

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

August 2, 2010

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 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:

*Greg Grinch   Maria Klemack-McGraw   Ted Berry   Steve Bennett   Melissa Albright*

1. Mr. Grinch moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Ms. Klemack-McGraw.

Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

2. The Chair recognized the Mayor, who turned the floor over to Ms. Reichard, Dir. of Service, who introduced the new Urban Forester, Andrew Baere and Service Superintendent, Les Spring.

3. The Chair read the agenda items and Mr. Bennett moved that C-46-10 be postponed to 8/16, at the petitioner's request; seconded by Mr. Grinch.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes

All other items were approved by unanimous consent.

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

1. Ordinance C-43-10 (Appropriate \$365,000.00 from the General Fund for the Current Expense of the Town Center/Windsor Park Trail Construction) was given its second reading and public hearing.

Ms. Conrad, Dir. of Parks & Rec., explained that this is the grant portion of the project that will be reimbursed to the City once the project is complete.

Mr. Berry said he has fielded some calls about public meetings on this project. Ms. Conrad said they have had several public meetings and met with individuals to answer all their concerns. She believes all concerns have been addressed. Mr. Berry asked about trees along the bike path in the park itself (along Babbert Way). Ms. Conrad said there would be trees in that area.

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

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes

2. Ordinance C-44-10 (Appropriate \$22,000.00 from the General Fund for the Current Expense of Professional Services for the Phase 2 Stringtown Road Corridor Improvements) was given its second reading and public hearing.

Mr. Honsey, City Administrator, explained that this is for the engineering and planning necessary for us to apply for 2012 funding year through Ohio Public Works Commission. He said this is a lot more than a road improvement. It includes straightening out some curves in the sewer system; taking out some old tank cars; work on some floodplain areas; streetscape; etc. Mr. Berry asked about the overhead utility lines and get rid of the cross wires over Stringtown. Mr. Keller, EMH&T, said yes and they are going back through Phase 1 to try and clear some of those out too.

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

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

**The Chair recognized Ms. Albright, Chairman of Safety, for discussion and voting under said Committee.**

1. Ordinance C-49-10 (Amend Various Sections of Part 11 of the Codified Ordinances titled Planning and Zoning) was given its first reading. Second reading and public hearing will be held on August 16, 2010.

Mayor Stage noted that he would like to see Council approve this as an emergency at the second reading, since the 30 day wait would make this effective at the tail end of the construction season.

2. Ordinance C-50-10 (Amend Section 1137.08 of the Codified Ordinances titled Private Garages in Residential Districts; Permit and Fee for Portable Accessory Buildings) was given its first reading. Second reading and public hearing will be held on August 16, 2010.

**The Chair recognized Mr. Grinch, Chairman of Service, for discussion and voting under said Committee.**

1. Resolution CR-43-10 (Waive the provisions of Sections 351.14(d) & 529.07(b)3 of the Codified Ordinances for a Charitable Event hosted by Parker's Tavern On August 28, 2010) was given its reading and public hearing.

Mr. Keith Parker, petitioner, explained that he would like to hold a Charitable event for Hospice and Vietnam Vets with cancer. He said he would like to close off a portion of the parking lot behind his establishment for seating. He said no alcohol will be sold in this area. Mr. Grinch said, basically, this is an expansion from Mr. Parker's patio for one day for a little more room. Mr. Parker said yes. Mayor Stage questioned the layout. Mr. Parker clarified the location and the use of snow fencing to

define the area. Mr. Berry questioned security for the area and confirmed that no alcohol would be sold in the parking area. Mr. Parker said he will have 3 or 4 additional people on hand for security and all alcohol sales would take place within his establishment. Mr. Grinch questioned the hours and asked if alcohol would be served in the morning. Mr. Parker said they open at 10:00 a.m. for everyone to sign in. He said they plan to serve breakfast. Riders will leave by Noon and won't return until 5:00 p.m. or so. Discussion took place about the permits needed and the configuration of the expansion area. Mr. Grinch questioned the impact on Farmer's Market. Mr. Parker said they would only lose six parking spaces. Mr. Smith, Dir. of Law, explained that there are several other permissions that need to be received. This is the first step and the only one needing Council action. Once this part is decided, the rest will take place. Mr. Grinch questions doing this by Resolution and not having more notice. Mr. Smith said this is the proper procedure and the same that has been done in the past. Ms. Albright knows we have waived these provisions before, but wondered if we have waived this for a business. Mr. Berry said this would be for a non-profit organization. Mr. Smith said he did not know if this had been done for a for-profit business. Mr. Parker said he wouldn't be making a profit in the area in question. He is doing this for the benefit of Hospice.

