

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

September 05, 2000

Regular Meeting

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

Chris Fulton Vaughn Radi Steve Bennett Budd Eversman Maria Klemack

1. Mr. Eversman moved to dispense with the reading of the minutes for the previous meeting and approve as written; seconded by Mr. Fulton.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

2. President Bennett read the agenda items and they were approved by unanimous consent.

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

1. Mr. Radi moved to Table Ordinance C-2-00 (Approve a Special Use Permit for MAACO Auto Painting & Bodyworks located west of Broadway and South of Home Road); seconded by President Bennett.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

2. Mr. Radi moved to Table Ordinance C-70-00 (Approve a Special Use Permit for a Car Wash located at 3060 London-Groveport Road); seconded by Mr. Eversman.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

3. Ordinance C-71-00 (Accept the Plat of Hennigan's Grove, Phase 1 - Section 2 located North of Hibbs Road) was given its second reading and public hearing.

Mr. Mark Cameron, Bischoff & Associates, was present to answer any questions. Mr. Radi questioned the configuration of Lots 35 through 39. He asked that they consider removing one of these lots to allow for better development. Mr. Cameron explained that this layout was

altered, somewhat, from the original Development Plan due to the two intersections. He said they reviewed this with Planning Commission, and they felt this was in compliance with the standards of Grove City for lots. Mr. Radi said he understood that. However, if you look at the configurations of the individual lots and the set-backs involved, it makes more sense to remove one lot and reconfigure the remaining four. Mr. Cameron said without having someone from Dominion here to agree, he could only take that back and share this recommendation.

Mr. Eversman moved that this Ordinance be postponed until 9/18/00; seconded by Mr. Radi.

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

4. Ordinance C-72-00 (Accept the Plat of Hennigan's Grove, Phase 2 – Section 1 located North of Hibbs Road) was given its second reading and public hearing.

Mr. Mark Cameron was present to answer any questions. President Bennett asked if Reserve "B & C" were being dedicated to the City. Mr. Clark, Dir. of Law, stated that although the Plat is faded, he reads it to be that Reserve "B & C" are not being dedicated. Mr. Cameron stated that he thought they were to be dedicated to the City. Mr. Stage, City Admin., commented that the Development Plan stated that Reserves "A, B, C & D" were to be maintained by a Homeowner's Association. Mr. Cameron apologized for the confusion and said they would have these Reserves taken care of through the Homeowner's Association.

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

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

5. Ordinance C-74-00 (Accept the Plat of Hoover Park, Section 5, located west of Hoover Road) was given its first reading. Second reading and public hearing will be held 9/18/2000.
6. Ordinance C-75-00 (Approve the Rezoning of 4227 Hoover Road from R-1 to PSO) was given its first reading. Second reading and public hearing will be held on 10/16/2000.
7. Ordinance C-76-00 (Accept the Plat of Concord Lakes, Section 5, located east of Holt Road) was given its first reading. Second reading and public hearing will be held on 9/18/2000.
8. Ordinance C-77-00 (Approve a Special Use Permit for a Full Service Car Wash, Quick Oil Change and Self-Service Car Wash located at 3118 Broadway) was given its first reading. Second reading and public hearing will be held on 9/18/2000.

9. Resolution CR-53-00 (Approve the final Development Plan for Master-Mart/Sunoco Car Wash located at 3060 London-Groveport Road) was given its reading and public hearing.

Mr. Scott Green, representing petitioner, was present. Mr. Radi read the stipulations set by the Planning Commission and Mr. Green agreed to all of them, noting that some had already been noted on the plans and that the adjacent property owner has been notified.

Mr. Fulton asked Mr. Stage if there were any comments from the Administration. Mr. Stage said no, but stated that this has come a long way and that it does not approve any additional signage for the business.

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

10. Mr. Radi moved to remove from the Table Ordinance C-70-00; seconded by President Bennett.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

Ordinances C-70-00 (Approve a Special Use Permit for a Car Wash located at 3060 London-Groveport Road) was given its reading and public hearing.

Mr. Green was present to answer any questions. President Bennett asked what the hours of operation would be. Mr. Green said the current business has a 24 hour operation. Mr. Radi asked what the construction schedule would be for this. Mr. Green said, subject to approval, they would begin construction right away, with a completion date in approximately sixty (60) days.

Mr. Fulton asked if there was any special drainage system for the car wash. Mr. Green explained that there is an oil separator to catch any heavy sludge or grease, which is part of the development plan.

President Bennett asked what preventative measures have been taken to prevent any hazardous material from getting into the pond that is so close to this project. Mr. Green explained that the floor is designed to drain to the center and act as a containment area. There is, also, a two-stage tank system below with a 250 gallon containment system and then it goes to the oil separators. It has a built-in collection system for overflow.

