

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

April 21, 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   Budd Eversman   Bill Saxton*

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

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

2. President Klemack recognized the Mayor for two presentations. The Mayor announced that the City has received the Tree City USA designation for the 10<sup>th</sup> year. She administered the Oath of Office to two new Tree Commission members and recognized Arbor Week. She then read a proclamation for National Police Officers Memorial Week.
3. 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-18-03 (Approve the Rezoning of 25.08 acres located East of Haughn Road and South of Longridge Way from SF-1 to PUD-R) was given its second reading and public hearing.

Mr. Donald Plank, attorney for petitioner, was present. He stated that there is a companion piece to this under CR-24-03. This ordinance is to set the zoning and the other is the Development Plan.

Mr. Saxton stated that this is the City's first gated community. He confirmed with Mr. Plank that there would be 99 freestanding, single-family condominium units with two-car garages and an optional basement. It was noted that the Development plan would be reviewed under CR-24-03.

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

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

2. Ordinance C-33-03 (Accept the Annexation of 9.749 acres located North of State Route 665 and West of State Route 104) was given its first reading. Second reading and public hearing will be held on May 19, 2003.
3. Ordinance C-34-03 (Accept the Annexation of 1.08 acres located at 2168 Sonora Drive) was given its first reading. Second reading and public hearing will be held on May 05, 2003.
4. Ordinance C-35-03 (Approve the Plat of Claybrooke Crossing, Section 1, located on Haughn Road) was given its first reading. Second reading and public hearing will be held on May 05, 2003.
5. Ordinance C-36-03 (Amend the Zoning Text for 16.49 & 29.17 acres located South of Stringtown and North of White Roads as adopted by Ord. C-02-02 and Amended by Ord. C-91-02) was given its first reading. Second reading and public hearing will be held on June 2, 2003.
6. Resolution CR-23-03 (Approve the Development Plan for Bob Evans Restaurant located at 1650 Stringtown Road) was given its reading and public hearing.

Mr. Jeff Sauer, representative of Bob Evans, was present to answer any questions. Mr. Saxton noted the stipulations set by Planning Commission, which Mr. Sauer agreed to.

Mr. Eversman noted that the row of parking spaces on the southern border needs a landscape peninsula added to break up the number of spaces, per Code requirements. He asked that they work with the Urban Forester to accomplish this. Mr. Sauer agreed to do this.

Mr. Hatley asked what the difference is between this new building and the old one. Mr. Sauer stated that the new building is similar in size to the old building. He said there are a few less seats, but it is more efficient in the kitchen area and in the seating layout. It will also have a retail section that the old one does not have.

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

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

7. Resolution CR-24-03 (Approve the Development Plan for Haughn Glen located East of Haughn Road and South of Longridge Way) was given its reading and public hearing.

Mr. Donald Plank, attorney for petitioner, noted that this is a very detailed plan with an eight page Development Text. Mr. Saxton stated that there were nine stipulations from Planning Commission and five have been satisfied. He asked if Mr. Plank agreed to the remaining four. Mr. Plank said yes. There was a question from the audience about where the water and sewer taps would be located. Mr. Stage, City Admin., offered to show those drawings to the interested party. Mr. Plank then showed renderings of the five different models. He explained that they would all have two car garages. They range from 1,500 - 2,200 square feet. Basements, fireplaces and patios are options. There is about 15 acres of open space and the density is at 3.95 units per acre. There is significant landscaping and the preservation of trees.

Mayor Grossman asked what the price range would be. Mr. Gary Klemick, Dir. of Acquisition for Beazer Homes, stated that the prices would start at \$170 - 190,000.00 and after options would range from \$200 - 240,000.00.

Mr. Radi asked what is meant by a "Gated Community". Mr. Klemick stated that the property would be surrounded by a fence with a self-activated gate. It has private streets, like a condo-style community. Mr. Radi asked if they have done any other project like this. Mr. Klemick stated that they have done one on the North side. It was their first and they took some of their homes and changed them around. The homes for this project are coming out of their operations in Florida. Mr. Radi asked if there would be monthly fees and, if so, what they would cover. Mr. Klemick stated there would be a monthly fee and it would cover maintenance of landscaping, snow removal, street repair, maintenance of common areas, etc.

