

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

September 18, 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

1. Mr. Eversman moved to excuse Ms. Klemack; seconded by Mr. Radi.

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

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

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

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

4. President Bennett recognized Mayor Grossman and Karla Kowar, who presented the Gazebo Awards for this year.

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

1. 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 commented that at the last Council Meeting, it was requested that one lot be removed for better configuration. Mr. Cameron said he relayed Councils request and concerns to Dominion Homes and was told that they would have a representative speak to Council. He said since that hasn't happened, he would request that this be postponed until the next meeting. Mr. Stage, City Administrator, asked Ms. Kelly, Clerk of Council, about a phone call from Mr. Plank, attorney for Dominion. Ms. Kelly commented that Mr. Plank had called late today to get some background information. He did not indicate that he would be in attendance at this meeting. Mr. Stage commented that the original Development Plan is not consistent with the Plat submitted.

There being no additional questions or comments, Mr. Radi moved it be postponed until 10/2/00; seconded by Mr. Eversman.

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

2. Ordinance C-74-00 (Accept the Plat of Hoover Park, Section 5, located west of Hoover Road) was given its second reading and public hearing.

Mr. John Lind, representing petitioner, was present to answer any questions. There being none, Mr. Radi moved it be approved; seconded by Mr. Eversman.

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

3. Ordinance C-76-00 (Accept the Plat of Concord Lakes, Section 5, located east of Holt Road) was given its second reading and public hearing.

Mr. Don Wick, representing Rockford Homes, was present to answer any questions. Mr. Radi read the stipulations set by Planning Commission, which Mr. Wick agreed to. Mr. Radi commented that it was his understanding that Mr. Wick had agreed to resubmit the Plat for Section 4 in order to incorporate the same setback lines and landscaping to the rear. Mr. Wick confirmed his commitment to do this. He stated that the landscape plan for this Section does show the affected lots that are in Section 4 and incorporates the landscaping barrier in those lots also.

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

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

4. 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 second reading and at the request of the petitioner, Mr. Radi moved it be postponed until 10/2/00; seconded by Mr. Eversman.

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

5. Resolution CR-59-00 (Approve the final Development Plan for Hoover Park, Section 5 located west of Hoover Road) was given its reading and public hearing.

Mr. John Lind, representing petitioner was present. Mr. Radi read the two stipulations set by Planning Commission, which Mr. Lind agreed to. Further clarification was given on the placement of sidewalks. Mr. Lind said sidewalks would be installed on three sides of the Reserve. The south side has a wooded area and no sidewalks will be installed on this side.

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

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

6. Resolution CR-60-00 (Approve the final Development Plan for Concord Lakes, Section 5 located east of Holt Road) was given its reading and public hearing.

Mr. Don Wick, Rockford Homes, was present. Mr. Radi read the stipulations set by Planning Commission, which Mr. Wick agreed to. He said no landscaping would be around ditch. It will be placed to the inside and closer to the rear property lines of the lots. President Bennett asked about the fencing to be installed as part of the landscaping. Mr. Wick stated that there is a detail of the fence on the Landscape drawing. It shows a three (3) rail, natural fence, 42 inches in height. He said this fence is attempting to serve two purposes and they feel this configuration accomplishes this the best.

Due to the difference between the second Planning Commission stipulation and the fence detail on the landscape drawing, Mr. Radi moved to amend Section 1 to read, in part: “. . ., except for stipulation #2 and to include the following stipulation: 1. A 42”, three rail fence shall be permitted as shown on the landscape drawing dated 8/25/00”; seconded by President Bennett.

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

Mr. Eversman asked that since Mr. Wick had already agreed to submit a revised Plat for Section 4 if he had any objection to adding another stipulation to this Resolution confirming this. Mr. Wick said he had no objection.

With that, Mr. Eversman moved to amend Section 1 to include a second stipulation: 2. A revised Plat for Section 4 shall be submitted to reflect the same setbacks, landscape easements, etc. as shown in Section 5 for this street; seconded by Mr. Radi.

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

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

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

7. 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 at the request of the petitioner, Mr. Radi moved it be postponed until 10/2/00; seconded by President Bennett.

