

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 16, 2004

Regular Meeting

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

Rich Lester Bob Hatley Bill Saxton Maria Klemack Vaughn Radi

1. The Chair recognized the Mayor who presented proclamations to Mark Weiher and Bill Lotz Jr. on their recent retirement from the City's Service Dept. after 25 years. She also gave them each a jacket with the City logo embroidered on it. President Saxton, on behalf of all the Council Members, congratulated both of them and thanked them for their dedicated service.
2. Mr. Lester moved to dispense with the reading of the previous meetings minutes and approve as written; seconded by Ms. Klemack.

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

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

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

1. Ordinance C-67-04 (Direct the Certification to the County Auditor of the Expense for Cutting Weeds on Private Property) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by Ms. Klemack.

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

2. Ordinance C-70-04 (Cost Share the Widening of Buckeye Parkway for Meadow Grove Estates, Sections 1 and 2 and Appropriate \$97,619.94 from the General Fund for same) was given its first reading. Second reading and public hearing will be held on September 07, 2004.

3. Resolution CR-55-04 (Declare the City has No Inactive Deposits of Public Monies) was given

its reading and public hearing and Mr. Hatley moved it be approved; seconded by Ms. Klemack.

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

The Chair recognized, Mr. Lester, Chairman of Lands & Zoning Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-61-04 (Approve the Rezoning of 20 ± acres located at the rear of 2811 London-Groveport Road from C-2 to IND-3) was given its second reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, explained that this proposal would allow for the expansion of FedEx to the east for parking of the increased fleet of trucks for the facility.

Mr. Radi stated that he understood there was a request to pass this as an emergency and asked for the reason behind it. Mr. Reynolds stated he was requesting an emergency because the owners need this completed by Sept. 01, in order to close on the property. The 30-day referendum would delay the purchase. Also, as a part of the redevelopment and use of the property, they will be providing a storm water drainage detention basin on five (5) acres of the site. This will benefit the community and asked for an emergency. Mr. Radi asked how this would benefit the community. Mr. Reynolds stated that there is a fair amount of storm water drainage that runs off the property to the northeast and the north, and that has been running across this property and to the south. This will enable them to capture that water and allow it to bleed out over a period of time, rather than run directly across the property and impacting properties farther to the south. Mr. Radi asked Mr. Blackburn (Dir. of Service) if he concurred with the assistance this will provide to surrounding properties. Mr. Blackburn said yes.

Mr. Hatley asked if the owners did not realize the dates that were involved when filing for rezoning or is the closing date something that has been changed. Mr. Reynolds stated that the date hasn't changed. FedEx wasn't aware of the 30-day grace period, after approval.

Mr. Lester asked Mr. Keller (City's Consulting Engineering Firm) if it was a detention pond. Mr. Keller stated that they haven't seen the drawings yet. They will submit those at a later date. Mr. Lester asked if any removal of the existing ponds would still be incorporated into the current standards, based on today's design requirements and restrictions. Mr. Keller said yes.

Mr. Radi asked Ms. Kelly (Clerk of Council) to explain the notification process and timing for various property owners. Ms. Kelly explained that rezoning requests are required to sit for 30 days in between readings. During that time, all contiguous property owners are notified by letter and public notices are placed in the Grove City Record for the general public. Those notices and publications have occurred for this petition and no inquiries have been received in her office. Mr. Radi asked if there were any contiguous property owners here. There were none.

Mr. Lester commented that while it is not their policy to approve emergency measures, unless it is to the advantage of the community. With the support of Mr. Blackburn and Mr. Keller over the storm water issues in the area, that provides Council with an opportunity to entertain this as an

emergency.

There being no additional questions or comments, Mr. Lester moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Ms. Klemack.

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

Mr. Lester moved it be approved as an emergency; seconded by President Saxton.

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

2. Ordinance C-68-04 (Approve the Plat of Meadow Grove Estates, Section 1) was given its second reading and public hearing.

Mr. Don Wick, Rockford Homes, was present to answer any questions.

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

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

3. Ordinance C-69-04 (Approve the Plat for Meadow Grove Estates, Section 2) was given its second reading and public hearing.

Mr. Don Wick, Rockford Homes, was present. President Saxton asked how many homes were in each Section. Mr. Wick said there were 61 lots under two different zonings. They have some SF-2 lots with all natural materials and end loaded garages. They also have some very over large lots in this phase. It will also take care of 2/4rds of Buckeye Parkway, going from Borrer Road up to the next sections of Meadow Grove Estates. Their objective is to run as fast as they can to connect it up.

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

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

4. Ordinance C-71-04 (Accept the Annexation of 0.5.5 acres located at 3833 Casa Blvd.) was given its first reading. Second reading and public hearing will be held on September 07, 2004.
5. Ordinance C-72-04 (Approve the Special Use Permit for Discount Tire Company located in the Parkway Centre North Shopping Center) was given its first reading. Second reading and public hearing will be held on September 07, 2004.
6. Ordinance C-73-04 (Approve the Plat of Hoover Park, Section 8, Part 1 located east of Broadway and west of Natalie Dr) was given its first reading. Second reading and public hearing will be held on September 07, 2004.
7. Ordinance C-74-04 (Approve the Plat of Hoover Park, Section 8, Part 2 located east of Broadway and west of Haley Way) was given its first reading. Second reading and public hearing will be held on September 07, 2004.
8. Ordinance C-75-04 (Approve the Rezoning of 33.1 acres located at 4550 Rensch Road from SF-1 to R-1) was given its first reading. Second reading and public hearing will be held on September 20, 2004.
9. Resolution CR-56-04 (Approve the Development Plan for Discount Tire Company located in the Parkway Centre North Shopping Center) was given its reading and public hearing.

Ms. Ellen Puckett, representing Discount Tire, was present. Mr. Lester reviewed the seven stipulations set by Planning Commission and Ms. Puckett agreed to all. Mr. Lester reiterated stipulation #7, making sure they were aware that the parapet must be tall enough around the building to cover any mechanical units. Ms. Puckett said they will take care of that. Mr. Lester also reminded them that this was only the Development approval and had no bearing on the Special Use Permit approval that they will be coming back for. Ms. Puckett said they understood.

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

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

10. Resolution CR-57-04 (Approve the Development Plan for Autumn Grove Addition located at 4550 Rensch Road) was given its reading and at the written request of the petitioner's agent, Mr. Lester moved it be postponed until September 20, 2004; seconded by Ms. Klemack.

Ms. Klemack	Yes
Mr. Radi	Yes
Mr. Lester	Yes

Mr. Hatley	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. The Mayor reported on upcoming events and a road closure for the next three to five days.
2. President Saxton announced that the next regular meeting of Council would be held on Tuesday, 9/7/04, in observance of Labor Day.
3. After additional comments from Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:33 p.m.

Tami K. Kelly, MMC
Clerk of Council

William E. Saxton
President