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

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

11. Resolution CR-57-00 (Approve the final Development Plan for Quail Creek Condominiums located North of Quail Creek Boulevard) was given its reading and public hearing.

Mr. Mark DiSabato, petitioner, was present to answer any questions. Mr. Radi reviewed the stipulations set by Planning Commission and Mr. DiSabato stated that the first two stipulations have been handled on the site plan and the third has been delivered to the Engineer. Mr. Kohman, City's Consulting Engineer confirmed this.

President Bennett asked Mr. Stage about comments made in Caucus about drawings for the retaining walls. The Developer supplied copies of drawings for the retaining wall and explained where they would be located (west side of property). President Bennett confirmed that the setback met code and that the retaining wall was encroaching on the mound. Mr. DiSabato confirmed this.

Mr. Radi asked Mr. Stage about additional stipulations that he suggested. Mr. Stage explained that he met with Mr. DiSabato earlier this morning and, at that time, agreed to: 1. Add 20 additional pine trees, planted at the City's discretion; 2. When buildings are to be cited in the field, an audit is to take place with the Urban Forester to see if any additional trees can be preserved; and 3. The entry way is to compliment the entryway of the Ravines at Quail Creek.

Mr. Radi moved to amend Section 1 to include the following stipulations: 1. Twenty (20) additional pine trees to be planted on the property, at the City's discretion; 2. The Urban Forester is to conduct a field survey to maximize the preservation of existing trees; 3. The Entry Feature is to compliment that found at The Ravines at Quail Creek; seconded by Fulton.

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

President Bennett asked if the 20 additional trees would be planted at the end of the development. Mr. Stage said yes. Mr. Fulton asked what the target market is for this project. Mr. DiSabato said that the range is really empty-nesters, single again, retired couples, and in certain areas, single professionals. Mr. Radi confirmed that these are ranch-style, with two car garages. Mr. DiSabato said yes. The majority have three bedroom, two bath. Some can be upgraded to three bedroom, three bath. A few will be two bedroom, two bath. Eight of the units are step-out units, which help them deal with the ravine. Mr. Radi said it was his understanding that the density is consistent with the Ravines at Quail Creek. Mr. Stage said yes. Mr. Radi confirmed that the exterior would be

brick or wood. Mr. DiSabato said yes. President Bennett asked if they were aware of the ordinance pertaining to the destruction of trees. Mr. DiSabato said they were and have met with the Urban Forester. They do have approval on which trees they can approve and which they cannot. Their site plan adds more trees than what they are required to and feel they are very aware of this ordinance. Language is also in the Development Text he has signed. Mr. Stage stated that he has Development Text dated August 24, 2000 and asked that it be added to the Development Plan. Ms. Kelly, Clerk of Council, indicated that the Development Text and the drawing for the retention pond submitted tonight will be placed on file and made a part of the final Development Plan.

Mr. Norm Baldwin, resident of the Ravines at Quail Creek, commented that he had written letters to the Planning Commission. He had three concerns, which some have been discussed already. He said he was concerned about the Preservation of the Woods; the Mound area - how that would be disturbed and maintained; and drainage. He said with regard to the trees, the survey shows 87 trees and only 6 will be preserved and those are on the east side. He asked about the mound and the 15' setback, along with the encroachment of the retention wall. President Bennett said the mound will be against the mound, but below the sight line. Mr. Radi asked Mr. Kohman about the drainage. Mr. Kohman explained the drainage and the extension of a storm drain inlet. Mr. Baldwin said if there was a thirty foot setback, as he suggested in his letters, that would solve all their concerns. Mr. Fulton asked Mr. Lathrop, Urban Forester, how the trees that are to be preserved be marked and assured that they will not be inadvertently cut down, as has happened before. Mr. Lathrop said that, currently, there is a 15' wide path that is a natural barrier and everything on one side will be taken down. The exception to this is a small area and those trees will be marked with tape. Mr. DiSabato said they have agreed to put up a snow fence around the area of trees to be preserved. This will be done before the site gets cleared. They make their best effort is made in the field, prior to starting construction, to insure preservation of trees. President Bennett asked Mr. Lathrop about the selection process of what stays and goes. Mr. Lathrop said the Code doesn't recognize anything less than six inches in diameter. Once the footprint for utilities & buildings are determined, the Code preserves trees that are within a certain footage of those buildings.

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

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

11. Resolution CR-58-00 (Approve the final Development Plan for MAACO Auto Painting & Bodyworks located on the South side of Home Road) was given its reading and public hearing.

