

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

June 16, 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:

*Vaughn Radi   Bob Hatley   Maria Klemack   Budd Eversman   Bill Saxton*

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

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

2. Mr. Eversman moved to excuse the Mayor; seconded by Mr. Radi.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	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-39-03 (Approve the Rezoning of Reserve "B" of Meadow Grove South, Section 3 from PUD-R to SD-3) was given its second reading and public hearing.

Mr. Saxton explained that this property is green space behind Meadow Grove subdivision and will be kept that way.

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

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	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 second reading and public hearing.

Mr. Saxton noted that this parcel would be split in the future with a portion of it becoming part of Creekside Subdivision and the remaining acreage being kept for a single user.

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

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

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 second reading and public hearing.

Pastor Ed Linville stated that this is for the Annual Outdoor Christian Festival for the SW Ministerial Association, which has worship services and events for all. Mr. Hatley asked if anything would be different from last year. Pastor Linville said no, not to his knowledge. Mr. Saxton stated that last year's event had no reported problems.

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

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

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

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

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 second reading and public hearing.

Mr. Don Plank, Attorney for Petitioner, was present. Mr. Saxton noted that there were two stipulations and Mr. Plank agreed to these.

Mr. Eversman asked if there was a timetable for construction. Mr. Plank stated that they would like to get started this year, as the contribution for the road is due this year and they want to be building.

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
Mr. Radi	Yes

- 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 second reading and public hearing.

Mr. Don Plank, Attorney for Petitioner, agreed to the one stipulation set by Planning Commission.

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. Radi	Yes
Mr. Hatley	Yes

- 7. Ordinance C-52-03 (Approve a Special Use Permit for Walgreens for Drive-Thru Windows located at 2110 Stringtown Road) was given its second reading and public hearing.

Mr. Stage, City Admin., commented that the Development Plan drives everything and the Administration has no problem with the Special Use Permit or the Development Plan.

Mr. Robbie Colombo, representing applicant, was present for any questions. Mr. Saxton asked him to review the ingress & egress. Mr. Mark Dunn, engineer for project, showed a drawing of the project and explained the ingress & egress. An additional right turn lane will be added on northbound McDowell Rd. and widened the existing throat of the shopping center interior lane. He stated that all traffic on the east side is one way and must exit through a well-defined throat to the Shopping Center lane. Mr. Hatley asked how many cars could be expected at the drive-up windows at peak hours. Mr. Colombo stated that the overall drive-thru use is: 4 - 6 cars per hour; during peak hours, 8 - 10 per hour. There is room for 7 cars in each lane of the drive-up window.

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

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

- 8. Ordinance C-53-03 (Accept the Annexation of 2.294 acres located at 4300 Grove City Road) was given its first reading. Second reading and public hearing will be held on 7/7/03.

9. Ordinance C-54-03 (Rezone 18.6 acres located North of Holton Road and West of Winter Creek Drive from SF-1 to PUD-R) was given its first reading. Second reading and public hearing will be held on 7/7/03.
10. Ordinance C-55-03 (Rezone 17.6 acres located at 2260 Holton Rd. from SF-1 to Rural) was given its first reading. Second reading and public hearing will be held on 7/21/03.
11. Ordinance C-56-03 (Rezone 3340 and 3358 Ventura Blvd. from R-2 to SD-3) was given its first reading. Second reading and public hearing will be held on 7/21/03.
12. Resolution CR-39-03 (Approve the Development Plan for Stringtown Road Villas, located North of White Road) was given its reading and public hearing.

Mr. Don Plank, attorney for petitioner, was present. Mr. Saxton asked if they agreed to the 10 stipulations set by Planning Commission. Mr. Plank said yes, except for #9, which requires irrigation on Buckeye Parkway and White Road. They would rather install drought resistant landscaping and a fence feature along White Road. This was discussed with Mr. Stage today. Mr. Stage stated that they would rather have landscape features along White Road. There was never a landscape plan submitted for this. It was brought in today and staff enhanced it be having them introduce the four-board white fencing, sporadically and become part of a pseudo entrance as you come up White Road, going westbound. He said he believes this will work very well and be very attractive.

Mr. Saxton moved that Section 1 be amended to read, in part: . . . , except for Stipulation #9 and including the following: 1. Irrigation to be provided along Buckeye Parkway and landscaping and fencing features to be provided along White Road frontage; seconded by Mr. Eversman.

