

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

July 01, 2002

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 and the Pledge of Allegiance, roll was called and the following members were present:

*Bob Hatley    Maria Klemack    Budd Eversman    Bill Saxton*

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

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

2. President Klemack recognized the Mayor who read a Proclamation for National Parks & Recreation Month. She also presented awards to this years Garden Tour participants, with the assistance of Joyce Neisweiner, member of the Keep Grove City Beautiful committee.
3. Mr. Eversman moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Saxton.

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

4. 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-65-02 (Accept the Plat of Creekside, Section 3) was given its second reading and public hearing.

Mr. Tom Carmondy, MI Homes, was present. Mr. Saxton explained that the city's engineer had reviewed the plat and had two stipulations. The first, being a waterline in a cul-de-sac that shows as a 6" line that should be an 8" line. Mr. Carmondy said the plat was in for final review with Hockaden & Associates and if that is what is required, they will do it. Mr. Saxton stated that the second item was to place a streetlight at the tip of the cul-de-sac. Mr. Carmondy said yes, they would add that.

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

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

2. Ordinance C-71-02 (Approve the Rezoning of 32.215 acres located at the northeast corner of Holt and Grove City Roads from SF-1 to R-1b) was given its first reading. Second reading and public hearing will be held on August 05, 2002.
3. Resolution CR-44-02 (Approve the Preliminary Development Plan for Claybrooke Crossing located on the northwest corner of Haughn and Orders Roads) was given its reading and public hearing.

Mr. Terry Andrews, Centex Homes, was present to explain the project. He stated that they have been working with the Administration for over nine months now and believes they have a good plan for the area. He explained that the plan includes a realignment of Haughn Road. There will be 82 lots in Phase One, which already has the appropriate zoning. Phase Two will require rezoning to PUD for more single-family homes and condo's. Mr. Saxton noted that there were 18 stipulations concerning this project and Mr. Andrews stated that they were aware of all of these and would address them on the Development Plan. Mr. Saxton asked if it was correct that the road width has been changed from 28 feet to 32 feet wide. Mr. Andrews said yes, they have been going back and forth with Code requirements and they will meet the Code. Mayor Grossman commented that Planning Commission has requested that they reconsider the size of the homes and asked if there was any decision on that yet. Mr. Andrews stated that they have considered a larger square footage home and that will be addressed in the final stage. Mr. Eversman also commented on the square footage shown on this plan. He is concerned with the 1,200 sq. ft. home and would not approve that. He said he is looking for a minimum square footage as required under the R-1 zoning. He then asked what the smallest lot size was. Mr. Andrews stated that they range from 75 to 85 feet wide. Mr. Eversman commented that he wouldn't want to see the majority of the lots 75 feet wide. Mr. Andrews said that is not the case. Mr. Eversman asked that they look hard at adding additional parking in the condo area. Mr. Hatley commented that he believes the concept is very workable, but this preliminary plan raises more questions than it provides. He said while he will support the concept, his vote tonight in no way means he will vote for the Development Plan. He said this is almost like a pre-preliminary plan and hopes the detail will be brought in with the Development Plan. Mr. Andrews said he understood. However, it was his understanding that the Preliminary plan is just to show what the idea is and get the City's opinion and comments.

Mr. Stage then explained that there is a bigger picture that includes a connector road over to Broadway. This would include the cost sharing of \$700,000.00 for the road, by the City. Mr. Hatley asked if this would take care of some of the drainage issues for the area. Mr. Stage said yes. Mr. Saxton suggested that they consider all 80' wide lots. Mr. Andrews explained that all the 75' wide lots occur in curves and in courts. He said he believes it will provide a nice visual area where the relocation is to take place.

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

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

4. Resolution CR-45-02 (Approve the Development Plan for Ruby Tuesdays Restaurant located at 4065 Marlane Drive) was given its reading and public hearing.

Mr. Rob Nouse, WD Partners, representing Ruby Tuesdays, was present and explained that this is a parking lot expansion. Mr. Stage explained that this is for the lot that the City purchased from B.P. It will dramatically improve the site and all for a permanent easement into T.J's Restaurant.

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

5. Resolution CR-46-02 (Approve a Certificate of Appropriateness for a Temporary Historic Honor Roll Sign located at 4035 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mayor Grossman explained that in 1942, the city erected an Honor Roll sign where Plank's now stands to honor the men and women serving in the service during WWII. As the City celebrates the Sesquicentennial, the Committee felt it appropriate to recreate that sign. It will be installed in front of City Hall from July 7 until Arts-in-the Alley. Afterward, it will be relocated to Century Park.

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. Hatley	Yes

6. Resolution CR-47-02 (Set Forth the Municipal Services that can be furnished to 16.58 acres located at 3701 and 3711 Mayfair Drive upon its annexation to the City) was given its reading and public hearing.

