

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 08, 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. Mr. Saxton moved to excuse the Mayor; seconded by Mr. Radi.

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

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

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, for discussion and voting of legislative agenda items under the Lands & Zoning Committee.

1. Ordinance C-51-03 (Approve the Rezoning of 83± acres located east of Broadway and south of Hoover Park Subdivision from SF-1 to PUD-R) was given its reconsideration reading and public hearing.

Mr. Saxton moved that the Zoning Text be replaced with that dated 7/29/03; seconded by Mr. Eversman.

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

Mr. J. C. Hanks and Ms. Linda Menerey, Homewood Corp., were present. Mr. Hanks reviewed the amendments they have made to the Zoning Text (min. sq. ft. on condos – 1,400 for ranch, 1,600 for 1 ½ story, 1,700 2 story; attached 2-car garage for all condo units) and noted that they had taken out three (3) lots (2 on north side of the street and one on the south) along the main street off Broadway to eliminate more of the 75' wide lots. Council asked

about basements for the condos. Mr. Hanks stated that basements would still be provided as an option. *Mr. Eversman* asked if Homewood owned the property. Mr. Hanks said yes. Mr. Eversman thanked Homewood for the improvements they have made and since they are the property owners, he will support the Zoning change. He will address other concerns with the Development Plan later.

Mr. Michael Phillips, resident on Mayfair Dr., voiced concerns over the condo portion of this project and the existing tree area. He stated that Homewood told him they do not build condos and would sell that portion off. He shared concern over the next developer complying with the requirements Homewood is agreeing to. Next, he stated that there is a large area of trees in the area designated for condos and only a small portion is show for preservation. Mr. Saxton commented that the Development Plan for the condos hasn't come before the City yet and asked Mr. Stage, City Admin., to explain what Mr. Phillips should do once the development does come up. Mr. Stage stated that with regard to his first concern, Council has placed these requirements in the Zoning Text. So, if Homewood would sell the condo site to someone else, that developer would have to comply with those requirements or request a zoning change. As for his second concern, once a development plan is submitted for the condos, a tree audit will need to be submitted and any tree over six inches has to be noted on the plan. Negotiation would then take place with the Urban Forester over the trees that must remain, so it isn't a case of coming in and blowing down all the trees. Mr. Phillips then expressed concern over seeing headlights as vehicles travel south along Teaberry from Hoover Park that come right into his front room window. The property owner to the north had to put up a six-foot privacy fence to keep the light from shining into his family room. He just doesn't want any more of this. Mr. Stage stated that he should bring that up again when the development plan comes in to see if there is anything they can do with that.

Mr. Radi asked Ms. Kelly what the minimum square footage for a lot was under R-1. Ms. Kelly stated that, for an interior lot, it would be 10,000 sq. ft. (80 x 125). Mr. Radi asked if the revised plan meets the R-1 zoning standards. Mr. Hanks stated that it far exceeds the square footage requirements.

Mr. Saxton reviewed the two (2) stipulations set by Planning Commission. Mr. Hanks said they would comply, if they have not already been taken care of. Mr. Stage noted that the two stipulations have been met.

Mr. Saxton moved this Ordinance be approved; seconded by Mr. Hatley.

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

2. Ordinance C-70-03 (Vacate a portion of an Alley located North of Casa Blvd. and West of Haughn Road) was given its first reading. Second reading and public hearing will be held on September 15, 2003.
3. Ordinance C-71-03 (Approve the Rezoning of 79.7 acres located North of Zuber Rod and East of Seeds Road from Rural to PUD-R) was given its first reading. Second reading and public hearing will be held on September 15, 2003.

4. Resolution CR-44-03 (Approve the Development plan of Holton Run Subdivision, located East of Broadway) was given its reconsideration reading and public hearing and Mr. Saxton moved that the Development Plans and Development Text be replaced with those dated July 15, 2003 and July 29, 2003 respectfully; seconded by Mr. Eversman.

