

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

April 07, 2003

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, a moment of silence and the Pledge of Allegiance, roll was called and the following members were present:

Vaughn Radi Bob Hatley Maria Klemack Bill Saxton

1. President Klemack moved to excuse Mr. Eversman; seconded by Mr. Saxton.

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

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

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

3. President Klemack recognized the Mayor for two presentations. The Mayor recognized Wade Steen, representing the Government Finance Officers Association, who presented the Finance Department with the 13th consecutive GFOA Award for Excellence in Financial Accounting. He indicated that only 5% of the municipalities receive this award. The Mayor recognized the Building Division for Building Officials Safety Week.

President Klemack welcomed Boy Scout Troop 33 for attending the meeting.

4. 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-23-03 (Approve an R-1 Zoning Classification for a 9.749 acre parcel located West of State Route 104 and North of State Route 665 upon its annexation) was given its first reading. Second reading and public hearing will be held on May 19, 2003.
2. Resolution CR-18-03 (Approve a Certificate of Appropriateness for the Exterior Modification to 3853 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Ken Mundy, owner, requested the approval of adding a porch to his home in the Historical Preservation area. Mr. Lorenz, Dev. Dept., indicated that all materials and colors to be used meet the HPA requirements.

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

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

3. Resolution CR-19-03 (Approve the Development Plan for Gateway Professional Building located at 1660 Gateway Circle, Lot #4) was given its reading and public hearing.

Ms. Marsha Shanefelt, Maverick Builders, explained that this building would be located on the northwest corner of Marlane and Gateway Circle. She showed a color rendering and a materials board. Mr. Saxton noted that there were three stipulations set by Planning Commission, which Ms. Shanefelt indicated that they were in agreement with. The Narrative was submitted earlier in the day. Mr. Saxton asked if there were any tenants secured for the building. Ms. Shanefelt stated that Grove City Insurance will be the owners of the building and will be the main tenant. Any others would be known only by G.C. Insurance. Mr. Stage, City Admin., noted that the building does meet the PUD Text that governs the entire Business Park. There is still a drainage issue to be addressed. Ms. Shanefelt stated that was correct. The intent is to secure the pipe and continue it on so there is no gathering of water.

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

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

- 4.. Resolution CR-20-03 (Approve the Sign Request for Milano's Gift Baskets/Studio 945 Photography located at 4050 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mayor Grossman noted that this business was formerly located on the second floor of an HPA building and has moved down the street to a first floor storefront.

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

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

5. Resolution CR-21-03 (Authorize the City Administrator to Take Any and All Necessary Actions to Convey Certain Real Property to the Grove City Community Improvement Corporation) was given its reading and public hearing.

Mr. Stage explained that this acreage is part of the right-of-way when McDowell Road was realigned. It is excess property and there is an interested party in obtaining it. The normal process is to transfer it to the CIC for its sale. He said the appraised price is \$25,000.00 and the sale price is \$24,500.00. They are waiting on a formal purchase order from the buyer.

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

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	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-19-03 (Amend Section 1101.08(c) of the Codified Ordinances of Grove City, Ohio titled Plan Content) was given its second reading and public hearing.

Mr. Radi explained that this is to keep in compliance with new NPDES regulations.

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

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

2. Ordinance C-20-03 (Amend Section 1103.06 of the Codified Ordinances of Grove City, Ohio titled Inspection and Recording Site Improvements) was given its second reading and public hearing.

Mr. Radi explained that this is to keep in compliance with new NPDES regulations.

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

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

3. Ordinance C-24-03 (Amend Various Sections of Chapter 1138 titled Historical Preservation Area and Sign Code) was given its first reading. Second reading and public hearing will be held on April 21, 2003.
4. Ordinance C-25-03 (Amend Chapter 1137 titled Supplemental Zoning Regulations to include a New Section for Temporary Portable Structures for Nonresidential Use) was given its first reading. Second reading and public hearing will be held on April 21, 2003.
5. Ordinance C-26-03 (Amend Chapter 1137 titled Supplemental Zoning Regulations to include a New Section for Model Homes in Residential Districts) was given its first reading. Second reading and public hearing will be held on April 21, 2003.
6. Ordinance C-27-03 (Amend Section 1135.09(b)(12) & (13) titled Special Use Permits and Abandonment of Special Use) was given its first reading. Second reading and public hearing will be held on April 21, 2003.

7. Ordinance C-28-03 (Amend Chapter 315 titled Parking Generally to include a New Section for Vehicle Sales and Display Regulations) was given its first reading. Second reading and public hearing will be held on April 21, 2003.

In the absence of Mr. Eversman, President Klemack chaired the Service Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-21-03 (Authorize the City Administrator to Accept a Three-Year Rate Guarantee for Consulting Engineering Services) was given its second reading and public hearing.

