

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

May 01, 2000

Regular Meeting

The regular meeting of Council was called to order by President Bennett, 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 Chris Fulton Steve Bennett Budd Eversman Maria Klemack

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

2. President Bennett recognized Mayor Grossman who presented the Grove City Cheer Center a Proclamation for the Pee Wee Cheerleaders and Junior Dancers. The Oath of Office was also administered to Richard J. Hardy for Sergeant.
3. President Bennett read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-12-00 (Rezone 4.0 acres located at 1615 Stringtown Road from PUD-C to IND-1) was given its second reading and public hearing.

Mr. Joe Hull, attorney for petitioner was present. He explained that the desired use of the property is for a cable installation company. Primarily, workers would come to the facility to pick up trucks and equipment and go back out. While it is not a heavy industrial use, it does fall under an IND-1 zoning, according to the Standard Industrial Classification Manual. They realize this is a PUD-C zoned area, but, doesn't feel this is an adverse use for what is intended in the area. Mr. Radi said it was his understanding the surrounding properties are also zoned PUD-C. Mr. Hull said the properties to the west and south are. They were unsure about the property directly to the east. Mr. Stage, Dir. of Dev., commented that this has combined multiple property owners and put together a true "PUD" development. Mr. Radi asked for some background on this area. Mr. Stage indicated that he wasn't around then, but, it revolved around a retail store and properties were zoned commercial; there was also some multi-family. All the property owners agreed to this zoning and other restrictions (like all brick buildings).

to take without rezoning the property. Mr. Boso, Chief Bldg. Official, commented that this piece is part of the total zoning package and text. Mr. Eck, acting Dir. of Law, commented that the entire text would need to be amended for this one parcel. President Bennett said that would put them in the same situation as rezoning it. Mr. Eck said that is correct.

Mr. Hull asked if they moved to amend the PUD Text associated with this lot, within the PUD zoning, would that be more amenable to Council. President Bennett said he would be more receptive to that. Mr. Eversman commented that even if the Text was amended to include this use, he would not be looking to amend the other development requirements (i.e. material). President Bennett asked if the petitioner was aware of the current zoning and restrictions. Mr. Hull said his impression was that his client was not aware of the particular restrictions for his intended use. Mr. Stage commented on the proposal of spotting this use under the Text, there are other contiguous property owners that have made special commitments, based on all the continuity of the development. Mr. Eversman said there is certainly more to know if the applicant would come back later with such a request.

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

Mr. Radi	No
Mr. Bennett	No
Mr. Eversman	No
Ms. Klemack	No
Mr. Fulton	No

2. Ordinance C-36-00 (Rezone 3327 Columbus Street from R-2 to PSO) was given its first reading.

Mr. Joe Hull, attorney for petitioner, stated that a letter was faxed to the Clerk of Council today requesting this item be withdrawn.

There being no questions or comments, Mr. Radi moved it be withdrawn at petitioner's request; seconded by President Bennett.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

3. Ordinance C-37-00 (Approve a Special Use Permit for an Automotive Detail Shop located at 3885 Meadow Lane) was given its first reading. Second reading and public hearing will be held on May 15, 2000.

Mr. Paul Anderson, Meadow Lane, explained that he lives in the apartment above this business. He commented that when they moved in, they took over the neighborhood. They parked cars and blocked the street for approximately two blocks; played loud music while vacuuming. This was observed by other neighbors as well. He spoke with the owner about this and the owner said he would try to be more friendly to the neighborhood. However, this has taken six to seven months to get accomplished and only after the Police had been brought in several times. In the last month,

things have been better – with no unlicensed vehicles on the street, kept the noise down. Mr. Anderson said he didn't want to see the business thrown out. He wants the owner to understand that, while this may be zoned commercial, it is a residential neighborhood and the least he can do is so a little common courtesy. If they would maintain this courtesy in the future, he would be satisfied. President Bennett asked how many cars Mr. Anderson has noticed waiting for detailing at any one time. Mr. Anderson said at maximum, 15 to 20. President Bennett asked if they were parked on the streets. Mr. Anderson said yes, on both sides from a block and one-half to two blocks up from the business. President Bennett asked about current conditions. Mr. Anderson said that recently, he has observed as many cars as the driveway can accommodate and the parking area beside the building. Sometimes, there is one or two on the street. He said it took the police getting involved to get to this. If the business maintains their current courtesy, he would not be too annoyed with the business. Mr. Fulton asked what the business hours are. Mr. Anderson said approximately 7:00 a.m. to 7:00 p.m. He explained that he drives a truck and has unique hours. Sometimes he gets home at 3:00 – 4:00 a.m. and must be back out at 3:00 p.m. This business has high powered vacuums, washers, etc. He said he has adapted by closing up his apartment and adding air-conditioning to keep the noise out. He said as long as they don't play loud music, squeal tires, etc. he can sleep during the day.

4. Ordinance C-38-00 (Accept the Annexation of 4.892 acres located at 2213 White Road) was given its first reading. Second reading and public hearing will be held on May 15, 2000.
5. Resolution CR-33-00 (Approve the Development Plan for Hannigans Memorial garage located at 4071 Franklin Street) was given its reading and public hearing.

Mr. Tony Haughn, representing petitioner, was present to answer any questions. Mr. Radi reviewed the stipulations set by Planning Commission, which Mr. Haughn agreed to. President Bennett asked if they would be willing to create a landscape buffer at the northwest corner of the parcel to hide the mechanical units and such. Mr. Haughn indicated that they have already thought of this and, yes, they are planning on doing this. Mr. Radi asked if he would be willing to meet with the Urban Forester to obtain suggestions. Mr. Haughn said yes.