Mr. Robert Miller, petitioner, was present to answer any questions. Mr. Radi read the stipulations set by Planning Commission and commented that Planning Commission recommended denial of this plan. Mr. Miller stated that with the re-submittal of the plan, everything has been done and agreed to the stipulations.

President Bennett commented that this has been a long adventure for everyone and expected to see extensive landscaping, especially on the southeast corner. Mr. Miller said they have provided extensive mounding with plantings on top at the southeast corner, so they can isolate themselves from any visual through the restaurant. President Bennett said he understood that the need for outside parking, although shown on the plan, is somewhat limited and attempts are made to park everything inside during the evening. Mr. Miller said that was correct. They have a security concern and it is difficult for them to leave vehicles out. They have a fenced area and added slats, as the City requested, to park any vehicles that they cannot get inside the building.

Mr. Radi asked what their process was and what precautions are taken to protect the environment. Mr. Miller explained their process and stated that the air comes into the top of the booth and exhausted through the floor of the booth, in a grade process, which has a filtering system underneath that. That catches almost all of the particulate. Air is then exhausted through a sack, through a fan system. He said it is almost impossible to have any discharge or odor into the air. Additional solvents are evaporated in another booth, called an oven. All solvents/chemicals are kept in an explosion-proof room. All other solvents are put into a waste system and are pumped out every 90 days by a company who provides an incineration manifest.

Mr. Eversman commented that there was some discussion about the floodplain area and asked Mr. Boso to comment. Mr. Boso, Chief Building & Zoning Official, stated that is still being worked out and addressed during permitting. Mr. Eversman asked what the building materials were. Mr. Miller stated that it will be comprised of split-faced block, stucco and aluminum. Mr. Eversman said he had asked about having a brick, stone, wood sided building and was told that it would be very expensive for this type of business. He said with the surrounding buildings being brick and the location of the building, he expressed earlier in the process that he would prefer the building be done with these materials. He said he wanted to understand why it was proposed with other materials. Mr. Miller said it was purely economical. He also commented on the floodplain issue. He said all the permits have been filed with FEMA and it is just a matter of waiting on them now.

Mr. Radi asked Mr. Stage or the Mayor, from a Planning Commission standpoint, why this was denied. Mr. Stage said that from day one, they have had a safety issue with the chemicals as well as the children in the neighborhood. Also, discussions on the elevation took place. He said this thing had to be exactly right and it wasn't. He said if it can't be exactly right on paper, they aren't going to endorse it to be right once it's built.

President Bennett stated that he spoke to other owners of body shops in the area and stated that they are not opposed because this is not a competitor. They don't do heavy body work and this facility will not have the same affect. Most people will drop off their cars by appointment. He did ask about the storage of cars and asked if they had a direct, primary garage keeper coverage on insurance policy. Mr. Miller said the company does have Motorist Insurance, with a very large umbrella on direct liability. Mr. Fulton asked what the hours of operation would be. Mr. Miller said they operate 8 - 5, Mon. - Fri. and 9 - 1, Sat. Mr. Fulton asked if they would have tow trucks dropping off vehicles after hours. Mr. Miller said that almost never happens because they are not a collision company. They want a car in and out in less than a week.

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

Mr. Fulton	No
Mr. Radi	No
Mr. Bennett	Yes
Mr. Eversman	No
Ms. Klemack	No

12. Resolution CR-59-00 (Approve the final Development Plan for Hoover Park, Section 5 located west of Hoover Road) was given its reading and Mr. Radi moved it be postponed to 9/18/2000; seconded by Mr. Eversman.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

13. Resolution CR-60-00 (Approve the final Development Plan for Concord Lakes, Section 5 located east of Holt Road) was given its reading and Mr. Radi moved it be postponed to 9/18/00, as requested by the petitioner; seconded by Mr. Eversman.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

14. Resolution CR-61-00 (Approve the final Development Plan for a Car Wash and Oil Change located at 3118 Broadway) was given its reading and public hearing.

Mr. John Rickenbacker, petitioner, and Scott Sands, engineer, were present to answer any questions. Mr. Eversman asked for an explanation of the beige material on the exterior. Mr. Sands said the beige is a vinyl siding and the trim around the windows is a wood-composite material.

There being no additional questions or comments, Mr. Radi moved it be postponed to 9/18/00; seconded by Mr. Eversman.

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

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

1. Ordinance C-73-00 (Amend Chapter 1135.09(A)(12) of the Codified Ordinances titled Special Use Permits to include Day Care Centers) was given its second reading and public hearing. There being no questions or comments, Ms. Klemack moved it be approved; seconded by Mr. Radi.

