eversman.

Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes

4. Resolution CR-16-97 (Approve the AMENDMENT to the Final Development Plan for Dairy Mart located south of S.R. 665 and east of I-71) was given its reading and public hearing.

Mr. Jack Thompson, representing Dairy Mart, was present. He presented a color rendering showing the exterior changes requested by Planning Commission. Mr. Faris reviewed those stipulations, which Mr. Thompson agreed to. There being no additional questions or comments, Mr. Faris moved it be approved; seconded by Mr. Eversman.

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

5. Resolution CR-17-97 (Approve the Final Development Plan for the City of Grove City's Service Complex located at 3262 Ventura Blvd.) was given its reading and public hearing.

Mr. Lotz, Chief Building & Zoning Official, representing the City, presented a color rendering of the addition. The exterior will match the existing structure and Mr. Faris noted that a Landscape Plan was submitted this evening, which is on file. There being no questions or comments, Mr. Faris moved it be approved; seconded by Mr. Eversman.

Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

6. Resolution CR-18-97 (Set Forth the Intent to Locate & Construct a Comprehensive Community Recreation Facility) was given its reading and public hearing.

Mr. Faris read this resolution in full and moved it be approved; seconded by Mr. Bennett.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Faris	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-18-97 (Amend Section 521.11(a) of the Codified Ordinances titled "Storage of Waste Materials Prohibited") was given its second reading and public hearing.

Mr. Lotz, Chief Building & Zoning Official, explained that the only change is to add the word "appliance".

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

Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes

2. Ordinance C-19-97 (Amend Section 1411.02(j) of the Codified Ordinances titled Property Maintenance Code - Amendments & Changes) was given its second reading and public hearing.

Mr. Clark, Director of Law, explained that this cleans up language in order to be consistent throughout the Code regarding property owner's rights to Appeal.

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

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

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

1. Mr. Randy Coffey, 5833 Birch Bark Ct., explained that when they bought their home, they were told that there would be a "reserve" of trees behind them. Later, it was discovered that more of the trees than what they thought would be removed. At that time, he contacted Mr. Terry Morrison of White Oak Communities and had a meeting in December. During that meeting, Mr. Morrison explained the plans for the area and stated that the retention pond was being expanded northeasterly; they would need a 30 foot right-of-way and that's all the trees they would cut. Mr. Coffey walked the site with Mr. Morrison and was shown all of this. He said when the company came in to remove trees, a few weeks ago, they cut a 100' - 150' right-of-way. In addition, they went outside the staked area and cut trees on private property - one being a 75 year old Oak tree in his property. When he spoke to Mr. Morrison about this, he was told it was not their responsibility. They have had a very bad experience with this developer and suggested that Council not trust Mr. Morrison regarding the proposed commercial development without a plan. He doesn't understand why the residents are not told exactly what will occur for each phase, but, many have spent a lot of money for homes - expecting a reserve of trees and now those trees are gone. The truck terminal and lights from S.R. 665 that were shielded last year, are quite visible now.
2. Mr. Bob Lazenby, 2352 Willowside Lane, stated that he bought a condo because of the nice set of trees and stream, and it was the deciding factor in moving to Grove City. When he looks out now, there are only a few trees left and he asked what he needed do to save the few he has left. Mr. Bennett commented that legislation is being worked on to address this issue.
3. Ms. Beth Sheridan, 2282 Birch Bank Dr., also shared concern over tree removal and feels Council is on the resident's side. As for the proposed commercial, she expressed her support for this, if it is done well. She said she realizes Mr. Morrison cannot be trusted, but, she is use to living close to a place where she can walk and there is no place to walk now. She has seen different developments with various accesses and Mr. Faris has assured her that there will be sidewalks on Hoover Road. She wanted to make Council aware of the concern for that, in the area.
4. Mr. Ron Sheppard, 5826 Birch Bark Ct, commented that his appeal was of an emotional one. When he was young, the word "grove" illuded to trees. He hopes that in Grove City, it still does. He feels that some of the developers don't know what the word means. He said he is not a "tree hugger", but, trees take a long time to grow and feels that we could all give up a little space to save what few we have. It seems that little effort is put into making sure developers do what they say they will do. He is for progress, but, knows that it can be done in a manner that beautifies the area rather than destroys it and feels this is the kind of development we should be looking for. He said there isn't much that can be done in Quail Creek, after what has happened. However, it seems that some pressure could be made to do some landscaping, which would provide screening for those people who lost trees at their back yard. His appeal is not totally unselfish. They haven't gotten to him yet, but, feels confident they will unless the City stops them. He made an appeal to try to preserve what they have.
5. Mr. Terry Tope, 5844 Quail Run Dr., said they just moved into Grove City five (5) weeks ago, after finding a lot wanted. This one had trees in the back, a row on the side and a stream. MI Homes did say that the row of trees on the side were to remain as green space between the phases and when this did not occur, they were given the opportunity to find another lot. After choosing to keep this lot, their focus changed to working with Terry Morrison and White Oak Communities and saving as many trees as possible. His wife was at the same meeting with Mr. Coffey and Mr. Morrison told her that he would save as many trees as possible and work with the Urban Forester. When it came time, Mr. Morrison didn't call anyone. He came in and ripped out all the trees. He said if a plan has not been received regarding the proposed zoning change, he sees no reason to trust Mr. Morrison. As he understands it, PUD zoning provides for a wide range of uses and if there

