

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 16, 1999

Regular Meeting

The regular meeting of Council was called to order by Tami Kelly, Clerk of Council, 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:

Vaughn Radi Steve Bennett Budd Eversman Chris Fulton

1. Ms. Kelly opened the floor for nominations for a Temporary Chairman. Mr. Eversman nominated Mr. Bennett. There being no further nominations Ms. Kelly closed the floor for nominations and entertained a motion for a Temporary Chairman.

Mr. Eversman moved to appoint Mr. Bennett as Temporary Chairman; seconded by Mr. Fulton.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

2. Mr. Bennett moved to excuse Mr. Milovich; seconded by Mr. Eversman.

Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

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

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

The Temporary Chair read the agenda items and they were approved by unanimous consent, with the removal of Ordinance C-65-99.

The Temporary Chair recognized himself, Chairman of the Lands Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-36-99 (Approve a PSO Zoning Classification for a 1.805 acre tract located West of Gantz Road and South of Sonora Dr. upon its Annexation to the City) was given its second reading and public hearing.

Mr. Joe Hull, attorney for petitioner, explained that it is the petitioner's intent to build a drafting company on the property and he feels it will enhance the area. The PSO zoning will allow for the office use, which is being asked for in conjunction with the annexation.

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

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

2. Ordinance C-44-99 (Approve the Rezoning of 28.14 acres located at 2275 Holton Rd from R-1 to SD-1) was given its second reading and public hearing.

Mr. Mark Waller, SWCS, explained that it is the School Districts intent to place a Middle School on the property.

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

3. Ordinance C-46-99 (Approve the Rezoning of 16± and 7± acres located North of Jackpot Rd. from IND-1 to PUD-R and PUD-C respectfully) was given its second reading and public hearing.

Mr. Michael Kenney, Developer, was present to answer any questions. Mr. Eversman confirmed that this request is, essentially, splitting the total acreage into two parts - a 16+ acre piece for PUD-R zoning and a 7+ acre piece for PUD-C zoning - with the intent to build apartments and restaurants. Mr. Kenney said yes. Mr. Fulton asked if there was anyone in place for the commercial site yet. Mr. Kenney said not yet. They are speaking with many full service restaurants. Mr. Fulton asked how many restaurants could be placed on the proposed acreage. Mr. Kenney said two. Mr. Bennett asked what the anticipated rent would be for the apartments. Mr. Kenney said between \$600 and \$700.00.

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

Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

4. Ordinance C-57-99 (Accept the Annexation of 1.805 acres located at 2237 Sonora Drive) was given its second reading and public hearing.

Mr. Hull, attorney for petitioner, was present to answer any questions. There being none, Mr. Bennett moved it be approved; seconded by Mr. Eversman.

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

5. Ordinance C-58-99 (Approve the Special Use Permit for a Drive-thru window of Arby's Restaurant located on the northwest corner of S.R. 665 and North Meadows Drive) was given its second reading and public hearing.

Mr. Zack Little, restaurant owner, was present to answer any questions. There being none, Mr. Bennett moved it be approved; seconded by Mr. Radi.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

6. Ordinance C-61-99 (Accept the Annexation of 276.3± acres located north of State Route 665 and east & west of I-71) was given its first reading. Second reading and public hearing will be held on September 06, 1999.
7. Ordinance C-62-99 (Amend Ordinance C-18-93 to Include Land in the Community Reinvestment Area No.1) was given its first reading. Second reading and public hearing will be held on September 06, 1999.
8. Mr. Bennett moved to postpone the first reading of Ordinance C-63-99 (Approve a PUD-R Zoning Classification for a 4.75 acre parcel located at 1777 Thrailkill Road, upon its Annexation to the City) until December 06, 1999, as requested by the petitioner; seconded by Mr. Eversman.

Mr. Michael Kenney, petitioner, was present to confirm this request. Mr. Bennett explained to the public that there is additional paperwork that must be filed before hearing this request.

There being no additional questions or comments, the vote was called:

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

9. Resolution CR-77-99 (Approve the Exterior Painting of a Home located at 3853 Broadway, in the Historical Preservation Area) was given its reading and public hearing.

Mr. David Tyler, property owner, was present to explain that they wish to rehab. their residence. Mr. Bennett reviewed the colors to be used, which Mr. Tyler confirmed.

