

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

April 18, 1994

Regular Meeting

The regular meeting of Council was called to order by President Cheryl Grossman 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:

Mike Milovich Todd Hurley Cheryl Grossman John Schreck John Mountain

1. President Grossman recognized Mr. Robert Lathrop, Chairman of the Tree Commission.

Mr. Lathrop presented Mayor Stage and the City with the "Tree City USA" Award along with a flag and button, which the Mayor wore. Mr. Lathrop stated that this award was a culmination of a lot of people throughout the years and the Commission is very proud to have received it. Mayor Stage commented that this was first discussed in 1988 and he thanked everyone involved.

Mayor Stage then read a proclamation declaring the week of April 18 - 22, 1994 as Arbor Week in Grove City.

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

Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Mountain	Yes

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

1. Ordinance C-14-94 (Rezone 16.26 acres located on the south side of Borrer Road from Rural to R-1b) was given its second reading and public hearing.

Mr. Gerry Bird, representing White Oak Communities, stated that the change in zoning was contiguous to land currently zoned R-1b. In addition, they are offering seven (7) acres to the City as Park Land. Mr. Bird also offered an amendment to the rezoning request that "50% of the lots be 80' wide at the building set-back line" which is the minimum requirement found in R-1 zoning.

President Grossman commented that this amendment was commendable. However, she reiterated her desire to zone all future development as R-1, in that particular area.

Mr. Hurley presented Mr. Bird with a letter also expressing the desire of several Council Members to upgrade the development standard to R-1 and well as receive property for park land that is not in the floodway. A copy of this letter is attached hereto and made a part hereof.

There being no additional questions or comments, Mr. Hurley moved that this ordinance be amended to add the stipulation that "50% of the lots be 80' wide at the building set-back line"; seconded by Mr. Milovich.

Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Mountain	Yes
Mr. Milovich	Yes

Mr. Hurley moved that Ordinance C-14-94 be approved as amended; seconded by Mr. Schreck.

Ms. Grossman	No
Mr. Schreck	Yes
Mr. Mountain	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes

2. Ordinance C-18-94 (Approve the Special Use Permit for EMS Auto Wholesalers located at 4384 Broadway) was given its second reading and public hearing.

Mr. Dan Miklos, owner, stated that they would put up a sign directing people where to park and would have no more than five (5) vehicles in the front of the building and no more than ten (10) in the rear.

Mayor Stage commented that he would like to see a time limit of one (1) year be placed on this Special Use Permit.

There being no additional questions or comments, Mr. Hurley moved that this ordinance be amended to include a limit of five (5) operational vehicles in the front and a limit of ten (10) operational vehicles in the rear; seconded by President Grossman.

Mr. Schreck	Yes
Mr. Mountain	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes

Mr. Hurley moved that this ordinance be amended to also include a time limit of one (1) year be placed on the Permit; seconded by President Grossman.

Mr. Mountain	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes

Mr. Hurley moved that C-18-94 be approved as amended; seconded by President Grossman.

Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Mountain	Yes

3. Ordinance C-28-94 (Amend Section 1133.02(a) of the Codified Ordinances of Grove City, Ohio) was given its second reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Mountain.

Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Mountain	Yes
Mr. Milovich	Yes

4. Ordinance C-29-94 (Amend Chapter 1136 - Landscaping) was given its first reading. Second reading and public hearing will be held on May 02, 1994.
5. Ordinance C-30-94 (Annex 1.145 acres on Hoover Road, Mary Alyce Sommer) was given its first reading. Second reading and public hearing will be held on May 02, 1994.
6. Ordinance C-31-94 (Annex 10.5 acres north of Home Road, Michael Moroney) was given its first reading. Second reading and public hearing will be held on May 02, 1994.

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

1. Ordinance C-25-94 (Amend part 13 titled Building Code of the Codified Ordinances of Grove City, Ohio) was given its second reading and public hearing and Mr. Schreck moved to make the following amendments:

Section 1309.06(c) - remove the sentence "The temporary fee shall be collected at the discretion of the building inspector" and replace with "or in the alternative, provide an escrow agreement of equal amount or greater from a lending institution or bank.

Section 1351.02(a) - remove "liability insurance and a \$5,000.00 Surety Bond" and amend to read "The perspective license holder shall provide proof of **liability** (inserted) insurance in the minimum amount of \$300,000.00.