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

Mr. J.C. Hanks and Linda Menerey, Homewood Corporation, were present. Mr. Saxton reviewed each of the 11 stipulations set by Planning Commission. Mr. Hanks stated that agree to all, noting that most have been corrected on the new drawings. It was noted that some of the lot numbers have changed from the original drawings. Mr. Eversman noted that on page 2 of the plans the detail for lots 46 & 119 should now show lots 43 & 160. *Mr. Eversman* stated that the original plan that was denied called for 162 single-family lots. Three lots have been removed with this plan to allow for the widening of some lots. At the meeting where this was originally denied, Council approved another Development Plan that exceeds R-1 standards. He said unless they have some compelling reason, he doesn't see why Council should approve this plan. He stated that one lot could be removed from the north side of Demorest and another in the southern area to cause all the lots, except one, to be 80 - 93 feet wide. This property is in the center of town and there is no hurry to develop it. He believes it would be good if Homewood would develop it to meet at least the requirements that they require other developers to meet - that being the 80' minimum width. He noted that there was a plan coming up later in this meeting that has no lots less than 80' wide. He sees no reason to compromise on this. He asked if they would be willing to remove two more lots in the areas stated. Mr. Hanks stated that he believes the Homewood Corporation has compromised and worked very closely with the City to provide a strong plan. The project has been burdened in ways and has been a struggle on both sides. He said he understands what Mr. Eversman is saying about the requirement for all 80' wide lots, but when you consider all the important connections, easements and other amenities is a strong project. At this time, he is not able to give up any more lots. Mr. Eversman said he appreciates Mr. Hanks' position, but hopes he understands why he cannot support it. He would like to see it meet the minimum 80' wide, R-1 standards, considering the two developments that border this project meet or exceed those requirements. Mr. Hanks said he does understand, but the 10,000 sq. ft. minimum is being met. Mr. Eversman said its not the square footage that he is concerned with, it is the feel when you come off Broadway and down the street that the lots are wider and the homes are farther apart, it's a much nicer development. Ms. Menerey commented that she had the hard job of geometry. There were several roads they had to work around. With the throat of the road and the curve, it doesn't allow for the widths. She said it could have been done if they moved the road. Mr. Eversman commented that what he is asking for doesn't require any roads to be moved. Ms. Menerey said perceptually, she didn't think anyone would notice the three 75' wide lots. *Mr. Radi* stated that there appears to be five phases. Mr. Hanks stated there were actually six. Mr. Radi asked if they would begin with Phase I and proceed in order. Ms. Menerey said yes. Mr. Radi asked what the timetable was for Phases I and II. Mr. Hanks stated that typically they design phases to be a years worth of inventory. These would be about a five or six year build-out. Mr. Radi asked if they had a timetable for this to come on-line. Mr. Hanks stated that they still have two phases in Hoover Park and would probably wait until that subdivision was built out. However, they would be willing to cooperate with the City on a time frame. Mr. Radi asked if we still have a timeframe on PUD zoning. Mr. Clark, Dir. of

Law, said yes. Ms. Kelly noted that construction must begin within 18 months of the zoning approval or the PUD zoning classification is null and void. Mr. Hanks thanked Council for bringing that to his attention and said they would do that. Mr. Stage also noted that there is a drop-dead date on the phases. He then commented on the project, stating that it is considerably better than it was and plus development for the city.

Mr. Scott Bucholtz, Hoover Park resident, expressed concern again about an exit onto Broadway for their development. He said he listened to Mr. Stage's concerns, which were mainly ODOT and the available space for an exit. He has spoken with Mr. Greg Channel of ODOT so he had an understanding of what the distance requirements were. He provided Council with a map that showed the area and the distances from Rensch Road to a feasible curb cut from Hoover Park subdivision and the distance from it to the curb cut for Holton Run subdivision. He said Mr. Channel stated that ODOT would not systematically rule out an exit there and no one has ever really approached them about an exit there. As long as the minimums were met, they would take it into consideration. His map showed that an exit for Hoover Park could be installed meeting ODOT's requirements. He asked that Council consider this so that the traffic in Hoover Park doesn't have to go down into this new development to get out. He said if this exit is not going to happen, he would like some assurance that the first phase built in Holton Run would be the one that includes the curb cut on Broadway, so that they do not have to wait another two years to get out of their subdivision. Mr. Stage commented that Mr. Channel knows ODOT's requirements better than anyone, but it is much more difficult than he eluded to. Our engineers have looked over this and recommend a single intersection. He embraces their recommendation, however, he did request that Council make an amendment that the Text be changed, under General Provisions, to state that "The Developer is required to begin construction of Phase I, as identified on the Development Plan, as the initial phase".

There being no additional questions or comments, Mr. Saxton moved that Section 1 be amended to include a stipulation that the Development Text be amended under General Provisions to include the following statement: "The Developer is required to begin construction of Phase I, as identified on the Development Plan, as the initial phase"; seconded by Mr. Radi.

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

Mr. Saxton moved this resolution be approved; seconded by President Klemack.

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

5. Resolution CR-56-03 (Approve the Sign Request for American Express located at 3902 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Warren Gard, representing petitioner, was present. Mr. Saxton reviewed the single stipulation set by Planning Commission, which Mr. Gard agreed to.

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

6. Resolution CR-57-03 (Approve a Certificate of Appropriateness for the Demolition of a 4-Family Apartment located at 3459 Park Street in the Historical Preservation Area) was given its reading and public hearing.

Mr. Stage commented that this building was once a Dance Hall. It has been radically altered and believes the historical significance has been degraded enough that it need not be preserved. There have been two mantles and a number of doors and doorframes have been preserved from the building.

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

7. Resolution CR-58-03 (Approve the Preliminary Development Plan for Plum Run Crossing located North of Zuber Road and East of Seeds Road) was given its reading and public hearing.

Mr. Steve Bowshier, attorney for petitioner, was present. Mr. Saxton reviewed the 19 stipulations set by Planning Commission, which Mr. Bowshier stated that most have been addressed and all will be addressed when the final plan is submitted.

Mr. Eversman asked how many lots were proposed for the development. Mr. Bowshier stated there would be 158. Mr. Eversman asked what the smallest lot width would be. Mr. Bowshier said 80'. Mr. Saxton asked what the smallest house size would be. Mr. Bowshier introduced Mr. Gary Smith, engineer, who stated that the house sizes would range from 1,600 sq. ft. for a ranch to 2,000 sq. ft. for a 2-story, bi-level, others. Each home would have a minimum 2-car garage.