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

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

8. Resolution CR-25-03 (Approve a Certificate of Appropriateness for the Exterior Modification of 3848 Broadway located in the Historical Preservation Area) was given its reading and public hearing.

Mr. Victor Casasanta, owner, was present to answer any questions.

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

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

9. Resolution CR-26-03 (Approve the Development Plan for Casto North/South Connector Road located East of I-71 between Stringtown and White Roads) was given its reading and Mr. Saxton noted that the Clerk of Council had received a fax requesting that this item be postponed until June 16. However, the Administration has requested an earlier date. Mr. Saxton moved it be postponed until June 2, 2003; seconded by Mr. Hatley.

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

10. Resolution CR-27-03 (Approve the Development Plan for Grove City Family Dentistry located at 3031 Columbus Street) was given its reading and public hearing.

Mr. John Oney, architect, was present and showed the rendering of the renovations.

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

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

11. Resolution CR-28-03 (Approve the Sign Request for The Art Haven Small Print Shop located at 4010 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Brian Lorenz, Dev. Dept., commented that this is a projection sign that meets all Code requirements.

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

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

12. Resolution CR-29-03 (Set Forth, as required by Section 709.031 of the Ohio Revised Code the Municipal Services that can be furnished to 87.21 acres located at 2007 & 2055 Holton Road, in Jackson Township upon its Annexation) was given its reading and public hearing.

Mr. Joe Hull, attorney for petitioner, was present and explained this is a proposed expansion of Meadow Grove Subdivision and one parcel is owned by the City that may be used to expand Buckeye Parkway.

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

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| Mr. Eversman | Yes |
| Mr. Saxton   | Yes |
| Mr. Radi     | Yes |
| Mr. Hatley   | Yes |
| Ms. Klemack  | 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-24-03 (Amend Various Sections of Chapter 1138 titled Historical Preservation Area and Sign Code) was given its second reading and public hearing.

Mr. Scott Schweitzer, Bldg. Dept., explained that this proposal addresses issues brought up by Planning Commission and attempts to better explain certain requirements.

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

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

2. 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 second reading and public hearing.

Mr. Schweitzer explained that this attempts to regulate construction and sales trailers not currently addressed in the Code. Mr. Radi noted that this is more for non-residential trailers in residential areas.

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

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

3. 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 second reading and public hearing.

Mr. Schweitzer stated this is another new section that is intended to address residents concerns over Model Homes in their subdivisions. Mr. Saxton asked what the length of time a home could be used as a Model would be. Mr. Schweitzer said five years. Mr. Saxton asked if they felt this was too long. Mr. Schweitzer pointed out that the Code does not limit the time at all, presently, and with the length of time it takes to build some of the subdivisions it did not seem out of line.

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

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

4. Ordinance C-27-03 (Amend Section 1135.09(b)(12) & (13) titled Special Use Permits and Abandonment of Special Use) was given its second reading and public hearing.

Mr. Schweitzer indicated that he had researched other communities for the amendments offered in this legislation and it had been reviewed by the Law Director.

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

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

5. Ordinance C-28-03 (Amend Chapter 315 titled Parking Generally to include a New Section for Vehicle Sales and Display Regulations) was given its second reading and public hearing.

Mr. Eversman noted that in reviewing this ordinance he noticed some unintentional consequences within the ordinance and after discussion in caucus he feels amendments are necessary to clear them up.

Mr. Eversman moved that “(b)1” be amended to insert . . . “Resident or Tenant” of subject property . . . ; and (b)5 be amended to read: Only (1) vehicle offered for sale is allowed on any residential unit at any one time.; seconded by Mr. Radi.