Section 1305.011(c) is hereby amended to read as follows:

- (c) *Before issuance of a license under the provisions of this chapter, each licensee shall furnish proof of premises operations liability insurance with a minimum combined bodily injury and property damage limit of three hundred thousand dollars (\$300,000) or equivalent.*

Section 1341.05(a), paragraph one, is hereby amended to include the following:

- (a) *. . . . In addition thereto, the licensee shall furnish proof of premises operations liability insurance with a minimum combined bodily injury and property damage limit of three hundred thousand dollars (\$300,000) or equivalent.*

Seconded by Mr. Mountain:	Ms. Grossman	Yes
	Mr. Schreck	Yes
	Mr. Mountain	Yes
	Mr. Milovich	Yes
	Mr. Hurley	Yes

There being no questions or comments, Mr. Schreck moved that this ordinance be approved as amended; seconded by Mr. Mountain.

Mr. Schreck	Yes
Mr. Mountain	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes

2. Ordinance C-26-94 (Repeal the existing Nuisance Abatement Chapter and Housing Code in the Grove City Codified Ordinances and Adopt by Reference the 1993 BOCA National Property Maintenance Code with certain Administrative and Technical Amendments to Suit the Particular needs of Grove City) was given its second reading and public hearing and Mr. Schreck moved it be approved; seconded by President Grossman.

Mr. Mountain	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes

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

1. Ordinance C-32-94 (Appropriate \$5,000 from the DARE Fund for current expenses) was given its first reading and since it appropriates for current expenses, Mr. Milovich moved it be approved; seconded by Mr. Mountain.

Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Mountain	Yes

2. Ordinance C-33-94 (Appropriate \$38,036 from the Community Development Fund for the current expense of the Meadow Grove Tree Planting Project) was given its first reading and since it appropriates for current expenses, Mr. Milovich moved it be approved; seconded by Mr. Hurley.

Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Mountain	Yes
Mr. Milovich	Yes

3. Ordinance C-34-94 (Appropriate \$1,447 from the Street Fund for the current expense of property damage) was given its first reading and since it appropriates for current expenses, Mr. Milovich moved it be approved; seconded by Mr. Hurley.

Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Mountain	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes

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

1. Mr. Doug Patton, 4349 Dorothy Lane, expressed concern about all the water that he has in his yard and asked for assistance in correcting the drainage problem.

Mr. Blackburn said that he would be happy to meet with Mr. Patton and review this issue.

2. Mr. Don D'Angelo, 4339 Dorothy Lane, wanted to verified Mr. Patton's problem and stated that his sump pump runs every regardless of rain and also expressed concern over the drainage in the area.

President Grossman stated that Mr. Blackburn will assist in this affair.

President Grossman recognized members of Administration and Council for closing comments.

1. Mayor Stage commented that the City had a fruitful meeting with Jackson Township and South-Western City Schools this past Saturday and will meet again in July to keep an open dialog. He also announced the passing of Mr. Walter Luben. Mr. Luben started the Grove City Hardware store and expressed condolences to the Luben family.
2. Mr. Hamons, Director of Development, announced that a full page ad has been taken out in the Ohio Pass Magazine. In addition, we are advertising in the AAA Handbook for the first time this year and this ad focuses on the Gardens at Gantz Park. He expressed thanks to the G.C. Visitors and Convention Bureau who donated most of the advertising cost.
3. Mr. Lathrop, Tree Commission Chairman, commented that the posters hanging in the Council Chamber and in the Lobby of City Hall came from a contest for Elementary Schools in conjunction with Arbor Week. Other events occurring this week are: Wednesday, a seedling give away in front of City Hall; Thursday, the planting of a tree at Gantz Park; Friday & Saturday, the planting of 380 trees at Meadow Grove Park.
4. Chief McKean commented that the teamsters were on strike and today they were at RPS for a peaceful demonstration. However, the police department will continue to monitor this situation.
5. President Grossman commented that a Solid Waste Authority Fact Sheet regarding the results of the testing at the Waste to Energy Facility had been given to the members of the press and additional copies were available to any interested parties. She stated that the results indicated a 75% decrease in emissions.
6. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:40 p.m.

Tami K. Kelly

Tami K. Kelly
Clerk of Council

Cheryl L. Grossman

Cheryl L. Grossman
President of Council



The City of Grove City, Ohio

Todd Hurley - Councilman

April 18, 1994

Mr. Jerry Bryd
White Oak Communities
2015 West 5th Avenue.
Columbus, OH 43212

Dear Mr. Byrd,

As Chairman of the Lands and Zoning Committee, I would like to address the general consensus of the current council concerning future development. It is the position of this body that future residential development consist of only R-1 zoning.

With respect to park land, We would like to see quality land outside the floodway. We feel that this is an important aspect of future development.

Your attention to these items is much appreciated.

Sincerely,

Todd Hurley
City Council Member, Ward 1

John Mountain
City Council Member, Ward 2

John Schreck
City Council Member, Ward 3

Mike Milovich
City Council Member, Ward 4

Cheryl Grossman
City Council Member, At Large