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

Mr. Fulton, Chairman of the Service Committee, took the floor for discussion and voting of legislative agenda items under the Finance committee.

1. Resolution CR-62-00 (Waive the Provisions of Section 1135.09(14)E of the Zoning Code for September 16 & 17, 2000 to Permit the Grove City Area Chamber of Commerce to hold "Arts In The Alley" in the Town Center) was given its reading and public hearing, and there being no questions or comments, Mr. Fulton moved it be approved; seconded by Mr. Eversman.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

2. Resolution CR-63-00 (Authorize the Administrative Assistant to enter into an Agreement and Cooperate with the Director of Transportation for the Construction of a Bike Path from Brookpark Middle School to Security Drive) was given its reading and public hearing.

Mr. Stage provided Council with a drawing of the proposed bike path. He said this allows for the application of a 45% matching grant with the State of Ohio. He said the environmental have been done. It will replace a highly deteriorated bridge. Mr. Eversman stated that this only allow for the entering into an agreement and the balance of the funding would need to be voted on by Council at a later date. Mr. Stage said that would be correct. Mr. Fulton stated that this is actually for the construction of a bike path, but in the body of the resolution, it discusses the improvement of a public highway and keeping the highway clear. Mr. Stage and Mr. Behlen stated that this is a "boiler plate" resolution from ODOT that they use. Mr. Fulton said that plans are to be approved by the Director. He asked how much input we have in how it will look. Mr. Stage said once we have specifications, which we have, and they agree to it, that is how it will be built. They have and have been on site twice now. Mr. Fulton asked about the time frame and Mr. Stage said no earlier that July, 2001.

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

Mr. Eversman, Chairman of the Finance Committee, took the floor for discussion and voting of legislative agenda items under the Finance committee.

1. Resolution CR-64-00 (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. Eversman explained that this is to get outside funding for some major improvements and the projects are listed in the resolution.

Mr. Radi asked Mr. Stage for an explanation of the Big Run/Holt Road project. Mr. Stage commented that they are very concerned about development that may occur north of Big Run Road. During negotiations with the City of Columbus for Water and Sewer contracts, that we would like to have this as part of our territory. Additionally, Big Run Road is a major corridor, running east and west. The school system has been in negotiation with the County to make improvements to Big Run Road in order to accommodate turn lanes. The County, traditionally, does not fund sidewalks or streetlights. Upon hearing this, the City suggested that the Road be annexed to the City and improved to Grove City specifications. The County, School System and Jackson Township was open to that. Basically, Big Run Road from Holt Road to Demorest Road has been spec'd. out by the School's engineer and a price set for the construction. The County and School Board was going to participate in the cost. Mr. Stage said if the City could join in the negotiations, they would consider participating in the cost as well, with Council's approval, and the upgrading of this to a City street. They have met three times and the County is open to this. The short-run of this is from Holt to Southwest Blvd. The grant request is from Southwest Blvd. to Demorest Rd. He also commented that they have testified in front of the Westland Area Commission opposing a housing development on the northwest corner of Holt and Big Run. They have been open-minded to a shopping center at the same location, only because the alternate plan is high-density housing that includes multi-family. This does have an effect on our citizens and have been active, but technically can't be a party since it is not in Grove City proper. Mr. Radi asked about traffic signals. Mr. Stage said there would be signals at the following intersections: Demorest & Big Run; Southwest Blvd. & Big Run; Holt and Big Run; and Holt and the school entrance.

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

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	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. Mayor Grossman submitted the Mayor's Monthly Report and Mr. Radi moved it be accepted; seconded by Mr. Eversman.

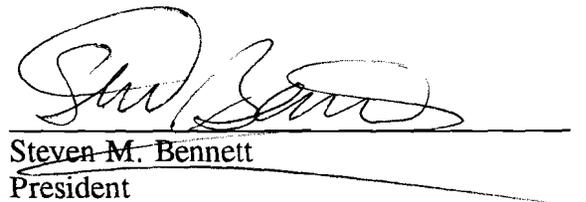
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

In closing, the Mayor commended the Building Department for all their hard work. She announced several upcoming events including the DARE Cruise-In, Arts-in-the-Alley and the Mayor's Cup Golf Outing.

2. Mr. Eversman commented that Council is still working on possible RV amendments and is hopeful that something will be submitted by the next council meeting.
3. Mr. Fulton asked Mr. Stage about the Water & Sewer Contracts with the City of Columbus. Mr. Stage said they are still waiting on Columbus.
4. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:25 p.m.


Tami K. Kelly, CMC/AAE
Clerk of Council


Steven M. Bennett
President