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

Ms. Albright	Yes
Mr. Grinch	No
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

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

1. Ordinance C-47-10 (Approve a Special Use Permit for a Drive Thru Window for Zanzis Pizza located at 3467 Broadway) was given its second reading and public hearing.

Mr. Brian Eversman, owner, was present.

Mayor Stage noted that he would be removing himself from all discussion, as he has a conflict of interest.

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

Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

2. Ordinance C-48-10 (Approve a Special Use Permit for a Drive Thru Facility for Telhio Credit Union located on Outlot 43 in Parkway Centre East) was given its second reading and public hearing.

Mr. Hans Guecker, engineer representing Telhio, was present to answer any questions.

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

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes

3. Ordinance C-51-10 (Authorize the City Administrator to take any and all necessary actions to Convey 191.574 acres of Real Property known as Talbott Park to the Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District) was given its first reading. Second reading and public hearing will be held on August 16, 2010.
4. Resolution CR-39-10 (Approve Amendments to the Development Plan for The Shoppes on Broadway located at 3467 Broadway, as approved by Res. CR-50-04) was given its reading and public hearing.

Mr. Brian Eversman, owner, and Mr. Pat McNeill, tenant, were present. Mr. Eversman said he received a letter from Chuck Boso with Development Dept. recommendations for the revised drawing that Council accepted at the last meeting. He commented on the recommendation concerning the menu board, explaining that Zanzis does not have the new menu board design yet. What is shown in the development packet is a temporary board. He said they have no problem putting it in the brick base, but would like permission to use this board until the permanent board is determined. He then spoke about the recommendation to regulate the wall and monument signage for the center. He said the other businesses along Broadway that were built after their center do not have these size, font, and color regulations. He said they were led to believe that all new businesses would have these restrictions. Since that has not happened, they would like the same standards as everyone else on Broadway. Ms. Klemack-McGraw asked if he agreed with the four stipulations recommended in that memo. Mr. Eversman said stipulation #4 does not help them and would like to have it removed.

Ms. Albright asked for an overview of the changes to the Plan from what Planning Commission reviewed. Mr. Eversman showed the changes to the drive and stacking for the drive-thru window.

Mr. Bennett questioned the signage for one tenant over the rest. Mr. Eversman said Zanzis will be the anchor of the Center and create more traffic to the center. He said in a perfect world, they would divide the area evenly among all the tenants. However, these are improvements that the tenant is willing to do. They are not landlord changes. He said if you go to the center with Wal-Mart, the anchor has more signage. Mr. Bennett questioned the color. Mr. Eversman said the orange and yellow colors are Zanzis corporate colors.

Mr. Berry asked Mr. Boso if this Center is limited in size and if the monument sign meets Code. Mr. Boso said yes. He continued to explain that with the approval of the Development Plan, the builder agreed to additional signage regulations. Mr. Berry said other business don't have these additional restrictions. Mr. Boso said yes. When negotiating for a development, you always ask for more. Sometimes you get it, sometimes you don't. Mr. Berry said he is looking at competitiveness. If Mr. Eversman can't market to the same customers as other strip centers, that is a concern.

With respect to the menu board, Mr. Boso said the City has never allowed a sign such as this in the city – on 4 x 4's with exterior lighting; etc. Much discussion took place over this menu board. Mr. McNeill explained that he is waiting on the technology for a digital menu board. After further discussion on this sign, Mr. Smith, Dir. of Law, referenced a section of Code that does not allow for electronic, changeable signs. So, even if the applicant finds the technology he wants, he isn't sure that this is an allowable sign under the Code. With that, Mr. McNeill said he would install a menu board and comply with that stipulation from Mr. Boso.

It was determined that the first three stipulations recommended by Mr. Boso were acceptable. Discussion took place over a stipulation for the overall signage for the Center. Ms. Kelly, Clerk of Council, said the original approval had a stipulation with signage restrictions. If Council desires to remove those restrictions, a new stipulation to delete that could be added in this resolution.

