

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

June 2, 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:

*Bob Hatley   Maria Klemack   Budd Eversman   Bill Saxton*

1. President Klemack moved to excuse Mr. Radi; seconded by Mr. Eversman.

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

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

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

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-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-02-03 and Amended by Ord. C-91-02) was given its second reading and public hearing.

Mr. Jeff Brown, attorney, and Mr. Ted Foster, Casto Group, were present.

Ms. Marjorie Kruse, White Road resident, voiced her opposition for herself and some of her neighbors. She commented that they have very nice homes on White Road with setbacks of 85 - 90 feet. They do not agree in reducing the setback to 70 feet from 100 feet, as it would have a negative impact on the neighborhood. She said it is of the up-most importance that Council take into consideration of the overall neighborhood and keep the property value in tact and not negatively impact the existing neighbors.

Mr. Brown commented that the Preliminary Development Plan showed a 70' building and parking setback and they wanted the Text to match the plan. He explained that it was suggested by Council that the developer amend the setback to 85', which is consistent with the setback immediately east of this property. Mr. Brown said they are amenable to this and requested that Council pass the ordinance with the amended setback to be 85'.

Mr. Saxton explained to the White Road residents that the 85' setback would match the approved Continental development just to the east of this piece and would allow for both projects to line up. He asked if everyone was o.k. Ms. Kruse stated that they understood, but still opposed any reduction from the 100'. Mr. Eversman asked for clarification on the setback, stating that he thought it started from the right-of-way, not the road. Mr. Brown said that was correct. He said this is not from the pavement. Mayor Grossman asked what buildings this would affect, as she was of the understanding that not all buildings would be. Mr. Foster said that was correct. As the plan shows now, it would only involve two buildings on either end of the property. Mr. Eversman clarified that that preliminary plan will need to be adjusted and come back with a Development Plan, which is approved by Council. Once the plan is redrawn, there may be more than just the two end buildings involved. Mr. Brown indicated that this was correct, there is a separate approval process once the engineering and final layout is complete. Mr. Foster noted that the pavement would also be 85' off the road, and mounding and landscaping. Mr. Saxton asked if the residents were 2/3rds happy. No one rose in opposition.

There being no additional questions or comments, Mr. Saxton moved the setback be amended to show 85'; seconded by Mr. Eversman.

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

Mr. Saxton moved it be approved; seconded by Mr. Eversman.

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

2. Ordinance C-46-03 (Accept the Annexation of 37.3 acres located North of Holton Road and West of Buckeye Parkway into the City of Grove City) was given its first reading. Second reading and public hearing will be held on June 16, 2003.
3. Ordinance C-47-03 (Approve a Special Use Permit for the Southwest Ministerial Association for an Outdoor Concert at Fryer Park) was given its first reading. Second reading and public hearing will be held on June 16, 2003.
4. Ordinance C-48-03 (Approve the Plat for Creekside, Section 4 located North of Holton Road and East of I-71) was given its first reading. Second reading and public hearing will be held on June 16, 2003.
5. Ordinance C-49-03 (Approve the Plat for Pine Grove, Section 1, Phase 1, located on the northeast corner of Demorest & Big Run Roads) was given its first reading. Second reading and public hearing will be held on June 16, 2003.
6. Ordinance C-50-03 (Approve the Plat for Pine Grove, Section 1, Phase 2, located on the northeast corner of Demorest & Big Run Roads) was given its first reading. Second reading and public hearing will be held on June 16, 2003.

7. Ordinance C-51-03 (Approve the Rezoning of 83+ acres located South of Hoover Park & East of Broadway from SF-1 to PUD-R) was given its first reading. Second reading and public hearing will be held on July 07, 2003.
8. Ordinance C-52-03 (Approve a Special Use Permit for Walgreens for Drive-Thru Windows located at 2110 Stringtown Road) was given its first reading. Second reading and public hearing will be held on June 16, 2003.
9. Resolution CR-26-03 (Approve the Development Plan for the Casto N/S Connector Rd. located East of I-71) was given its reading and public hearing.

Mr. Jeff Brown, attorney for petitioner, was present. Mr. Saxton noted that there were three stipulations from Planning Commission and two have been satisfied. The remaining has to do with landscaping and Mr. Brown agreed to comply.

