

GROVE CITY, OHIO COUNCIL
MINUTES

April 30, 1984

Special Meeting

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1. The Council of the City of Grove City, Ohio met in special session on the 30th day of April, 1984 at 7:30 p.m. in the council chambers with the following members present:
 - Earl Nicholson
 - Eugene DeWeese
 - Jack Weygandt
 - Oliver Sheets
 - Mark List
 2. President Weygandt turned the meeting over to Earl Nicholson, Chairman of the Zoning Committee, to lead the discussion of amendments to Ordinance C-13-84, an ordinance to rezone certain acres of the Meadowbrook Subdivision south of Holton Road and east of Hoover Road.
 3. Mr. Nicholson read the proposed amendments to the ordinance and called for discussion.
 4. Speaking to the subject were: Ron Clark, Tom Custer, Brenda Blackburn, Bob Kracky, Dottie Norris, Jim Stoer and Vickie Roark, all residents of Meadowgrove #1. Also speaking to the ordinance were Roland Edwards, engineer and developers James Deagle and Robert Yoakam. Others speaking to the ordinance were Tom Birch, Mr. Jahn and Gary Limback.
 5. After more than a hours discussion, Mr. Nicholson moved to amend the ordinance as follows:

In Section No. 2 of Ordinance No. C-13-84, that part, paragraph 6, that proposes to rezone 60.558 acres from PUD-R to R-3 (Modified), single family which reads:

All interior lots shall have an area of at least 7000 square feet, shall be amended to read: All interior lots shall have an area of at least 7200 square feet.

That the R-3 zoning be further modified as follows:

Within the tract hereby rezoned, no single family dwelling shall be constructed which has a floor area, as defined in the Grove City Code of Ordinances, as less than 1050 square feet.

Within the tract hereby rezoned, each single family dwelling shall have included as part of the original construction not less than a one car attached garage.

No building permit shall be issued for the improvements on any lot that may be created within the tract hereby rezoned unless there is in the chain of title of such lot covenants that retain for the subdivider the right to approve or disapprove the design, external appearance, and location on the lot of such improvements.

That the area proposed to be rezoned from PUD-R to R-3 (Modified, Single Family and to which the modifications shall apply be amended to read:

Being part of the property owned by Green Meadows Land Comapny south of Holton Road, east of Hoover Road in the City of Grove City.

Beginning at a point that is S 4° 15' W (along the certerline of Hoover Road) a distance of 735.94 feet and S 85° 45' E a distance of 200 feet from the point of intersection of the centerlines of Hoover Road and Holton Road;

thence S 85° 45' E a distance of 150 feet to a point;

thence S 4° 15' W a distance of 150 feet to a point;

thence S 85° 45' E a distance of 80 feet to a point;

thence with a curve to the right having a radius of 1280 feet, the long chord of which bears S 71° 45' E a distance of 619.32 feet to a point;

thence with a curve to the left having a radius of 1600 feet, the long chord of which bears S 69° 51' 45" E a distance of 671.47 feet to a point;

thence with a curve to the left having a radius of 1701.65 feet, the long chord of which bears S 5° 21' 11" E a distance of 624.38 feet to a point;

thence S 15° 55' 29" E a distance of 892.64 feet to a point in the southerly line of the Green Meadows Land Company property;

thence S 74° 04' 31" W, along the southerly line of the Green Meadows Land Company property, a distance of 600 feet to a point that is N 74° 04' 31" E a distance of 354.50 feet from the southeasterly corner of Meadow Grove, Section No. 1;

thence N 15° 55' 29" W a distance of 581.68 feet to a point;

thence N 74° 04' 31" W a distance of 99.61 feet to a point;

thence with a curve to the right having a radius of 2800 feet, the long chord of which bears N 65° 47' 02" W a distance of 839.85 feet to a point;

thence N 85° 45' W a distance of 92.10 feet to a point;

thence N 4° 15' E a distance of 653.66 feet to a point;

thence N 85° 45' W a distance of 150 feet to a point;

thence N 4° 15' E a distance of 692 feet to the place of beginning;
containing 48.996 acres, more or less

It was further moved that the remainder of the 60.558 acre tract (11.571 acres) be rezoned from PUD-R to R-2 (Modified), Single Family with the modification that shall apply to this 11.571 acre tract being as follows:

All interior lots shall have a width at the building line of 65 feet or more.

All interior lots shall have an area of at least 7800 square feet.

The area to be rezoned to R-2 and to which the modification of the R-2 zoning shall apply is described as follows:

Being part of the property owned by Green Meadows Land Company south of Holton Road, east of Hoover Road in the City of Grove City.

Beginning at a point that is S 4° 15' W (along the centerline of Hoover Road) a distance of 1427.94 feet and S 85° 45' E a distance of 200 feet from the point of intersection of the centerlines of Hoover Road and Holton Road;

thence S 85° 45' E a distance of 150 feet to a point;

thence S 4° 15' W a distance of 653.66 feet to a point;

thence S 85° 45' E a distance of 92.10 feet to a point;

thence with a curve to the left having a radius of 2800 feet, the long chord of which bears S 65° 47'02" E a distance of 839.85 feet to a point;

thence N 74° 04'31" E a distance of 99.61 feet to a point;

thence S 15° 55'29" E a distance of 581.68 feet to a point in the southerly line of the Green Meadows Land Company property;

thence S 74° 04'31" W, along the southerly line of the Green Meadows Land Company property, a distance of 150 feet to a point that is N 74° 04'31" E a distance of 204.50 feet from the southeasterly corner of Meadow Grove, Section No. 1;

thence N 15° 55'29" W a distance of 279.04 feet to a point;

thence N 81° 24'41" W a distance of 128.29 feet to a point;

thence with a curve to the right having a radius of 3100 feet, the long chord of which bears N 66° 39'33" W a distance of 812.09 feet to a point;

thence N 59° 07'58" W a distance of 216.09 feet to a point;

thence N 4° 15' E a distance of 869.75 feet to the place of beginning

containing 11.571 acres, more or less.

The motion was seconded by Mr. Weygandt.

Mr. Nicholson	Yes
Mr. DeWeese	No
Mr. Weygandt	Yes
Mr. Sheets	Yes
Mr. List	Yes

Mr. Nicholson moved that further action on the ordinance be postponed until the next regular meeting of council on May 7, 1984 at 8:00 p.m.; seconded by Mr. Sheets.

Mr. DeWeese	Yes
Mr. Weygandt	Yes
Mr. Sheets	Yes
Mr. List	Yes
Mr. Nicholson	Yes

6. There being no other matters to come before Council, it was moved and seconded that council adjourn. Motion carried.
7. Council adjourned at 8:50 p.m.