

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

May 19, 2014

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Jeff Davis Maria Klemack-McGraw Ted Berry Steve Bennett

1. Mr. Berry moved to excuse Ms. Lanese; seconded by Mr. Davis.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

2. Mr. Davis moved to dispense with the reading of the minutes from the previous meeting and approved as written; seconded by Mr. Bennett.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Mr. Davis	Yes

3. The Chair read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Bennett, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-24-14 (Accept the Donation of \$3,000.00 from Grove City Tomorrow and Appropriate same for the Current Expense of Trees & Benches in Breck Community Park) was given its first reading. Second reading and public hearing will be held on 6/2/14.
2. Ordinance C-25-14 (Approve a Loan for MKOB Properties, LLC, under the Town Center Loan Program and appropriate \$200,000.00 for same) was given its first reading. Second reading and public hearing will be held on 6/2/14.

The Chair recognized Ms. Klemack-McGraw, Chairman of Lands, for discussion and voting under said Committee.

1. Ordinance C-26-14 (Approve the Plat of Meadow Grove Estates Section 3, Part 2) was given its first reading. Second reading and public hearing will be held on 6/2/14.
2. Ordinance C-27-14 (Approve the Plat for Margie's Cove, Section 2, Part 3) was given its first reading. Second reading and public hearing will be held on 6/2/14.
3. Ordinance C-28-14 (Amend the Zoning Text for 625.92 Acres located South of White Road and East of I-71 as adopted by Ordinance C-126-03) was given its first reading. Second reading and public hearing will be held on 7/7/14.

4. Ordinance C-29-14 (Approve the Use for a CrossFit business for Branden's Fitness located at 3995 Thistlewood Drive) was given its first reading. Second reading and public hearing will be held on 6/2/14.

Mr. Timothy Branden, applicant, requested that Council approve his request tonight. He stated that he was under the impression from the Development Department that it would be approved immediately.

Mr. Berry explained that this type of request does require two readings. He said Council could entertain a request for an emergency approval at the next meeting. Mr. Branden said his lease is up today at his current location. If he has to wait 30 days, he would lose his customer base and waiting creates a financial hardship for him.

Mr. Chuck Boso, City Admin., commented that the Development Department may have given him the wrong impression about this only needing one reading.

Mr. Berry asked the representative for the Law Director if Council could approve this as an emergency tonight. Ms. Croghan said she would check.

5. Resolution CR-28-14 (Approve the Amendments to Subarea E of the Development Plan for The Pinnacle Club of Grove City located South of White Road and approved by Res. CR-24-04) was given its reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, was present and explained that Planning Commission approved this with two stipulations dealing with trees and the sound wall, which they agree to. He noted that input is being taken by ODOT.

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

Mr. Berry	Yes
Mr. Bennett	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

6. Resolution CR-29-14 (Approve the Preliminary Development Plan for The Woods of Pinnacle located at 1342 Holton Road) was given its reading and public hearing.

Mr. Mitch Freeman, resident, voiced opposition for the plan. He said he submitted a petition with 65 signatures opposing Calum Road being opened up. They believe this will cause too much traffic through their neighborhood.

Mr. John Cargo, resident, voiced opposition and cited additional opposition to Calumn Road going thru.

Ms. Leslie Cohen-Smith, resident, opposed this plan and the development. She said M/I advertised this area as a "Reserve" and lots around it paid a premium. She requested that all construction traffic use the access off Pinnacle Club Drive. She read a statement from Steve Edwards opposing the development, since he would not be present tonight.

Mr. Paul Cuppel, co-owner of Schottenstein Homes, discussed the access points for the development. He said Calumn Way stubs into this property and was intended to be extended. He said they are willing to grant the City right-of-way on the southeast end of this development, so the City could get an emergency access, since the County will not give them access to Holton Road as a regular entrance. He said the impression made by M/I that this area was a "Reserve" was not made by Schottenstein Homes.

Mr. Bennett said this development appears to be divided into two sections and he is concerned about accessibility for each side. He believes another access road is needed to make sure both sections have secure ingress/egress.

Mayor Stage noted that this property has not been annexed to the City yet. This is only a Preliminary plan. The zoning for the property also needs to be addressed.

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

Mr. Bennett	No
Mr. Davis	No
Ms. Klemack-McGraw	No
Mr. Berry	No

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

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

1. Mayor Stage reported on upcoming events. He shared that he visited the Food Pantry last week and they shared figures on how many households they helped last year. He shared a couple of slides of the work being performed across the street, just north of the Library. There will be a house torn down and a walkway put through to Broadway, and the parking lot expanded.
2. Mr. Boso, City Admin., commented that he has been speaking with Amanda Davis, VCB Director, and one of the provisions in the Code requires a financial report within 120 days of their year end. He said we have always overlooked that, but Amanda caught it and asked for an extension. He told her only Council could grant an extension and asked Council if they would entertain a motion to extend this provision for 60 days.

Mr. Bennett explained that the requested financials are in the hands of the Accountant and preliminary financial information has been provided to Mr. Turner, Dir. of Finance, to comply with the Code requirement as best as they could. He noted that the VCB's annual reports, fully audited by the State, are on file and always available for review. Mr. Boso said it may be necessary to change the timeline in the Code.

Mr. Berry moved to provide the Grove City Visitors & Convention Bureau a 60 day extension on filing their Financial Report as provided by Code; seconded by Mr. Bennett.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

3. Ms. Croghan, the attorney standing in for Mr. Smith, reported that she had reviewed the rules and Council could entertain the request for an emergency measure. It takes a 4/5th vote to approve such a motion. Council would also have to amend the Ordinance to change the language for an emergency measure.

Mr. Berry moved to reopen the Lands Committee to reconsider Ordinance C-29-14; seconded by Mr. Davis.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Mr. Davis	Yes

Ms. Klemack-McGraw read Ordinance C-29-14 again.

Mayor Stage asked that the SIC number be added to the ordinance to more clearly specify the Use.

Ms. Klemack-McGraw moved that the Rules of Council be Suspended and the Waiting Period waived; seconded by Mr. Berry.

Mr. Davis commented that he is, across the board, opposed to accelerating the process. However, he is willing to vote yes, due to the situation and the City admitting that there was an impression given that tonight was the final vote.

The vote was called on suspending the Rules:

Mr. Berry	Yes
Mr. Bennett	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

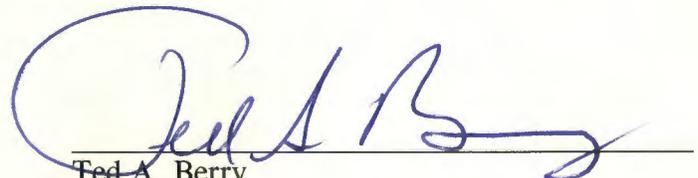
Ms. Klemack-McGraw moved to amend Section 1 to replace Fitness/Crossfit business with “physical fitness facility”; and amend Section 2 to approve the ordinance as an emergency due to the applicant vacating his current location today and acting in good faith to meet the City’s timelines; seconded by Mr. Berry.

Mr. Bennett	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

4. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:28 p.m.


 Tami K. Kelly, MMC
 Clerk of Council


 Ted A. Berry
 Chair