Mr. Eversman pointed out that the sign for this project would be off premise and on leased ground. He stated that in a normal zoning or normal PUD classification, this would not be allowed and he has a problem with setting a precedent here. Mr. Stage commented that Administration had the same concerns early on. However, because the alternative is creating a devil strip or something else, it was felt that this was the best solution. Mr. Eversman said his suggestion was to purchase the ground. Mr. Stage said if that were done, it would have to be split off and the new parcel would be non-accessible. He's not sure we would approve an island like this. Mr. Saxton noted that the lessee is Continental, who is present. He asked if they had any problem with leasing this land. Mr. Sean Cullen, Continental Dev. Corp., said they did not have any problem.

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

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	No
Mr. Saxton	Yes

10. Resolution CR-37-03 (Approve the Development Plan for Spare Space Storage and Thistlewood Additions located at 1748 Stringtown Rd. and 3995 Thistlewood Dr.) was given its reading and public hearing.

Mr. David Morrison, representative for the petitioner, was present. Mr. Hatley asked if there were any plans for additional expansion. Mr. Morrison said not to his knowledge. However, the owners understand that due to new provisions in the law that any storage that is added in the future would require a Special Use Permit. Mr. Saxton asked if all the areas were paved. Mr. Morrison said no. Mr. Saxton asked why and if there were plans to pave those that are not. Mr. Morrison stated that the Center was originally built in the Township. He said a portion of it is now blacktopped and as time goes on, he believes the owner will continue this. Mr. Saxton asked if the portion being added is blacktopped. Mr. Morrison said yes.

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

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

Mr. Saxton asked about the new sign. Mr. Morrison stated that a new sign would be installed before May 15, 2004 and would be commensurate with the other signage in the Centre.

11. Resolution CR-38-03 (Approve the Preliminary Development Plan for Creekside Subdivision, Section 6, located West of Winter Creek Drive) was given its reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, was present. Mr. Saxton stated that 10 stipulations were forwarded from Planning Commission, with two being satisfied. Mr. Reynolds said they would comply with the remaining eight. Mr. Hatley asked out this would compare with the existing homes in the area. Mr. Reynolds stated that this is another section of Creekside, so it would be similar homes and M/I's product. Actually, M/I has agreed to expand the square footage for this area to 1,900 – 2,200 sq. ft. Mayor Grossman asked about the repetition of design. Mr. Reynolds stated that there is language in the Text that prohibits similar houses next door and across the street from each other, so there isn't repetition down the street.

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

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

12. Resolution CR-39-03 (Approve the Development Plan for Stringtown Road Villas, located North of White Road) was given its reading and at the written request of the petitioner's attorney Mr. Saxton moved it be postponed until 6/16/03; seconded by Mr. Hatley.

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

13. Resolution CR-40-03 (Approve the Development Plan for Parkway Centre North, located north of Stringtown Rd. & east of I-71) was given its reading and public hearing.

Mr. Don Plank, attorney for petitioner was present. Mr. Saxton noted the 15 stipulations set by Planning Commission, with six being satisfied. Mr. Plank stated they would comply with the remaining stipulations. Mr. Saxton asked about the elevation for the property to the east. Mr. Plank stated that they have put language in the Text and would landscape, unless the property owner to the east would waive that requirement. Mr. Saxton asked the Administration if this was acceptable. Mr. Stage said yes, they still have some concern but, are not sure what else to do.

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

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

14. Resolution CR-41-03 (Approve the Development Plan for Walgreens, located at 2110 Stringtown Road) was given its reading and public hearing.

Mr. Mark Dunn and Bret Boyd, representing Walgreens, were present. Mr. Saxton noted the 14 stipulations set by Planning Commission. They agreed to comply with all these stipulations. Mr. Boyd stated that they were able to get the property owner to the north to agree to the concept of the right turn lane being an additional egress to McDowell. He reviewed some of the stipulations and explained how they anticipate complying with them. Mr. Saxton asked how the bike path was addressed. Mr. Boys stated that they plan to dedicate some of the property back to the City so the right-turn land and the bike path would be in the City right-of-way. Mr. Eversman asked that they explain the new ingress/egress. Mr. Boyd stated that all their access is non-direct and they need an easement from the adjoining property owner. They intend to construct a right turn lane on McDowell Road (heading north). Mr. Eversman stated that the neon sign above the door is not a look that he cares for. He asked what could be done to eliminate the neon in Grove City. Mr. Boyd said that is something important to Walgreens. Mr. Eversman stated he just doesn't want it done in neon. Mr. Boyd said he could check on this. Mr. Eversman asked if he would agree to a postponement of the Development Plan. Mr. Boyd stated that since he is back here in two weeks for the Special Use Permit approval, he had no objection to a postponement until then. Mr. Saxton thought it more appropriate to go ahead and approve the plan with the understanding that if Mr. Boyd could do something about the neon, he would.

