

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

July 02, 2001

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:

*Chris Fulton Vaughn Radi Steve Bennett Budd Eversman Maria Klemack*

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

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

2. President Bennett recognized Mayor Grossman for a presentation to the Parks and Recreation Department. She presented the staff with a Proclamation and declared the Month of July as Parks & Rec. Month. The Parks & Rec. staff presented Council with T-Shirts for the occasion.

3. President Bennett read the agenda items and they were approved by unanimous consent.

**The Chair recognized Mr. Radi, chairman of the Lands & Zoning Committee, for discussion and voting of legislative agenda items under said committee.**

1. Ordinance C-41-01 (Accept the Annexation of 0.505 acres located at 2318 White Road) was given its second reading and public hearing.

Mr. Joe Hull, attorney for petitioner, was present and commented that this was a single-family residential home that wishes to annex for sewer and water services.

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

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

2. Ordinance C-45-01 (Accept the Plat of Hoover Park, Section 6, Part 1) was given its first reading. Second reading and public hearing will be held on July 16, 2001.
3. Ordinance C-46-01 (Accept the Plat of Hoover Park, Section 6, Part 2) was given its first reading. Second reading and public hearing will be held on July 16, 2001.

4. Resolution CR-41-01 (Approve the Development Plan for Hoover Park, Section 6, Parts 1 & 2) was given its reading and public hearing.

Mr. John Lind, Homewood Managing Director for the Hoover Park Development, was present. Mr. Radi reviewed the stipulation set by Planning Commission and noted that the comments from Hockaden & Assoc. were just received this evening.

Mr. Eversman commented that since those engineering comments were just received, he moved to amend Section 1 to include the following stipulation: 1. Approval of the City's Consulting Engineer must be received; seconded by Mr. Radi.

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

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

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

5. Resolution CR-42-01 (Approve the Sign Request for Read It Again Books located at 3312 Columbus Street in the Historical Preservation Area) was given its reading and public hearing.

Ms. Laura Baker, owner, was present. Mr. Radi reviewed the stipulations and confirmed that a site plan and a landscape plan have been received. It was confirmed that those items were received this evening. President Bennett commented that the landscaping for the sign must meet the Code requirements, even if the plan provided doesn't show it. Ms. Baker said she understood.

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

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

6. Resolution CR-43-01 (Approve the Development Plan for Hoggy's Restaurant located on the northwest corner of Stringtown and Gantz Roads) was given its reading and public hearing.

Mr. Andy Simpson, architect, and Mr. Tim Uder, were present to answer any questions. Mr. Radi reviewed that stipulations set by Planning Commission. Mr. Simpson agreed to all and noted that the Variance has already been approved by the BZA. Mr. Radi asked about the landscape plan and asked if he had any illustrations. Mr. Simpson stated that he did not have

any illustrations. They are currently working with Jim Blackburn, Dir. of Service, on the plan. They did do a pretty extensive landscape plan for the building that addressed some of Council's safety concerns. There are some nice islands with boulders that do extend into the right-of-way and there will be an agreement with the City for the maintenance. Mr. Blackburn confirmed that he will assist in putting that agreement together. Mr. Simpson has also met with the property owner behind his building to coordinate landscape efforts.

Mr. Eversman commented that Mr. Simpson had mentioned the possibility of graphics for the outside of the building and asked if he had a rendering of that to show. Mr. Simpson said he did not have those graphics finalized yet. He said he would like to put that off and come back, if necessary. Mr. Eversman said that if it is absent from this development plan, it would have to come back for separate approval. Mr. Simpson said he understood.

Mr. Radi commented that it was his understanding that samples of materials and colors were also to be provided this evening. Mr. Simpson said he didn't bring materials with him. He said there was discussion about blending their colors to make sure there wasn't anything too overbearing or looking too old. They have been working very hard to select some bricks to blend in with the color scheme of the building. A special brick is being created for them and it isn't ready yet. He said he would be happy to bring that back, if necessary. President Bennett questioned Mr. Clark, Dir. of Law, of the ability to move forward with the Development Plan without the graphics and colors/materials. Mr. Clark stated that if the items are required to be part of the Plan, it would seem to him that it would be best to postpone this and approve it all at once. Mr. Simpson stated that they have not submitted the manufacturer's colors for the exterior of the building or the brick. He said they meant to shown in the color rendering, the overall design was to be. Because of the type of building they do, it is not standard. They look for special products to make it work. He asked if the Plan could be approved with a stipulation that he must come back with material samples. Mr. Eversman stated that he believed Mr. Simpson was under a tight time frame to lease the building. Mr. Simpson said that was correct. He said their option runs out tomorrow. Mr. Eversman said Council was trying to accommodate him. However, there are certain elements that are not included in the package. Mr. Radi asked Mr. Clark what would happen if the Development Plan were approved tonight and the materials were not, once they were submitted. Mr. Clark said, ultimately colors and materials would have to be approved. The developer would be taking a risk, but if he feels it isn't a problem - which is what he believes Mr. Simpson is saying - then Mr. Clark said it may be fine. Mr. Simpson said he understood and doesn't feel that this is a problem. He has listened to what has been suggested and is working toward that. He is not opposed to voting on this with the stipulation for bringing those items back. Mr. Fulton asked when the graphics would be finalized. Mr. Simpson said within the next few weeks. Mr. Radi said the initial discussion revealed that this building would have seven different colors. Mr. Simpson stated that the colors have been reduced to four. Mr. Radi said he would like to see: a brick sample, siding color sample, posts and shutter sample, decorative roofing and covering over the patio, and exterior wood trim colors.

