

**CITY OF GROVE CITY, OHIO
COUNCIL MINUTES**

August 04, 2008

Regular Meeting

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

Larry Corbin Ted Berry Mike Uhrin Greg Grinch

1. President Berry moved to excuse Ms. Klemack-McGraw; seconded by Mr. Uhrin.

Mr. Corbin	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes

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

Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes

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

The Chair took the place of Mr. Uhrin, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-73-08 (Authorize the City Administrator to enter into an Agreement to Purchase a Fee Simple Interest in 1.9987+ acres located at 4649 Haughn Road for the Improvement and Extension of the Park located at Hoover Park and Appropriate \$180,000.00 from the General Fund for said Purchase) was given its second reading and public hearing.

Mrs. Ruth Ranke, owner, spoke on behalf of the family. She said the property is very valuable and precious to them. They want it turned into a park, if they give this gift to the City for \$150,000.00. She said Murfin Fields is not a place for the kids to play. President Berry asked about the history on the property. Mrs. Ranke said they have seven (7) generations there. The family had two farms side by side. The Barn was built in the 1800's. She said she doesn't know how the City can let these two acres go. She said they were approached by the Park board and have had offers above the city's price. She said they want to Ott-Ranke name remembered and want to see kids on that land. There have always been kids playing on the farm and it is what the area needs.

Mayor Stage stated that with the additional discount that has been offered this evening, he feels it is necessary to look at the whole area. President Berry said he isn't sure what the intent of the property would be and would like to see a plan. Mr. Grinch asked Ms. Conrad, Dir. of Parks & Rec., if she could give him a guarantee that the city would be getting the ultimate bang for their buck with this purchase. He said in reading the Park's Annual Report this area has the most concentration of park property in the City. He wants to know we are being good stewards

with the City's money. Ms. Conrad said the estimates she provided Council are real numbers and doesn't believe they would go any higher. She said the property would be used for a park where children could play. They would put up playground equipment, remove buildings and seed the area.

President Berry asked if we needed to amend the ordinance. Mr. Smith, Dir. of Law, Mayor Stage and Chuck Boso voiced some reservation with moving forward, as they felt it was necessary to make sure the wording for the ordinance and the Agreement were amended correctly.

President Berry moved it be postponed to 8/18; seconded by Mr. Corbin.

Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes
Mr. Berry	Yes

2. Ordinance C-77-08 (Appropriate \$27,646.08 from the General Fund for the Current Expense of The Groves Phase 3 Storm Sewer) was given its second reading and public hearing and Mr. Uhrin moved it be approved; seconded by Mr. Grinch.

Mr. Grinch	Yes
Mr. Corbin	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes

3. Ordinance C-80-08 (Appropriate \$60,857.00 from the General Fund for the Current Expense of the Voeller & Arbutus Avenues Storm Sewer Improvements) was given its first reading. Second reading and public hearing will be held on 8/18/08.
4. Ordinance C-81-08 (Appropriate \$107,648.00 from the General Fund for the Current Expense of the Charles Drive Street Lighting Project) was given its first reading. Second reading and public hearing will be held on 8/18/08.
5. Ordinance C-82-08 (Appropriate \$24,500.00 from the General Fund for the Current Expense of Traffic Signal Design at the Buckeye Parkway/Holton Road Intersection) was given its first reading. Second reading and public hearing will be held on 8/18/08.
6. Ordinance C-83-08 (Appropriate \$80,000.00 from Various Debt Service Funds for Posting Collection Costs) was given its first reading. Second reading and public hearing will be held on 8/18/08.
7. Ordinance C-84-08 (Appropriate \$163,727.42 from the Sewer Fund for the Current Expense of the S.R. 665 Sanitary Sewer Extension Project) was given its first reading. Second reading and public hearing will be held on 8/18/08.