There being no additional questions or comments, Ms. Klemack-McGraw moved to amend Section 1 to remove the words “as submitted” and include: “with the following stipulations: 1. A permanent menu board shall be installed in the same location and with the same orientation as indicated on submitted plans dated July 13, 2010; 2. The menu board shall be placed on top of a two-foot brick base, matching the brick on the primary structure, with an internally lit (opaque) cabinet face. The area of the menu board face shall not exceed 32 square feet; 3. The height of the menu board (including its base) shall not exceed six (6) feet in height; 4. Stipulation #3 of Res. CR-50-04 is hereby removed in its entirety”; seconded by Mr. Berry.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes

Ms. Klemack-McGraw moved it be approved; seconded by Ms. Albright.

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

5. Resolution CR-40-10 (Approve the Development Plan for Telhio Credit Union located on Outlot 43 in Parkway Centre East) was given its reading and public hearing.

Mr. Hans Guecker, engineer representing Telhio, was present to answer any questions.

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

Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

6. Resolution CR-41-10 (Approve the Sign Request for Retro Cave Comic’s and More located at 3915 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Ms. Klemack-McGraw noted that there were two stipulations for this application and asked for a representative to come forward. Ms. Kelly, Clerk of Council, noted that the applicant was called after the last meeting and was told that someone would be present for tonight.

There being no representative, Ms. Klemack-McGraw moved it be postponed to 8/16; seconded by Mr. Bennett.

Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

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

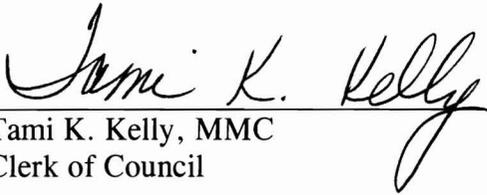
1. Mr. Rob Starrett, resident, wanted to follow-up on the Lamplighter Park issue. He said on Wednesday before the Alumni Softball Tournament, Warren Gard made copies of Rebecca Sommer's drawing. On Thursday, he visited all the merchants between Mill Street Market and Sommer's Gallery and asked them if they would post the map. With the exception of one, they all took one or more of the drawings – putting them in their windows/bulletin boards and offering them to their customers. In addition, all but one business voiced favor of putting a park on the lumberyard site - citing that they thought it would draw more people downtown which, in turn, would bring more business. He said he was surprised to find several businesses closed in the middle of the day and found that they believe there is not enough traffic to stay open full time. He said we have already had a number of businesses close and fears the part-time businesses may soon follow if things don't change. He said he has spoken to many merchants and residents in the community and Lamplighter Park seems to have more unified support than any idea or project since they moved to Grove City 33 years ago. He said there was entertainment on the downtown stage this weekend and people were arriving at 6:00 to get a seat. He said people do want to come downtown. We just need to give them a reason to do so. He urged the community leaders to lend their support to this project and make it happen.

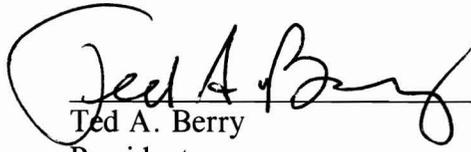
**The Chair recognized members of Administration and Council for closing comments.**

1. Mayor Stage referenced an article in the Columbus Dispatch concerning Columbus City Council denying the annexation of Jones Topsoil property on S.R.104. He said this may not go away, but this is a very good step. He also noted that Otterbein College is advertising the Center of Learning on the website. Finally, he said they met to discuss the I-71/Stringtown Road enhancement. He said there is a lot of work to be done and many agencies must come together to get this done. The groundbreaking for I-71/SR665 is now Oct. 22.
2. Mr. Honsey noted that he has contacted Mr. Elmer and is waiting on his proposal.
3. Mr. Berry asked Mr. Smith about the incident that occurred during the Alumni Tournament. Mr. Smith said the Police have prepared reports and sent them to his office for review. He said City Staff is meeting with the Tournament Director to discuss what that individual might do to address these issues and what steps will be taken to prevent these issues in the future.
4. Mr. Bennett mentioned that the Town Center theme seems to be moving out of the Town Center and out along Stringtown. He said we might want to think about preserving this theme for just the downtown area in future developments. He also asked about the timetable for I-71/SR665. Mr. Keller said traffic disruption will probably happen in the Spring of next year. Mr. Honsey said traffic rerouting will change through the different phases of the project. He said they plan to have a video on the website to see what the rerouting is going to be.
5. Mr. Grinch asked how the construction on White Road was coming along. Mr. Honsey said it is on schedule.

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

Council adjourned at 8:30 p.m.

  
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Tami K. Kelly, MMC  
Clerk of Council

  
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Ted A. Berry  
President