Mr. Eversman moved that this Resolution be postponed until 6/16/03; seconded by Mr. Hatley.

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	No
Mr. Hatley	Yes

Mr. Saxton confirmed that there would be no outdoor sales of any kind. Mr. Boyd confirmed this. Mr. Saxton asked how the boxes and meters would be screened. Mr. Boyd said some would be screened with landscaping. The sprinkler cannot be screened, but any others that can be would be.

Mr. Tom Conley, Creekside resident, voiced concern over there being no speed limit sign on Holton Road. Mr. Blackburn, Dir. of Service, stated that Holton Road is in the County and he would check with them. Mr. Stage noted that there is an annexation coming up that would bring part of the road into the City. Once that is complete, we would have some jurisdiction.

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

1. Ordinance C-41-03 (Amend Section 951.02 of the Codified Ordinances of Grove City, Ohio titled Water Permits and Fees) was given its second reading and public hearing.

Mr. Eversman explained that this is a slight increase in the water tap charges. Mayor Grossman pointed out that this brings us in alignment with the other suburbs in the Central Ohio area. Mr. Hatley asked what this money is used for. The Mayor indicated that most of it goes back to Columbus. Our portion goes to maintenance of water services.

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

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

2. Ordinance C-42-03 (Amend Section 939.08(b) of the Codified Ordinances of Grove City, Ohio titled Sewer Connections; Permit Required; Inspections; Fees) was given its second reading and public hearing.

Mr. Eversman explained that is an increase in Sanitary Sewer Tap fees.

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

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

3. Ordinance C-43-03 (Amend Section 1103.05 of the Codified Ordinances of Grove City, Ohio titled Street Lighting Requirement and Maintenance) was given its second reading and public hearing.

Mr. Eversman stated that after discussion in caucus and with Mr. Blackburn, it appears that there are no other suburbs requiring developers to supply streetlights yet and Mr. Blackburn agreed to a postponement so he could do some further checking.

There being no additional questions or comments, Mr. Eversman moved it be postponed until 6/16/03; seconded by President Klemack.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	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-44-03 (Appropriate \$35,000.00 from the General Fund for the Current Expense of NPDES Development Review and Inspection) was given its second reading and public hearing.

Mr. Stage explained that we have negotiation with the Soil and Water Conservation District to provide services. When the NPDES came along, it was decided that we have an outside firm

check to make sure we are complying with the NPDES requirements. This will provide the services in residential areas.

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

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

3. Ordinance C-45-03 (Authorizing the Issuance of Notes in the Amount of Not To Exceed \$6,700,000 in Anticipation of the Issuance of Bonds for the Purpose of Improving Stringtown and White Roads by Widening, Repaving and Constructing Drainage Improvements and Related Infrastructure with Landscaping, Traffic Control Devices, Lighting, and Related Improvements, and Appropriating Funds Therefor, Retiring Notes Previously Issued for Such Purpose, Approving the Form of Official Statement, and declaring an emergency) was given its second reading and public hearing.

Mr. Hatley asked why this needed to be an emergency. Mr. Stage stated that the emergency is just to waive the 30-day effective date, as this ordinance has had two readings and a public hearing. Because it is a commitment to advance funds, we need to be absolute.

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. Eversman.

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

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

Mr. Saxton	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	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.**

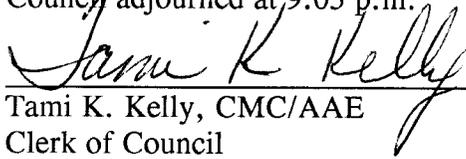
1. Mayor Grossman submitted the Mayor's Monthly report and Mr. Saxton moved it be accepted; seconded by Mr. Eversman.

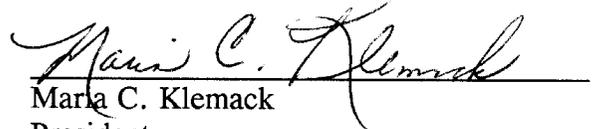
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes

The Mayor reported on upcoming events. She announced that Hoover Road would close on June 16 for the next phase of construction from Bethel Lutheran Church to Orders Road. Only local traffic will be allowed. That portion in front of the school is due to be open by the end of August.

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

Council adjourned at 9:03 p.m.

  
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Tami K. Kelly, CMC/AAE  
Clerk of Council

  
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Maria C. Klemack  
President