Mr. Eversman moved to amend Section 1 to include the following stipulation: 1. Applicant must submit to City Council a Materials board and color palate and the graphics package for their approval; seconded by President Bennett.

Mr. Fulton	No
Mr. Radi	No
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

Mr. Radi said, even with the amendment made, he would like to see the materials before voting and moved for postponement until July 16. Motion died due to lack of a second.

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

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

7. Resolution CR-44-01 (Set Forth, as required by Section 709.031 of the Ohio Revised Code the Municipal Services that can be furnished to 6.8 Acres located North of Stringtown Road and East of Jackpot Road, in Jackson Township upon its Annexation) was given its reading and public hearing and Mr. Radi moved it be approved; seconded by Ms. Klemack.

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

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

1. Ordinance C-40-01 (Accept the Grove City Thoroughfare Map) was given its second reading and public hearing.

Mr. Fulton noted that a special meeting was held on June 26, 2001 to discuss this plan.

Ms. Kathleen Faught, Orders Rd., voiced her appreciation for everything that Council has done on the Thoroughfare Map. She is pleased with the change that took place at the special meeting. She applauded the City for their accessibility and the information available to the residents. She said she will continue to be involved with the development of the area and is looking forward to new neighbors some day.

Mr. Kohman commented that in response to the special meeting last week, the Map has been modified and Council has new copies. Ms. Bearden, Dir. of Develop., thanked Council for holding the special meeting and commented that this is amending a Map from 1994. Seven years is a long time to use a planning tool. The Map is a good model of lines that will continue to change. She showed a "working drawing" that indicates the roads that have changed from the existing Thoroughfare Map outlined in pink. Mr. Eversman commented that since this is a tool, it does not have to be perfect at this time.

Mr. and Mrs. Turner, 1375 Holton Road, asked about a new street that appears to be going through their house. Mr. Turner said their home sits 100 yards off the road, yet a car hit it last year. He doesn't understand the need for more roads and is not interested in having one closer to his home – inviting more traffic. It was explained, again, that this is just a planning tool. Mr. Kohman stated that all roads are proposed in generalization. No placement study has been conducted. President Bennett said this is a long-range plan. It is to show that somewhere in that area, if development continues, there may be a need for a connector road. Mrs. Turner said if anything happens, they would be notified. Council said there would be public notice in the newspaper for any development – just like the notice that brought them here tonight. They said they and their staff are available, as well as administrative staff if they have questions.

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

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

2. Ordinance C-43-01 (Approve the Town Center Commercial Revitalization Grant Program) was given its second reading and public hearing.

Ms. Bearden, thanked for appropriating dollars and putting a program in place to give the downtown area a facelift. She also appreciated their input into the program criteria. It will be marketed to the property owners and tenants.

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

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

3. Resolution CR-45-01 (Support for a Left Turn Lane on State Route 665 for the Solid Waste Authority of Central Ohio Model Landfill) was given its reading and public hearing.

Mr. Fulton commented that since the Landfill has moved their entrance closer to Interstate 71, traffic is backing up in the area. This resolution shows Council's support for SWACO to install a left turn lane on S.R. 665 to help with this situation.

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

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

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

1. Ordinance C-44-01 (Appropriate \$31,066.30 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. Eversman moved it be approved; seconded by Ms. Klemack.

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

2. Ordinance C-47-01 (Amend Various Chapters of Part 1 titled Administrative) was given its first reading. Second reading and public hearing will be July 16, 2001. Mr. Eversman also announced that a special meeting of Council will be held on July 9, 2001 at 5:30 p.m. for discussion of this item.

**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, President Bennett recognized members of Administration and Council for closing comments.**

1. The Mayor submitted the Mayor's Monthly Report and Mr. Eversman moved to accept same; seconded by President Bennett.

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

In closing, the Mayor provided an update on construction projects. She congratulated the Parks & Rec. Dept.; commented on the success of the Balloon Festival, which had an estimated 90,000 visitors; reminded everyone of the "Blast @ Beulah" this Friday at 6:00 p.m., with fireworks going off at dark; recognized the 10<sup>th</sup> Anniversary of the Gardens @ Gantz, which will be Sat., July 7; she noted that the special meeting of Council on July 9 will also include the Budget Estimates for 2002 consideration.

2. Council congratulated the Parks & Rec. Dept., thanked all who attended the Special meeting of Council regarding the Thoroughfare Map and wished everyone a Happy 4<sup>th</sup> of July. Mr. Fulton commented on the Hoggy's Plan. He feels all materials should be submitted at the same time. While he supports the restaurant, he is not going to compromise what's in the best interest of the city by not having a diligent review of all graphics and materials. President Bennett again, announced the Special Meeting of Council for July 9, at 5:30 p.m. in City Hall.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:00 p.m.



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Tami K. Kelly, CMC/AAE  
Clerk of Council



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Steven M. Bennett  
President