is nothing that shows exactly what is wanted, he doesn't feel that Mr. Morrison has shown that he can be trusted. Also, he moved into this area because it didn't look like a bunch of homes. It looked like a wooded area and feels that a screen of trees should be put back where the others went down.

**Mr. Bennett recognized members of Administration and Council for closing comments.**

1. Mayor Grossman submitted her Monthly Report and requested it be accepted.

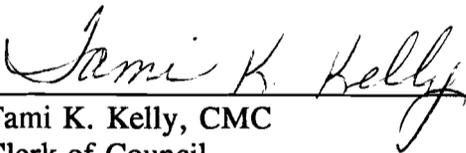
Mr. Faris moved to accept the Mayor's Monthly Report; seconded by Mr. Eversman.

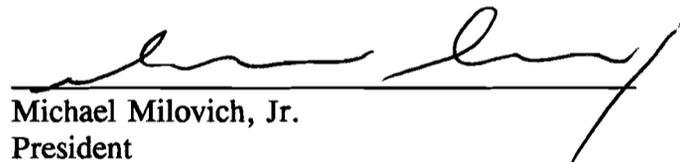
Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

In closing, Mayor Grossman thanked Council for their support of Resolution CR-18-97. In the most recent survey of Grove City households, 81% said that building an indoor recreation facility was a top priority - 63% of those favored an income tax as a funding mechanism for it. She shared the first copy of the Community Calendar, which will be sent to each home within the next week and recognizing Nancy Schlagheck for her efforts. As far as trees, she commented that over 4,000 have been planted in the past five (5) years. Upon becoming Mayor, she employed a full-time Urban Forester because she values the well-being of the trees of the City. The circumstances described tonight are very unfortunate, however, this will continue to be a priority to her. Before building a home, she encouraged everyone to contact the City and find out what has been approved for the area. She, again, congratulated the cheerleaders from earlier this evening, calling them wonderful representatives of the City. She also recognized Boy Scout Troop 136, who were in attendance this evening.

2. Mr. Bennett recognized Mr. Dave Bristol who is completing his Citizenship Badge to become an Eagle Scout.
3. Mr. Faris thanked the residents of Quail Creek for coming in and expressing their concerns. He said we try to be proactive when possible and in this case, reactive in a timely manner with upcoming legislation. He thanked the Administration for their prompt attention and assistance in this matter.
4. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:46 p.m.

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

  
\_\_\_\_\_  
Michael Milovich, Jr.  
President