

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

May 15, 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   Maria Klemack*

1. Mr. Radi moved to excuse Mr. Eversman; seconded by Mr. Fulton.

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

2. Mr. Fulton moved to excuse Mayor Grossman; seconded by Mr. Radi.

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

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

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

4. 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. Mr. Radi moved to table Ordinance C-6-00 (Accept the Annexation of 5.2 acres located at 5885 Haughn Road); seconded by President Bennett.

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

2. Ordinance C-23-00 (Approve an SD-1 Zoning Classification for Beautiful Savior Evangelical Lutheran Church located at 2213 White Rd. upon its annexation) was given its second reading and public hearing.

Mr. Joe Hull, attorney for petitioner, was present and explained that this is a request to zone the property, under the City's regulations, for its current use, under an annexation process to obtain sewer and water services.

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	Yes
Ms. Klemack	Yes

3. Ordinance C-24-00 (Approve a PUD-1 Zoning Classification for 5.2 acres located at 5885 Hauhn Road upon its annexation) was given its second reading and public hearing.

Mr. George Fisher, attorney for petitioner, was present. Mr. Radi reviewed the stipulations set by Planning Commission, which Mr. Fisher agreed to.

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

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

4. Mr. Radi moved to remove Ord. C-6-00 from the Table; seconded by President Benne

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

Ordinance C-6-00 (Accept the Annexation of 5.2 acres located at 5885 Haughn Road) was given its second reading and public hearing.

Mr. George Fisher, attorney for petitioner, was present.

Mr. Stage, Dir. of Dev., commented that a Development Plan for this property was approved in the Township. There are covenants in the Text and stipulations that will assist in bringing the property and the front building up to City Code.

President Bennett asked if enough deciduous trees are being installed around the property. Mr. Lathrop, Urban Forester, commented that the Plan approved in the Township only allow for a five foot perimeter on property. This is the reason for deciduous trees rather than evergreens.

President Bennett asked if the property was being developed to the fullest extent, not allowing the Landscape Code to be followed. Mr. Lathrop said yes, there is a fence already in place.

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

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

5. Ordinance C-37-00 (Approve a Special Use Permit for an Automotive Detail Shop located at 3885 Meadow Lane) was given its second reading and public hearing.

Ms. Christy Dameron, petitioner, was present to answer any questions. Mr. Radi reviewed the stipulations set by Planning Commission, which Ms. Dameron agreed to.

Mr Radi asked Mr. Stage to explain the stipulation regarding parking on the street. Mr. Stage stated that residents complained about cars being illegally parked on both sides of the street. The Police were called and it was discovered that a Special Use Permit was needed for the business. Since the parked car issue was brought to the owner's attention, about two months ago, there has been adherence to what was requested. Mr. Stage commented that there are several similar businesses in the immediate area. As you go north, it becomes all residential.

Mr. Fulton commented that they are not looking for ways to prevent them from doing business, but, she needs to understand that once the Special Use Permit is issued, it is only valid until such time as it may be determined to not provide the Permit any longer. He asked that they continue to adhere to these stipulations as they conduct their business, as they can review this issuance in the future.

President Bennett followed-up that this is all about being a good neighbor.

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	Yes
Ms. Klemack	Yes

6. Ordinance C-38-00 (Accept the Annexation of 4.892 acres located at 2213 White Road) was given its second reading and public hearing.

Mr. Joe Hull, attorney for petitioner, was present and explained that this is the annexation portion of the zoning request, established earlier.

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

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

7. Ordinance C-42-00 (Approve a Special Use Permit for Concerts at Gantz Park) was given its first reading. Second reading and public hearing will be held on June 5, 2000.
8. Resolution CR-35-00 (Waive the Provisions of Section 279.04(d) titled Outdoor Concert Limitations for the Summer Sizzle Concert Series located at the Town Center Plaza and Gantz Park) was given its reading and public hearing.

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

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

9. Resolution CR-36-00 (Approve the Preliminary Development Plan for Quail Creek Condominiums located north of Quail Creek Blvd.) was given its reading and public hearing.

There being no representation, Mr. Radi moved it be postponed until June 5, 2000; seconded by President Bennett.

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

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

1. Ordinance C-39-00 (Amend Part 11 of the Codified Ordinances relating to Submission Procedures for Development Plans) was given its second reading and public hearing.

Ms. Klemack explained that this will require a color rendering, with a list of manufacturer's materials names and numbers, to be included with every Development Plan.

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

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

**In the absence of Mr. Eversman, The Chair recognized Mr. Fulton, for discussion and voting of legislative agenda items under the Finance committee.**

1. 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 second reading and public hearing and Mr. Fulton moved it be approved; seconded by Mr. Radi.

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

2. Ordinance C-43-00 (Appropriate \$4,000.00 from the Community Development Fund for the Current Expense of Development Services and declare an emergency) was given its first reading.

Mr. Stage, Dir. of Dev., explained that the City has joined with eighty other communities in a Coalition to openly oppose the Annexation Bill, currently in the Senate. The Coalition has funded the legal expenses, to date, with contributions from other communities. We are one of the last to make this contribution. There have already been many hearings and there will be hearings this Wednesday, as well.