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

Mr. Eversman stated that he understands that his concern for parking for the Condo Community is being addressed by widening the main drive circle. Mr. Plank and Mr. Rhodes, Epcor Group, explained that the one interior road would be expanded from 20' to 24', which will allow for parking on one side of the road and emergency vehicles to pass. Mr. Eversman asked if this was part of the changes submitted today and asked if the Administration was agreeable to this. Mr. Stage stated that they do have examples of 24' pavement and while they are not in favor of open parking on the streets, they do not want "No Parking" signs posted either. It is going to be a self-regulated issue on the private property of the condo association. If the emergency vehicles have to go up into someone's yard, someone would have to fix it. Mr. Eversman asked if there would be any restrictions in the Condo Covenants. Mr. Rhodes said yes, they would address parking in the driveway, garages and the main private drive. They would not allow parking on both sides of the street. Mr. Hatley voiced concern over high utility bills for their condos. He stated that he has received five phone calls from owners in the Landings @ Quail Creek project over gas bills being over \$300.00/mo. His concern is that the quality of the windows is inferior to those used in the Willows or Ravines projects. In going forward with this new project, he wants to know what is going to be done to resolve this issue. Mr. Rhodes stated that there have been a number of changes made to their units from the Willows, to the Landings, to the Ravines. Units now have cathedral ceilings and an

attached veranda. The veranda has glass on three sides and was not able to be finished in the Landings project as it is now in the Ravines. They have made improvements in the windows and other components and do not believe the windows were the key factor in the high gas prices. They spent a great deal of time with their contractors and were unable to determine that there were any defects in the products. An outside contractor was brought in to do some testing and still nothing. The biggest difference they could find was lifestyle differences. Some heated the veranda. Some liked the temperature higher. Some used ceiling fans. What they have done is change the disclosure documentation for the condos to reflect appropriate language so that people are not surprised with their utility bills. Mr. Hatley stated that he just wants to make sure that the presentation is correct. Mr. Hatley asked if we had any type of energy code. Mr. Boso, Chief Bldg. & Zoning Official, said yes and they comply.

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

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

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

Mr. Robbie Colombo, Walgreens Rep., was present. Mr. Saxton confirmed Walgreens commitment to satisfying the 14 stipulations set by Planning Commission, which Mr. Colombo agreed to. Mr. Saxton noted that this was postponed from the last meeting to research the concern over the neon logo. Mr. Colombo stated that the Mortar & Pestle is the company's logo and the neon sign is used in almost every store. The preferred application is the one outlined in neon, as they feel it is subtler than the alternative that he brought. The alternative is a completely backlit Plexiglas Mortar & Pestle logo. They believe it will be brighter than the neon. He pointed out that Auto Zone has some neon in their sign. Mr. Saxton commented that he reviewed the area and found that CVS to the west has two neon signs in their windows and Fazoli's has nine neon signs inside their building that can be seen through the windows. He also commented that since this does not sit in the window, he doesn't believe we have any control over it as a sign. Moreover, he feels we need to be very careful about how we discourage businesses from coming to Grove City by changing their corporate logo.

Mr. Eversman asked Mr. Colombo if they have the neon logo on either store built in Dublin. Mr. Colombo said he didn't know. Mr. Eversman said according to the corporate office in Chicago, neither store was permitted to have the neon logo. Mr. Colombo then stated that the Shawnee Hills store did not have it. Mr. Eversman noted that this is listed on the Development Plan as part of the building. He agrees that this is not a sign code issue. He said he is not trying to get rid of their logo, only the bright neon. He said it is evident that they do make adjustments in other stores and would prefer that the translucent version be used. Mr. Hatley stated that he did not have a problem with the plan and has no objection to the traditional neon logo. President Klemack stated that since this store will be in Ward 4, she spoke to several of her constituents about what they thought. They told her the neon was very annoying. With that and after reviewing the translucent sign that was sent to them, she feels the translucent logo looks much better. Mr. Radi stated that during his tenure, it has been his experience that the tendency is to do away with neon whenever possible. He said he would much rather see us move in the direction of not approving neon. Mr. Stage commented that on the retail side, he

understands branding and the neon is part of Walgreens branding. There have been instances where the Administration has stood up against neon, but in this case he believes that the translucent logo would be more obtrusive than the neon. Mr. Schweitzer, Bldg. Dept., commented that a dimmer could be placed on the neon to limit the brightness. Mr. Eversman asked Mr. Colombo if they would be willing to place a dimmer on their logo. Mr. Colombo said he wasn't sure if they could do that but said they would check into it and asked for the option of putting on the dimmer or using the translucent logo.

After additional discussion over the measurement of the wattage, Mr. Eversman moved to amend Section 1 to include the following stipulation:

1. Either the translucent or neon Mortar & Pestle Logo may be used with 1/3<sup>rd</sup> less light than the logo used at the store at Demorest & Clime Rds. in Columbus, with the light to be determined and measured by the wattage.

seconded by Mr. Radi.

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

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

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

14. Resolution CR-42-03 (Municipal Services that can be provided to a 0.066 acre tract located at 2500 Home Road upon its annexation to the City) was given its reading and public hearing.

Mr. Joe Hull, attorney for petitioner, was present and explained that this is a small piece that will be annexed and attached to an existing parcel currently in the City.

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

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

15. Resolution CR-43-03 (Approve the Development Plan for the City of Grove City Salt Storage Facility and Parking Lot, located at 3340 and 3358 Ventura Blvd) was given its reading and public hearing.