Mr. Stage explained that the City advertised for Engineering Services and received one submission, from EMH&T. The City asked for a three-year rate guarantee and it is in line with industry standards.

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

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

2. Ordinance C-29-03 (Authorize the City Administrator to enter into a Cooperative Agreement with the Franklin County Engineer for the Reconstruction of the Demorest and Big Run Roads Intersection) was given its first reading. Second reading and public hearing will be held on April 21, 2003.
3. Ordinance C-30-03 (Authorize the City Administrator to enter into a Revised Contract with the City of Columbus for Sewer Services) was given its first reading. Second reading and public hearing will be held on April 21, 2003.
4. Ordinance C-31-03 (Authorize the City Administrator to enter into a Revised Contract with the City of Columbus for Water Services) was given its first reading. Second reading and public hearing will be held on April 21, 2003.

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

1. Ordinance C-22-03 (Accept and Appropriate \$600.00 from the General Fund for the Current Expense of Police Equipment) 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. Saxton	Yes
Mr. Radi	Yes

2. Ordinance C-32-03 (Authorize the City Administrator to Accept the Donation of Reserve "B" located in Meadow Grove South, Section 3) was given its first reading. Second reading and public hearing will be held on April 21, 2003.

3. Resolution CR-22-03 (Authorize the City of Grove City to Apply for Public Assistance from FEMA and OEMA for the March, 2003 Snowfall and to declare the Director of Finance as the Authorized Agent) was given its reading and public hearing.

Mr. Hatley moved to amend this Resolution and replace March with February; seconded by Mr. Saxton.

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

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

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. Mr. Chris Treisch, Creekside subdivision resident, recognized the many other members of his subdivision that were present. He stated that they have concerns over the proposed golf course community that was in several newspapers. Those articles showed a map with Multi-family directly north of their properties. While they are excited about the golf course, they do not want to see multi-family behind them. He said they realize this is just preliminary and have been in contact with Don Plank (attorney for developer). He said they just want to share their concern and asked Council to share their insight.

Mr. Saxton stated that Council hasn't seen anything and, at this point, the residents may have more information than Council. He said they should have more faith in the Council Members to think that they would allow anything to happen that would deteriorate any existing development. He said they welcome them to the meetings and getting involved in the process. He estimated that perhaps six months from now, they would have something to talk about.

Mr. Radi stated that he did have a conversation with Mr. Plank about a month ago regarding this golf course community. He was presented with a general outline that he believes everyone has seen. He said he isn't sure what the developer has in mind for the outlined multi-family area, but reminded them that multi-family could also mean condominiums and there are many nice condo developments in town. He said his intention, as a Council Member, is to protect the people who live in Grove City as much as possible; to look at the overall development; the benefits to Grove City and the community as a whole. He said it is a balancing act sometimes, but believes they will be able to work with the developer and come out with a very good project.

Mayor Grossman reminded the residents of her conversation with some of them that this is a long process that the Administration, Planning Commission and Council work together to make sure that whatever is approved is complimentary to what exists already.

Mr. Hatley stated that he is not a proponent of apartments. There must be a real good reason to have them. He said he believes that we have, as a general rule, an adequate number of apartments in the Grove City area. However, that does not mean that part of a total plan they may be forced to give and take a little bit. But, as a general rule, he is not all in favor of apartments. He asked that they keep in mind that it is just a concept at this time. He related it to having a plan for changing a room in your home to an office and then you present that concept plan to your wife – who totally changes the plan. He said throughout the process, as the plans are developed, the residents will have an opportunity to speak their mind and express their concerns. Council has done total changes on plans and said not to be afraid to come to meetings and state their views.

Mr. Saxton stated that the same developer who is proposing this development, developed the New Albany Links. He believes that it will be an asset to Grove City and it should increase the value of everyone's home by a substantial amount. This, along with the new shopping center will make the whole town blossom. Mr. Radi commented that the key will be to look out for the rezoning changes.

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

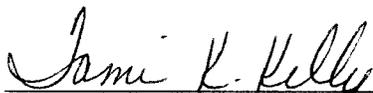
1. Mayor Grossman submitted the Mayor's Monthly Report and Mr. Saxton moved to accept same; seconded by Mr. Radi.

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

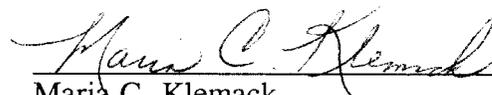
In closing, the Mayor congratulated the Finance and Building departments and made announcements on upcoming events.

2. Ms. Conrad, Dir. of Parks & Rec., presented Council with the department's Annual Report.
3. Council congratulated the Finance and Building departments and commented on their fine work.
4. After additional comments from Council and other Administrative staff members, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:50 p.m.



Tami K. Kelly, CMC/A&E
Clerk of Council



Maria C. Klemack
President