Mr. Eversman moved to amend Section 1 to include the following stipulation: *1. Landscaping at the northwest corner of the existing building/property be enhanced and approved by the Urban Forester*; seconded by Mr. Radi.

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

President Bennett asked if he had a letter from the neighboring property owner agreeing to the closeness to the property line. Mr. Haughn said no, but, they were notified under the Variance process, through the Board of Zoning Appeals. President Bennett asked Ms. Kelly if any comments had been received in the Clerk of Council's office. Ms. Kelly said no.

There being no additional questions or comments, Mr. Radi moved it be approved as amended; seconded by President Bennett.

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

- Resolution CR-34-00 (Approve a Certificate of Appropriateness for an Awning located on the Town Center Plaza stage) was given its reading and public hearing.

Ms. Nancy Schlagheck, Public Info. Coord., explained that surveys were taken at last years events and the results indicated that the performers were looking directly into the sun and being “cooked”. The participants commented that there was a lot of sound from the roads. As a result, she is requesting permission to erect an awning over the stage area, to be used on a temporary basis. This will be for the Summer Concert Series. It will be put up around Memorial Day and taken down around September. Mr. Radi asked how many concerts there would be. Ms. Schlagheck said approximately 12. Mr. Radi asked about the contract for maintenance. Ms. Schlagheck said the company would put it up in spring and take it down in the fall, wash and store it. It has a 10-year life expectancy. President Bennett asked if everything, including framework, would be torn down. Ms. Schlagheck said yes, and the holes for the frame would be capped. President Bennett confirmed that the height would be approximately 10 feet. Ms. Schlagheck said yes, in front. The back slopes down. Mr. Eversman commented that he would like to see something that could be put up and taken down after each concert. Ms. Schlagheck stated that they did look at something like that. She said there really isn’t a budget to pay for overtime hours to set up and tear down. Last year, there was only one person to cover the Town Center concerts. Mr. Stage commented that the framing structure would be more flimsy for something that could be set up and torn down each time. If a strong wind came up, they were concerned it may blow over and cause safety problems.

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	No
Mr. Eversman	Yes
Ms. Klemack	Yes

The Chair recognized Ms. Klemack, Chairman of the Safety Committee, for discussion and voting of legislative agenda items under said committee.

- Ordinance C-25-00 (Amend Section 1136.06(d) titled Interior Vehicular Use Areas) was given its second reading.

Mr. Eversman moved to postpone this Ordinance until 7/17/2000; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Bennett	Yes

Mr. Eversman moved to postpone this Ordinance until 7/17/2000; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

2. Ordinance C-29-00 (Amend Various Sections of the Codified Ordinances relating to Screening of Service/Mechanical Equipment) was given its second reading and public hearing and there being no additional questions or comments, Ms. Klemack moved it be approved; seconded by President Bennett.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

3. Ordinance C-30-00 (Amend Table 1135.12II of the Codified Ordinances relating to Maximum Height Requirements) was given its second reading and Mr. Eversman moved to postpone this ordinance until June 19, 2000; seconded by Mr. Radi.

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

4. Ordinance C-31-00 (Amend Chapter 1323 of the Codified Ordinances titled Signs) was given its second reading and public hearing.

Ms. Klemack explained that this simple moves the definition of Banners out of Definitions and into its own section.

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

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

5. Ordinance C-39-00 (Amend Part 11 of the Codified Ordinances relating to Submission Procedures for Development Plans) was given its first reading. Second reading and public hearing will be held on May 15, 2000.

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

1. Ordinance C-33-00 (Appropriate \$12,000.00 from the Bond Retirement Fund for the Current Expense of Debt Service) was given its second reading and public hearing and there being no additional questions or comments, Mr. Eversman moved it be approved; seconded by Ms. Klemack.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

2. Ordinance C-34-00 (Appropriate \$25,000.00 from the General Fund for the Current Expense of Contract Plumbing Inspections) was given its second reading and public hearing and there being no additional questions or comments, Mr. Eversman moved it be approved; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

3. Ordinance C-40-00 (Appropriate \$4,008.00 from the Sewer Fund for the Current Expense of Cost Sharing a Sanitary Sewer and declaring an emergency) was given its first reading.

Mr. Eversman explained that construction of a site, where this sewer line is to be placed, has already begun. In order to optimize the construction and reduce costs, it is necessary to declare an emergency.

There being no additional questions or comments, Mr. Eversman moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Fulton.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

Mr. Eversman moved to approve the Ordinance as an emergency; seconded by Mr. Radi.

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

4. Ordinance C-41-00 (Appropriate \$37,349.54 from the Sewer Fund for the Current Expense of Reimbursing the City of Columbus for Tap Fees Collected) was given its first reading. Second reading and public hearing will be held May 15, 2000.

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.

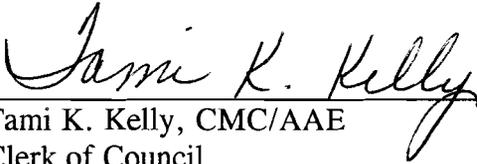
1. Mayor Grossman submitted the Mayor's Monthly Report and Mr. Fulton moved to accept same; seconded by Mr. Eversman.

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

The Mayor reported on many items including the swimming memberships; the City's web site; and Mr. Earl Nicholson, local historian, being featured in the Columbus Dispatch.

2. Ms. Klemack congratulated Mr. Nicholson and commented on the historical legacy he is creating for our City. Mr. Fulton reminded everyone of the Mulberry Run Clean-up project this Saturday.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:05 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Steven M. Bennett
President