Mr. Stage commented that this would expand parking for Windsor Park, add to the bike path, remove an existing shed and add a new salt storage facility. He then asked Mr. Dave

Morrison, architect for the City to come forward. Mr. Hatley asked how high the salt shed would be. Mr. Morrison stated it is 40'4". Mr. Hatley asked if is going to be a Taj Mahal. Mr. Morrison said it would be much nicer than the current dome, which is deteriorated and could be condemned. It hold 800 tons and the new facility would hold over 1,600 tons. It will be more attractive than the current dome.

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

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

16. Resolution CR-44-03 (Approve the Development plan of Holton Run Subdivision, located East of Broadway) was given its reading and at the written request of the petitioner, Mr. Saxton moved it be postponed until 7/7/03; seconded by Mr. Hatley.

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

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

1. 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. Stage commented that the City was approached by the Fire Department to initiate this amendment. As part of the review, it was determined that it would be advantageous to ask for streetlights, along with the fire hydrants. Mr. Eversman commented that in speaking with Mr. Blackburn, Dir. of Service, there are communities that require developers to provide extra fire hydrants but not streetlights at this time.

Mr. Ron Clark, resident, commented that he doesn't feel this is a good thing to get started. He doesn't believe that it is fair for the contractor to provide materials for the future. He did call some surrounding communities and could not find any that are requiring this. In fact, Dublin said they discourage lighting and require each home to have a street lamp. He suggested we consider this, as the City would not have light bills or maintenance.

Mr. Eversman commented that he would be in favor of the fire hydrants, however, he is concerned about the lighting and stepping into a new area. Mr. Radi asked if the intent was for the City to receive these lights and store them. Mr. Stage said yes. Mr. Radi asked where they would store them, etc. Mr. Stage suggested that this be postponed until Mr. Blackburn was in attendance.

There being no additional questions or comments, Mr. Eversman moved it be postponed until 7/7/03; seconded by Mr. Saxton.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	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-57-03 (Appropriate \$1,650.00 from the General Fund for the Current Expense of Police Equipment) was given its first reading. Second reading and public hearing will be held on 7/7/03.
2. Ordinance C-58-03 (Appropriate \$31,437.50 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 on 7/7/03.
3. Ordinance C-59-03 (Appropriate \$1,500.00 from the Community Development Fund for the Current Expense of Neighborhood Bicentennial Programming) was given its first reading. Second reading and public hearing will be held on 7/7/03.
4. Ordinance C-60-03 (Authorize the City Administrator to enter into a Contract with the Franklin County Soil and Water Conservation District for the Hellbranch Watershed Development Plan and Appropriate \$4,000.00 from the General Fund for the Current Expense of Plan Development) was given its first reading. Second reading and public hearing will be held on 7/7/03.
5. Resolution CR-45-03 (Reallocate Funds for the Purchase of 3475 Park Street) was given its reading and public hearing.

Mr. Stage explained that this is a foreclosed property that went to Sheriff's sale. We had funds appropriated for Civic Drive that he requested be reallocated to purchase this property. Mr. Hatley asked why we are not using the funds for Civic Drive. Mr. Stage explained that it is desirous to fund it through a Community Block Grant and will apply for that this year.

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

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

6. Resolution CR-46-03 (Approve the Acquisition of Land, located on Stringtown Road, as provided for by the Franklin County Common Pleas Court) was given its reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Saxton.

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

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

1. Mr. Ron Clark, resident, voiced concern over the Code requirement for a Tent Permit. He said the fee for such a permit went from \$10.00 to \$100.00. He believes this is outrageous for someone to pay, just for having a party in their back yard. He asked Council to look into this and either change it or abolish it.

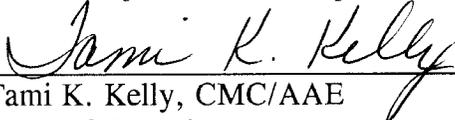
Mr. Mike Boso, Chief Building & Zoning Official, commented that this permit is for commercial users. It is not enforced on residential property.

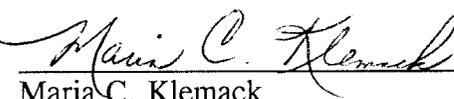
Mr. Radi asked Mr. Clark if he or someone he knows was required to pay this fee for a backyard party in a residential area. Mr. Clark said no, but if we are not enforcing it, why have it. It should be applied to everyone in a fair manner. Mr. Boso stated that the only reference to tents in the Ohio Commercial Code and that is the reason they don't enforce this in a residential area. However, he would be happy to look into it and make any recommendations, if necessary.

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

1. Mr. Stage reported on the Relay for Life, which had preliminary figures of over \$53,000.00 collected. He announced that Hoover Road would be closed tomorrow at 9:00 a.m. This is the final leg of Hoover Road improvements.
2. After additional comments from Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:32 p.m.

  
 \_\_\_\_\_  
 Tami K. Kelly, CMC/AAE  
 Clerk of Council

  
 \_\_\_\_\_  
 Maria C. Klemack  
 President