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

Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

10. Resolution CR-78-99 (Approve the Final Development Plan for the Tigerpoly Building Expansion, located at 6231 Enterprise Parkway) was given its reading and public hearing.

Mr. Richard Stevenson, manager at Tigerpoly, was present to answer any questions. Mr. Bennett reviewed the stipulations set by Planning Commission, which Mr. Stevenson stated had been done.

Mr. Eversman asked what size the addition will be. Mr. Stevenson stated that it was approximately 48,000 square feet.

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

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

11. Resolution CR-79-99 (Approve the Final Development Plan for a Room Addition to 3202 Park Street, located in the Historical Preservation Area) was given its reading and public hearing.

Mrs. Dorothy Cobbs, owner, explained that they wish to put a 308 square foot room addition on to the back of their home. She showed the "shakes" that will be placed on the house, which is currently on the rest of the home. Mr. Bennett asked if they would be able to match the color. Ms. Cobbs said that the rest of the home has weathered a little, but, feel they can match the color. If they have weathered too much, they will have to place new shakes on the areas that can be seen, on the existing home. Mr. Bennett asked if the addition would have a basement. Mrs. Cobbs said it would have a crawl space with a paved floor.

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

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

1. Ordinance C-64-99 (Vacate and Re-Dedicate a Sanitary sewer Easement lying North of Stringtown Road and West of McDowell Road and Across the Parcel for CVS Pharmacy) was given its first reading. Second reading and public hearing will be held on September 6, 1999.
2. Resolution CR-80-99 (Authorize the City Administrator to Enter into an Agreement with John Strawser for the Waiver of Water/Sanitary Sewer Frontage Fees in Exchange for an Easement through and along his Parcel) was given its reading and public hearing.

Mr. Joe Hull, attorney representing property owner, was present to answer any questions. There being none, Mr. Fulton moved it be approved; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

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

1. Ordinance C-66-99 (Appropriate \$10,719.58 from the Street Fund for the Current Expense of Property Damage) was given its first reading. Second reading and public hearing will be held on September 06, 1999.

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

1. Mr. Bennett that, if there were no objections by Council, that the next regular meeting of Council would be held on Tuesday, September 07, 1999, in observance of Labor Day, being on the 6th. Approved by unanimous consent.
2. A Meadow Grove resident asked if there were any plans for the proposed middle school on Holton Road. Mr. Mike Boso, Chief Building Inspector, commented that he just asked Mr. Waller about that and was told that the school district is still working on that. If anyone had any additional questions, they could call Mr. Waller at the District office.
3. Mr. Tom Hines, Thrailkill Rd., asked why Ord. C-63-99 was postponed. Mr. Stage, Dir. of Development, explained that the request to annex the property has yet to be filed with the Franklin County Commissioners. This process takes many months and the County won't hear this until, at least, October. Mr. Hines asked if they could attend the County meeting. Mr. Stage said yes and they should call the County to see if the application has been filed and when the hearing is scheduled.

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

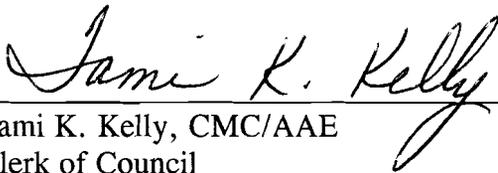
1. Mayor Grossman provided a construction update on all the road projects and she announced that the Fall Community Guide will be going out next week.

2. Mr. Stage announced that he had a landscape plan for the area behind Tim Horton's on Stringtown Road and he would give Ms. Kelly a copy for the record.

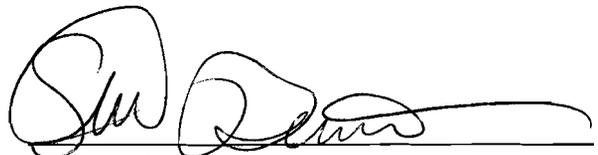
Mr. Fulton noted that this is the area where trees were cleared along the ravine, due to requirements FEMA had for the repair of the ravine, itself. Mr. Fulton asked how this could be prevented in the future. Mr. Stage noted that the letter from FEMA was written many years ago. He said when the inventory of trees was taken, around the ravine, they were determined to be "scrub" trees. Mr. Mike Boso said he would review the Code to see if any changes could be made to assist with this.

3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:30 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Steven M. Bennett
Temporary Chairman