Mr. Fulton asked Mr. Behlen to explain the Fund these monies will be taken from. Mr. Behlen, Dir. of Finance, explained that monies from this Fund come from proceeds from our hotel/motel transient guests. It is not direct property taxes of the City or its residents. This money is typically used for Festivals and isn't tax money in the strictest sense of the word.

Mr. Radi expressed thanks to the Administration for their proactive role in this issue. He also commented on the City's relationship with Jackson Township and it being beneficial for both parties. It could act as a model for the State.

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

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

Mr. Fulton moved that this ordinance be approved as an emergency measure; seconded by President Bennett.

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

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

1. Mr. Ronald Goldman, attorney for Crossman Communities (Deluxe Homes) explained that his client is in the process of developing an existing R-1b zoned parcel, south of Borrer Road and north of Indian Trails. He said they wished to preview the project with Council and it has received preliminary approval from the Planning Commission. There is approximately 100 acres and will be 230 single-family lots; approximately 17.6 acres will be open space; the homes will be built in conjunction with the R-1b regulations; a homeowners association will be formed and its responsibilities will be to maintain common areas and open space; entry features were shown for the east and west side; all the lots on Buckeye Parkway will be 90 feet wide and have either a side load garage or turn-around on lot; a bike path has been provided and will be built with the road; the homeowners assoc. will be formed prior to the closing of the first home; landscaping will adhere to the Code; there will be no rear yard fencing on Lots 1-4 and the Homeowners Assoc. will set a standard for fencing within the subdivision, with no chain-link fencing; the extension of Buckeye Parkway will be done, with a bridge – to be constructed with the final phase. He said they have tried to develop this to the Planning Commissions wishes.

President Bennett voiced concern over Lots 1 – 4, 227, 224 & 223. These homes will be facing the court and their back yards will be along the main Parkway. What enhancement will be done? Mr. David Clark, President of Crossman Communities, explained that there will be a dense barrier of landscaping for both the residents and travelers, so they won't be looking into back yards. President Bennett asked about the retention (wet) ponds being under the high-tension power lines. He expressed concern over this and asked if the electric company had been notified. Mr. Jim Watkins, engineer for development, stated that the aesthetics of the area are the high power lines. The intent is to bring the sight downward and having a wet pond, brings the aesthetics down. He did speak with Mr. Jim Scott, AEP, six months ago and he is not concerned about wet ponds under the power lines. He is, however, concerned about the mounding of dirt in this area, during the hot months. During this time, the lines tend to sag and if there is a mounding effect, there is a potential of fire. President Bennett said the plans aren't clear, but, it appears that these ponds are very close to the road and little improvement can be made to screen the towers. Mr. Scott said they are providing almost twice the amount of detention as needed for the site and he believes he is hearing the question of "do they really need them". President Bennett said he wants to make sure it is safe. He asked who would be responsible for the ponds. Mr. Goldman said that would fall under the Homeowners Association.

Mr. Fulton asked about the width of Buckeye Parkway and if it is designed as a boulevard. Mr. Scott said the first 200 feet will be a boulevard, coming from the north, with a 90 foot right-of-way and will taper down to 36' pavement and a 70' right-of-way and connect to the Crossing At Grant Run. It will be two lanes.

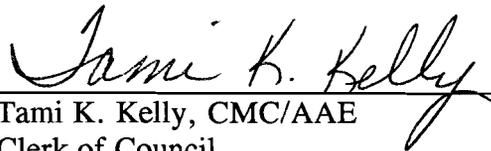
Mr. Radi asked what and characteristics and potential uses are for Reserve A and B. Mr. Stage commented that these are a continuation of a Reserve that we currently have with Grant Run. It will mostly be used for greenways. Mr. Radi commented that he is not very excited about the lot sizes and asked what the price range would be. Mr. Clark said they would be in

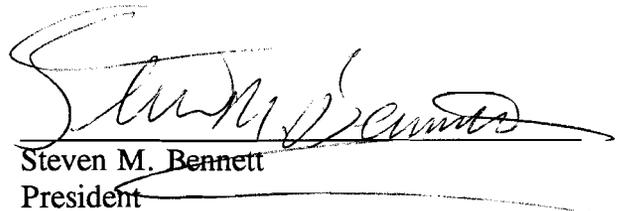
the \$175,000 to \$195,000 range. They anticipate beginning to market the lots in the Spring of 2001. Mr. Stage commented that they tried to match the Creekside development as much as possible. He said there is further discussion that needs to take place with regard to a deceleration lane on Borrer Road. Mr. Fulton asked if there was an existing development that would emulate the type of homes this would have. Mr. Clark said yes. They are currently developing in Concord Lakes. This new development will be approximately \$20,000.00 more per home, due to land costs, inflation, etc.

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

1. Mr. Hurley, Systems Information Supervisor, commented that the first phase of a multi-phase upgrade to the Safety Complex radio/computer system has taken place. This includes upgrades to the fire system as well.
2. Mr. Fulton commented on the clean-up of Mulburry Run Creek two weekends ago. He said it went very well and thanked Karla Kowar for her efforts.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:47 p.m.

  
Tami K. Kelly, CMC/AE  
Clerk of Council

  
Steven M. Bennett  
President