Mr. Radi shared a couple of concerns. The first being about landscaping for the property to the north and the second was about traffic on Zuber Road and the Township's position on this project, in this area. Mr. Bowshier commented that a Traffic Study is being prepared and the Township has seen these plans and has a letter approving the plans. Mr. Radi asked if any residents would have been notified of the proceedings tonight. Ms. Kelly said not yet. The zoning question is only a first reading tonight and all contiguous property owners will receive notice about that hearing on 9/15/03 in the next thirty days. The notice for tonight's meeting would have been through the posting of the Agenda at City Hall, the Library and on the Website. Mr. Radi asked if the petitioner has had contact with any of the surrounding residents. Mr. Bowshier said there has been a lot of discussion in the neighborhood about this

project. Mr. Lotz, Twp. Trustee, has had discussion with some. There was a representative at the Planning Commission to speak for several of the residents in opposition and there was one resident who spoke in favor.

Mr. Saxton asked for Administrations comments. Mr. Stage said they have come a long way and their biggest concern was an east/west thoroughfare in lieu of Zuber Road. They received mixed comments from the Township being in opposition in April and in May said the road was not an issue and as long as they got landscaping they would not be against it. The County still has an issue over the Township not wanting to fix the Zuber Road S curve. Mr. Lotz said that was not part of this project, but Mr. Stage stated that it could have been.

Mr. Hatley commented that, while his concern has nothing to do with the Preliminary Plan, he does have a problem with having a residential area in an Industrial Park and will address that with the zoning issue.

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

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

8. Resolution CR-59-03 (Approve the Development Plan for FedEx Ground Expansion located at 6120 South Meadows Drive) was given its reading and public hearing.

Mr. Saxton moved to amend Section 1 to include: “. . . , except that the screening of rooftop mechanicals shall not be required.”; seconded by Mr. Hatley.

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

Mr. Robert Powell, architect representing Fed Ex Ground, was present to answer any questions. Mr. Dale Lewis, Fed Ex Ground, thanked everyone for their assistance. He stated that they anticipate beginning construction within the next month and start their materials handling equipment installation early next year, with the anticipation of completing the project in the Fall of 2004. After that, they would be hiring 200 - 300 to fill the positions.

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

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

1. Ordinance C-72-03 (Amend Table 1135.14-III titled Area, Yard, Coverage and Supplementary Regulations) was given its first reading. Second reading and public hearing will be held on August 18, 2003.
2. Ordinance C-73-03 (Amend Section 331.42(d) titled Littering from Motor Vehicle) was given its first reading. Second reading and public hearing will be held on August 18, 2003.

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

1. Ordinance C-69-03 (Authorize the City Administrator to Enter into a Multi-year Agreement with North American Broadcasting Company, Inc. for Antenna Tower Lease) was given its second reading and public hearing and 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

2. Ordinance C-74-03 (Appropriate \$10,075.00 from the DARE Fund for Current Program Expenses) was given its first reading. Second reading and public hearing will be held on August 18, 2003.
3. Ordinance C-75-03 (Appropriate \$21,792.56 from the Hoover-Milligan Grove to Dartmoor Road Fund for the Current Expense of Project Costs) was given its first reading. Second reading and public hearing will be held on August 18, 2003.
4. Resolution CR-60-03 (Authorize the City Administrator to Enter into an Agreement with HUD for a Special Project Grant for Fryer Park) was given its reading and public hearing.

Mr. Hatley commented that this is from a grant we received from the Federal Government in the amount of \$250,000.00. Mr. Stage stated thanks go to Senator Mike DeWine and Senator David Hobson.

There being no additional questions or comments, 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

5. Resolution CR-61-03 (Authorize the City Administrator to seek Financial Assistance from the State Capital Improvement Program/Local Transportation Improvement Program for Funding of Various Capital Infrastructure Improvement Projects) was given its reading and public hearing.

Mr. Hatley noted that this specifically applies to Grove City Road, Stringtown Road, and Home Road.

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

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

6. Resolution CR-62-03 (Indicating that the Council of the City of Grove City, Ohio intends to make funds available to match funds that may be granted by Housing and Community Development Block Grant Programs and Authorize the Mayor to file applications with the above mentioned Agencies) was given its reading and public hearing and Mr. Hatley moved it be approved; seconded by President Klemack.

Mr. Radi	Yes
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.

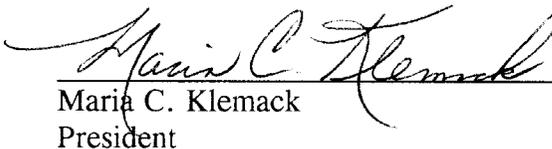
There being no new business, the Chair recognized members of Administration and Council for closing comments.

1. Mr. Stage stated that they did receive a letter on our Ramp compliance and we now have the longest deadline to comply, next to the city of Columbus.
2. After additional comments from Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:13 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Maria C. Klemack
President