

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

August 15, 2011

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

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

- 2. The Chair read the agenda items and they were approved by unanimous consent.

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

Ordinance C-41-11 (Amend Various Sections of Chapter 1135 of the Codified Ordinances of Grove City, Ohio titled Zoning Districts and Regulations) was given its first reading. Second reading and public hearing will be held on September 06, 2011.

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

- 1. Resolution CR-29-11 (Waive the provisions of Sections 351.14(d) and 529.07(b)3 of the Codified Ordinances for a Charitable Event hosted by Parker’s Tavern on August 27, 2011) was given its reading and public hearing.

Mr. Jeff Parker, Parker’s Tavern, was present to answer any questions. He explained that this is the same event he sponsored last year. They raised over \$5,500.00 for disabled Veterans and Hospice and would like to do the same this year.

Mr. Bennett asked Chief Robinette if there were any issues last year. Chief Robinette said no. It all went fine.

Mr. Berry asked about parking, with Farmer’s Market going on. Mr. Parker said they didn’t have any problems last year. They don’t start until 10:00 a.m.

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

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

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

1. Ordinance C-36-11 (Rezone 4419 – 4429 Broadway from SD-4 and PUD-C to C-2 and declare an emergency) was given its second reading and public hearing.

Mr. Berry moved that Section 3 of the ordinance be amended to reflect the emergency clause; seconded by Mr. Bennett.

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

Mr. Scott Beavers, property owner, was present to answer any questions concerning this and the next ordinance. He said they are looking for a rezoning so Dart Automotive can operate their business in this back area.

Mr. Bennett asked what the use of the front building is. Mr. Beavers said Dart will rent one section of the front building for the office. The rest will be rented to someone else. Mr. Bennett asked where the cars plan to be. Mr. Beavers said they would be at the rear of the property, in the fenced area.

Ms. Klemack-McGraw moved that the Rules of Council be suspended and the waiting period waived; seconded by Ms. Albright.

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

Ms. Klemack-McGraw moved that this ordinance be approved as an emergency measure; seconded by Ms. Albright.

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

2. Ordinance C-40-11 (Approve a Special Use Permit for Automotive Related Services for Dart Automotive located at 4419 – 4429 Broadway and declare an emergency) was given its first reading.

Mayor Stage asked if we had a clear definition of junk yard and junk vehicle, and not have the same situation at this parcel that we have today on Broadway. Mr. Smith, Director of Law, stated that both junk yard and junk vehicles are defined under the Ohio Revised Code and our City Code. He said a junk yard needs an additional permit. Mayor Stage it was his understanding that at the current location, there were certain things that were grandfathered and wants to make sure we have the provisions in place to be able to act if they start occurring at the new location. Mr. Smith indicated there are provisions in the Code to address this at the new location. The pre-existing/non-conforming uses would cease at the location on Broadway, under the provisions of the City Code. Mayor Stage asked that the Director of Law to send notice to the property owner at the current location that all non-conforming issues would end once Dart vacates the property.

Ms. Klemack-McGraw reviewed the three stipulations set by Planning Commission and Mr. Beavers agreed to them.

Mr. Bennett questioned stipulation #2 and that is why he asked what the front building would be used for. Mayor Stage agreed and feels that "front parking lot" need further definition. After further discussion, about this front parking area and where vehicles would be located, Mr. Bennett suggested a new stipulation that would require all vehicles to be placed inside the fenced area. Mr. Beavers said he didn't have a problem with that.

Mr. Bennett moved to amend Section 1 to read, in part: ". . . , except for stipulation #2, and with the following stipulation: 1. No overnight parking or storage shall be outside the designated fenced area, as shown on Exhibit "A"; seconded by Ms. Albright.

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

Ms. Albright asked Mr. Beavers if vehicles would be brought in over night that would go against this new stipulation. Mr. Beavers said he let the tenant know that certain areas were off limits for parking vehicles. He said the fenced area is almost two acres and will have a full-time night watchman to monitor the area.

Ms. Klemack-McGraw moved that the Rules of Council be suspended and the waiting period waived; seconded by Ms. Albright.

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

Ms. Klemack-McGraw moved that this ordinance be approved as an emergency measure; seconded by Ms. Albright.

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

3. Ordinance C-42-11 (Approve the Plat of Pinnacle Club Section 2, Part 6) was given its first reading. Second reading and public hearing will be held on September 05, 2011.
4. Resolution CR-27-11 (Approve the Development Plan for Wood Bookkeeping and Tax Service located at 3751 Broadway) was given its reading and public hearing.

Ms. Kelly, Clerk of Council, relayed that she did contact the applicant to let him know that Council had postponed his request to tonight's meeting so he could be present to address Council and never received any response back.

Ms. Klemack-McGraw noted that Planning Commission recommended disapproval.

Mr. Rausch, Dev. Dept; relayed the numbers conversations they have had with the property owner to work out alternatives, but the property owner has remained steady in moving forward with this proposal that is against Code.

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

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

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

1. Mr. W. Curtis Stitt, Sr. Vice President of Operations for COTA, announced that COTA will be adding additional service to Grove City. Line 15 will now run on Sundays. It will be an hourly service. He said while it is a small change, it is an increase in an industry that is not increasing service at all. He said Grove City has always been supportive of COTA and they are excited to be able to include Sunday service for Line 15. He passed out new brochures that show the new service.

Mr. Bennett suggested they consider using smaller bus vehicles for our senior's who have trouble getting on the large bus. Mr. Stitt said they have looked at this and they call that "circulator service". He said they do have one circulator and they do have more in their long range plan. They hope to do exactly that as they get back on course with their service expansion.

Mr. Berry said when the Levy passed he asked what COTA's intention is for investing in some type of rail. Mr. Stitt said, intentionally, there was not plan for that Levy to cover rail. He said rail is controversial. He said they would need another .25 - .5% to develop, construct, and operate & maintain a rail system. That money is not available. He said COTA continues to keep it in their long term vision and believes it is something that the area could benefit from.

Mayor Stage made Mr. Stitt aware of some upcoming road improvements that may affect COTA stops within Grove City. Mr. Stitt said he would make sure the Planning Department gets this information.

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

1. The Mayor submitted the Mayor's Monthly Report and Ms. Klemack-McGraw moved to accept same; seconded by Mr. Bennett.

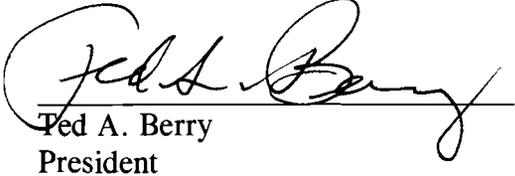
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| Ms. Albright | Yes |
| Mr. Grinch | Yes |
| Ms. Klemack-McGraw | Yes |
| Mr. Berry | Yes |
| Mr. Bennett | Yes |

The Mayor also reported that the Alumni Weekend went very well, except for some bad weather on Friday. He reported on upcoming events and a new hotel that will be coming beside the HH Gregg building.

2. Chief Robinette announced promotions within the Department. He also thanked the Ladies Auxiliary on their donation.
3. Mr. Turner, Finance Dir; provided the monthly financial report to Council.
4. Ms. Albright asked if White Road would be open for school. Mr. Honsey said no. They have until the end of October. She also noted that she has been working to relocate a business to Broadway. There is a need for an electric easement from the City and it is anticipated that a piece of legislation will be on the next agenda requesting an emergency.
5. President Berry announced that the next Council meeting will be held on Tuesday, 9/6, rather than Monday 9/5, in observance of Labor Day.
6. After additional comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:03 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President