

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

September 15, 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 *Maria Klemack* *Bill Saxton*

1. President Klemack moved to excuse Mr. Eversman and Mr. Hatley; seconded by Mr. Saxton.

Mr. Radi	Yes
Ms. Klemack	Yes
Mr. Saxton	Yes

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

Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

3. President Klemack recognized the Mayor, who presented Officer Chuck Butler with a Proclamation for his retirement. She then made a presentation to the Gazebo Award Winners this year, with the assistance of Linda Rosine, Keep G.C. Beautiful Coord., and Jim Blackburn, Dir. of Service. This year's winners were: Ruth & Budd Chambers – Ward 1; Jim & Karen Gritter – Ward 2; Jeff & Kathy Hall, residential and Irene Jarrett, condo – Ward 3; Charles Stump, residential and Nancy Boggs, condo – Ward 4; Donna Ritchie – Jackson Township; Victor Casasanta Realty – Business; Village @ Hunters Crossing – Gateway Award.

4. 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-70-03 (Vacate a Portion of an Alley located North of Casa Blvd. and West of Haughn Road) was given its second reading and public hearing.

Ms. Sherry Bova, petitioner, said she is requesting the vacation of a portion of the alley behind her home that has not been maintained or utilized. She explained that upon investigating this issue, she found that one side of the alley was in the Township and one side in the City. She has already petitioned the County to vacate the Township side and received approval. She is now requesting the City to vacate their side. *Mr. Radi* asked what happens to the alley, once vacated. *Mr. Clark*, Dir. of Law, explained that the alley would be divided down the middle and each half would be given to the abutting property owner's. Ms. Bova stated that she owns the property on either side of the alley.

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

Mr. Saxton	Yes
Mr. Radi	Yes
Ms. Klemack	Yes

2. Ordinance C-71-03 (Rezone 79.7 acres located North of Zuber Road and East of Seeds Road from Rural to PUD-R) was given its second reading and public hearing and at the written request of the attorney for the petitioner, Mr. Saxton moved it be postponed until 10/6/03; seconded by Mr. Radi.

Mr. Radi	Yes
Ms. Klemack	Yes
Mr. Saxton	Yes

Mr. Saxton recognized Mr. Max Stout, Borrer Rd. resident, who had signed up to speak on this issue. *Mr. Stout* expressed his concern for this rezoning. He said his property had seen an increase in water as it is now, and the creek is getting wider. When we get a good rain, his front yard floods. He doesn't want to see more development in the area that would cause additional water problems. Mr. Saxton encouraged Mr. Stout to return on 10/6/03 to voice his concerns again, when the issue would be voted on and the rest of Council would be in attendance.

3. Resolution CR-68-03 (Approve the Development Plan for Hoover Park Section 7 and 8, located east of Broadway) was given its reading and public hearing.

Mr. John Lind, representing Homewood Corp., was present. Mr. Saxton reviewed the stipulations set by Planning Commission and noted that a new Plan had been provided that addressed about half of the stipulations. Mr. Lind agreed to all the stipulations and agreed that some had already been addressed. Mr. Dorman, Dev. Dept., clarified P.C.'s stipulation #12 by reading a letter from the City's Consulting Engineer (Hockaden & Assoc.) stating the following: Street construction drawings must be approved for the Holton Run subdivision (located adjacent and to the south of Hoover Park, Sec. 7 & 8) and bonding must be in place before building permits are issued for Hoover Park 8-1. Mr. Lind said he understood and agreed.

There being no additional questions or comments, Mr. Saxton moved that the Plan be replaced with that dated 9/10/03; seconded by Mr. Radi.

Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

Mr. Saxton moved it be approved; seconded by Mr. Radi.

Mr. Saxton	Yes
Mr. Radi	Yes
Ms. Klemack	Yes

4. Resolution CR-69-03 (Approve the Development Plan for Creekside Subdivision, Section 6, located west of Winter Creek Dr.) was given its reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, was present. Mr. Saxton reviewed the 14 stipulations set by Planning Commission, which Mr. Reynolds agreed to.

Mr. Saxton moved to add Page 4 to the Development Text, as part of the Resolution; seconded by President Klemack.

Mr. Radi	Yes
Ms. Klemack	Yes
Mr. Saxton	Yes

Mr. Saxton reviewed two new stipulations and asked Mr. Stage to explain the first one. Mr. Stage stated that they would like the Development Text incorporated into the Mylar and requested that Council add the following stipulation: 1. The Development Text, attached and made a part hereof, shall also be made a part of the Development Plan Mylar with the Penalty section incorporated and signature blocks for acceptance. Mr. Reynolds agreed to this. Mr. Saxton said the other stipulation requires stipulations #3 & #6 of Planning Commission, must be complied with prior to any plat approval. He said this deals with the bike path and the right-of-way. Mr. Reynolds said he understood that the bike path would be installed within the right-of-way and could control the installation of the bike path without a problem. As far as #6, Mr. Chris Roach is here and he controls that portion of the right-of-way. Mr. Roach has indicated that he will be dedicating that portion of the right-of-way as soon as a legal description is provided. Mr. Saxton said it still needs to be referenced to make sure it gets done. Mr. Reynolds agreed.

Mr. Saxton moved that Section 1 be amended to include the following stipulations:

1. The Development Text, attached and made a part hereof, shall also be made a part of the Development Plan Mylar with the Penalty section incorporated and signature blocks for acceptance.
2. Stipulations #3 and #6 of Planning Commission must be complied with prior to any Plat approval.

Seconded by Mr. Radi.

Ms. Klemack	Yes
Mr. Saxton	Yes
Mr. Radi	Yes

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

Mr. Saxton	Yes
Mr. Radi	Yes
Ms. Klemack	Yes

In the absence of Mr. Eversman, the Chair sat over Service, for discussion and voting of legislative agenda items under said committee.

1. Resolution CR-70-03 (Waive the Provisions of Section 1135.09(14)E of the Zoning Code for September 19 – 21, 2003 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 President Klemack moved it be approved; seconded by Mr. Saxton.

Mr. Radi	Yes
Ms. Klemack	Yes
Mr. Saxton	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-84-03 (Amend Section 521.08(h) of the Codified Ordinances titled Littering or Dumping of Garbage or Rubbish) was given its first reading. Second reading and public hearing will be held on 10/6/03.

In the absence of Mr. Hatley, the Chair recognized Mr. Radi, for discussion and voting of legislative agenda items under the Finance Committee.

1. Ordinance C-85-03 (Appropriate \$49,665.00 from the Community Environment Tree Fund for the Current Expense of Tree Installation) was given its first reading. Second reading and public hearing will be held on 10/6/03.

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 reported on community events.
2. After additional comments from Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:25 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Maria C. Klemack
President