Mr. Joe Hull, attorney for petitioner, explained that these properties were desirous of receiving city services. He explained that due to the new annexation law, there is a filing deadline now that requires the Services Resolution to be passed before the application is filed.

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

7. Resolution CR-48-02 (Set Forth the Municipal Services that can be furnished to 0.459 acres located at 3556 Hoover Road upon its annexation to the City) was given its reading and public hearing.

Mr. Joe Hull, attorney for petitioner, explained that this property were desirous of receiving city water and sewer services.

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

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

**In the absence of Mr. Radi, The Chair served as Chairman of the Safety Committee, for discussion and voting of legislative agenda items under said committee.**

1. Resolution CR-49-02 (Authorize the City Administrator to enter into an Interim Consent Decree with the Mid-Ohio Board for Independent Living Environment, et al.) was given its reading and public hearing.

Mr. Stage, City Admin., explained that the City has come to an agreement with Mid-Ohio Board of Independent Living Environment with regard to a Class Action Suit that they filed against the city regarding its sidewalk ramps. He said the key components of this agreement provides for repair of the ramps without having to go back before a judge; it has specified specifications on how the ramps are to be built and how they are to be measured; it also allows for an extended period of time to repair the ones that they filed suit against. He said it is "interim" because the city anticipates another suite to be filed against the ramps built between 1992 - 1998. He said it has been an interesting, yet costly, exercise. Mr. Hatley asked how costly. Mr. Stage said they didn't really know. The attorney's fees deductible is \$10,000.00 and there was \$200,000.00 allotted in the budget for ramps. Some that have already been done are under warranty. He commented that they City felt they had gone out of their way to be proactive in their endeavor to provide for the disabled in the community and adhere to the Disabilities Act. This suite hit them between the eyes.

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

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-68-02 (Reestablish Wards in the City of Grove City and Redistrict Said Four Wards in a manner Equitable to the Population) was given its second reading and public hearing.

Mr. Eversman commented that this is required by Charter and bring the wards into balance. He said a special meeting of Council was held to review the boundaries before making a decision.

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

Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Hatley	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-69-02 (Appropriate \$31, 535.00 from the General Fund for the Current Expense of Cost Sharing the Relocation of the Southerly Drive into the Hayes Intermediate School) was given its second reading and public hearing.

Mr. Hatley, explained that the city has requested that the School District align its southerly drive into Hayes Intermediate School with Ventura Blvd. as part of their improvements. The City would like to cost share in this relocation.

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

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

2. Ordinance C-70-02 (Appropriate \$200,000.00 from the General Fund for the Current Expenses associated with the Reconstruction of Hoover Road) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Saxton.

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

3. Resolution CR-50-02 (Authorize the City Administrator to Execute and File an Application with the Ohio Department of Natural Resources for the purpose of acquiring funds for Public Recreation Purposes) was given its reading and public hearing.

Ms. Conrad, Dir. of Parks & Rec., explained that this is necessary for a grant she is applying for. It will assist with financing a playground at Fryer Park.

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

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

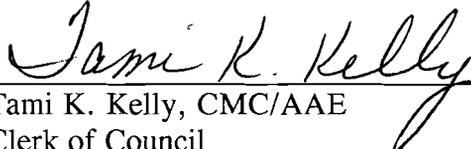
1. Mayor Grossman submitted the Mayor's Monthly Report and Mr. Saxton moved it be accepted; seconded by Mr. Eversman.

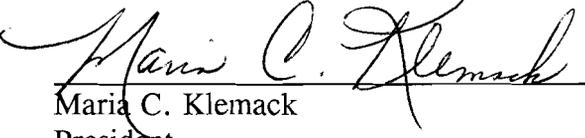
Ms. Klemack	Yes
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Hatley	Yes

In closing, the Mayor reported on the many upcoming events. She recognized the Boy Scouts in the audience and thanked those who helped over the weekend with the erection of the Log Cabin at Century Park. She then asked Ms. Pat Walters, member of the Sesquicentennial Committee to give an update. Ms. Walters introduced Ms. Mary Lockwood who has designed and made a Sesquicentennial Quilt for the City as a Keepsake. She also noted that the Lumberyard is being transformed into a Mall of Yesteryear and it will have a Historic Quilt Exhibit as a part. She then introduced Ms. Kathleen Faught and Sheila Zinn, who showed a Historic Throw that the Trinity United Methodist Church designed and had made. They are taking orders and the cost is \$45.00. Ten percent (10%) of the earnings will go to the Southwest Historical Society.

2. After additional comments from Council and other Administrative staff members, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:10 p.m.

  
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Tami K. Kelly, CMC/AAE  
Clerk of Council

  
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Maria C. Klemack  
President