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

Mr. Radi asked about enforcement on vacant lots, school parking lots, etc. and how we were going to inform the public of these new rules. Chief McKean stated that the police department would be responsible for enforcement and they would begin, as with most, with a request for voluntary compliance. He stated that he believes there has been some confusion about the current law and hopes that this will clarify those issues. He indicated that they would inform the public in several ways, which include information in a New Resident Packet and advertising. He indicated that it would be somewhat difficult for those who are not residents, but they would make every attempt. Mr. Saxton asked about the person who actually works at the property who has a for sale sign in their vehicle window. Chief McKean stated that the law allows for those issues.

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

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

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

1. 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 second reading and public hearing.

Mr. Eversman asked Mr. Plank to confirm the amount of Dominion Homes' contribution. Mr. Plank indicated that it would be the original amount offered, which was \$270,000 - 275,000.00.

Mr. Eversman moved to amend Section 1 to add the following language to the end of the sentence: ". . . or as subsequently modified by the Franklin County Engineer."; seconded by Mr. Saxton.

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

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

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

- 2 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 second reading and public hearing.

Mr. Stage explained that the City of Columbus amended the Water and Sewer Service Contracts to place three parcels within the Grove City Service Area. This and the next ordinance will amend our part so that everything is in agreement. He commented that this would allow us to control Grove City Road and it would be the first annexation into Pleasant Township. Those parcels would not be taken out of that Township and Fire Services would remain the same.

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

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

- 3 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 second reading and public hearing and Mr. Eversman moved it be approved; seconded by Mr. Saxton.

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

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

1. 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 second reading and at the request of the Administration, Mr. Hatley moved it be postponed until 5/5/03; seconded by Mr. Saxton.

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

2. Ordinance C-37-03 (Appropriate \$12,800.00 from the Community Environment Fund for the Current Expense of the Keep Grove City Beautiful Program and Authorize the City Administrator to enter into a recycling Grant Agreement with the Solid Waste Authority of Central Ohio) was given its first reading. Second reading and public hearing will be held on May 05, 2003.
3. Ordinance C-38-03 (Appropriate \$25,000.00 from the County License Fund for the Current Expense of Road Salt and to declare an emergency) was given its first reading.

Mr. Behlen, Dir. of Finance, explained that an emergency order of salt was placed during the winter storms and the invoice has just been found. It requires immediate payment.

There being no additional questions or comments, Mr. Hatley moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Mr. Saxton.

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

Mr. Hatley moved it be approved, as an emergency; seconded by Mr. Eversman.

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

4. Resolution CR-30-03 (Authorize the City Administrator to bid on Forfeited Land at a Sheriff's Sale) was given its reading and public hearing.

Mr. Stage explained that sometimes there are properties strategic to the City that would be beneficial to purchase. This resolution gives the flexibility to pursue those properties. Any money needed would require separate approval or notification to the city that funds were being utilized for something other than their original appropriation.

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

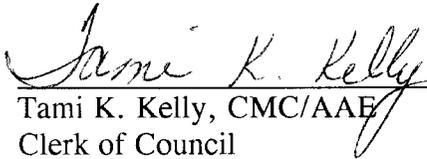
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|--------------|-----|
| Ms. Klemack  | Yes |
| Mr. Eversman | Yes |
| Mr. Saxton   | Yes |
| Mr. Radi     | Yes |
| Mr. Hatley   | Yes |

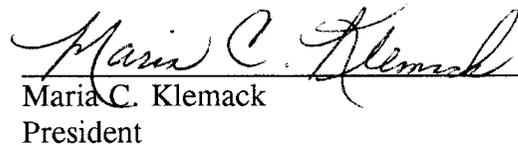
**The Chair asked that any new business to be brought before the attention of Council be done so at this time.**

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

1. Mayor Grossman reported on upcoming events and a new services on the website from the Building Department.
2. After additional comments from Council and other Administrative staff members, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:07 p.m.

  
Tami K. Kelly, CMC/AAE  
Clerk of Council

  
Maria C. Klemack  
President