The Chair recognized Mr. Corbin, Chairman of Safety, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-78-08 (Amend Section 1135.09(b)(12)(G)(8) titled Group Family Homes and Group Multi-Family Homes) was given its second reading and public hearing

Mr. Smith, Dir. of Law, explained that while the term for Group Home is different between the City Code and the Ohio Revised Code, the definitions are the same. This change will bring us into compliance with State Code. Mr. Grinch noted that the Code currently reads a distance of ½ mile between group homes. He asked if this was unenforceable. Mr. Smith said yes. He said his research showed that all distances above 500 feet have been struck down in Court. Mr. Grinch also noted that this will eliminate the need for a Special Use Permit. Mr. Smith said yes. He explained that the State Code permits an applicant that meets all their requirements, not to have to meet any additional zoning requirements.

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

Mr. Corbin	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes

The Chair recognized Mr. Grinch, Chairman of Lands, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-79-08 (Authorize the City Administrator to take any and all necessary actions to Convey Certain Real Estate Property to the Grove City Improvement Corporation) was given its second reading and public hearing.

Mayor Stage explained that this property, better known as the Bimco Building, has captured the interest of a current Town Center business that would like to relocate there. He said there is an issue with the parking lot, as the railroad owns it. He said they are looking to do a possible land swap. However, the first step is to get it into the hands of the CIC. He said anything done with the property will have to come back to Council for approval. He also noted that there is another business interested in the building and will it will be a back-up.

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

Mr. Corbin	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes

2. Ordinance C-85-08 (Approve a Special Use Permit for China Bell/Hole in One Lounge located at 1947 Stringtown for Outdoor Seating) was given its first reading. Second reading and public hearing will be held on 8/18/08.
3. Resolution CR-43-08 (Approve a Portable Sign Request for Peaceful Moment Massage located at 3999 Broadway in the Central Business District) was given its reading and public hearing.

Ms. Carol Meyers, owner, noted the business name is an LLC and she is in Suite A. She asked that the resolution be amended to reflect these additions.

President Berry moved to add LLC to the business name and Suite A to the address; seconded by Mr. Grinch.

Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes
Mr. Berry	Yes

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

Mr. Grinch	Yes
Mr. Corbin	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes

- Resolution CR-44-08 (Waive Certain Provisions of Section 1135.14(a)(5) of the Codified Ordinances titled Submission Procedures for the River Walk Subdivision located East of S.R. 104 and North and South of Holton Road) was given its reading and public hearing.

Mr. David Ruma, owner, thanked Council for another consideration (3rd) on extending the zoning for this property. He explained that with the housing market down, it benefits everyone to extend this and allows for an opportunity to review the plan. He said discussions on the development plan are going well. President Berry asked if there was any intention of selling the property to another developer. Mr. Ruma said they have had no formal discussions with anyone to sell this property. Mr. Grinch asked Mr. Boso, Dir. of Dev., if he was in agreement with the extension. Mr. Boso said yes.

Mayor Stage commented that the thought this was rushed through when it was originally approved. He said this extension gives them the opportunity to review the development plan and discuss options with the developer.

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

Mr. Corbin	Yes
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes

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

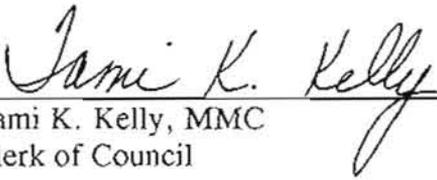
The Chair recognized members of Administration and Council for closing comments.

- The Mayor submitted the Mayor's Monthly Report and Mr. Uhrin moved to accept same; seconded by Mr. Grinch.

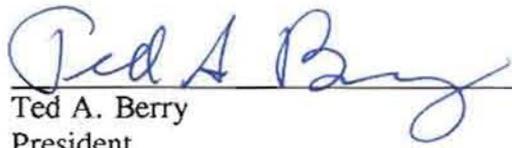
Mr. Berry	Yes
Mr. Uhrin	Yes
Mr. Grinch	Yes
Mr. Corbin	Yes

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

Council adjourned at 8:44 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
President