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

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

1. Ordinance C-58-00 (Authorize the City Administrator to enter into a Contract with the City of Columbus for Sewer Services) was given its second reading and Mr. Fulton requested that it and Ordinance C-59-00 (Authorize the City Administrator to enter into a Contract with the City of Columbus for Water Services) be postponed until 10/16/00; seconded by Mr. Eversman.

Mr. Fulton commented that in a conversation with Mr. Stage, it was indicated that we are still waiting on the City of Columbus for these contracts and negotiations are still ongoing.

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

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

1. Ordinance C-78-00 (Appropriate \$2,089.98 from the General Fund for the Current Expense of Vehicle Maintenance) was given its first reading. Second reading and public hearing will be held on 10/2/00.
2. Ordinance C-79-00 (Appropriate \$500,000.00 from the General Fund for the Current Expense of Debt Service for Hoover Road) was given its first reading. Second reading and public hearing will be held on 10/2/00.
3. Ordinance C-80-00 (Authorize the Issuance of Notes in the Amount of not to exceed \$3,350,000 in Anticipation of the Issuance of Bonds for the purpose of: Improving Dennis Lane by constructing a Storm Relief Sewer, and Improving the Municipal Storm Sewer System

by the Acquisition of Land, Design, and Installing Infrastructure and Necessary Appurtenances Thereof; and Designing and Engineering Right Of Way Plans for Reconstruction of Hoover Road with related equipment and necessary appurtenances thereof, and Appropriating Funds therefore, and Retiring Notes previously issued for such purpose, and Approving the Form of Official Statement Relating To The Notes) was given its first reading. Second reading and public hearing will be held on 10/2/00.

4. Resolution CR-65-00 (Accept Amounts & Rates as determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying them to the County Auditor) was given its reading and public hearing.

Mayor Grossman commented that she is pleased to be able to propose the eighth reduction in nine years to the inside milage for the City.

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

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

5. Resolution CR-66-00 (Authorize the City Administrator to Accept the Donation of Equipment for the Division of Police) was given its reading and public hearing.

Mr. Stage explained that a robbery was stopped in one of the warehouses by our Police Department and as a result, the Company has donated some equipment to the Department. He expressed thanks to Genco, Co.

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

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

*Note: Ord. C-2-00 (Special Use Permit for MAACO located on Home Road), died on table.

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

1. Mr. Stage commented on two issues that he feels will help mold our community for the next 25 years. The first was about Senate Bill 289 (Annexation Amendment). He explained that this was rushed into Committee and amendments made to the Bill that detrimentally affect growth for Villages and Cities. He stated that there is a hearing tomorrow and we will continue to oppose this Bill, along with many other municipalities. He said this does not protect agriculture land and believes it to be a move by the Township Association to stalemate annexations. He explained that if this gets out of committee, it will go before a full vote of the Senate. Mr. Eversman stated that if he understand this correctly, if this Bill would pass it

would mean that a property owner would not be able to decide what municipality his property could belong to. Mr. Stage said the Bill has a provision that would allow any property owner in a half-mile radius to file an objection to an annexation petition and, essentially prohibit a property owner from annexing his ground. Mr. Eversman commented that he believes this is bad legislation and should not prohibit the property owner from annexing his ground. Mr. Radi commented that he believes this will have a negative impact on school districts as well. Mr. Stage agreed and feels that Senator Cupp and Finan have overlooked this fact. He commented on how our school district and Jackson Township have prospered due to annexations to Grove City. Mr. Fulton asked about the opinion of other communities. Mr. Stage said there is really no gray area. Municipalities strongly oppose this Bill. He said there are some who are landlocked that don't care.

The second item Mr. Stage discussed was the Holt/Big Run Roads Project that is in Columbus. He showed a drawing of the proposed development. He said the original proposal had many acres of single-family, high-density housing, with a shopping center on the corner. Now, the proposal shows the shopping center across the Holt Road frontage, with 16 acres of apartments behind it. He explained that the concerns now are the road improvements to Holt Road; the aesthetics of the commercial development and how the buildings on the out-parcels along Holt Road will be designed (i.e. backs of buildings). He indicated that he had received cost estimates on improving a portion of Big Run Road (from Holt to Southwest Blvd.) to City standards. He explained that the difference between improving this portion of roadway from County Standards to City Standards is about \$330,000±. Much discussion took place regarding the different entities (county, township, school district, city, developer) that these improvements involve; the possibility of the school ground being annexed to the City of Grove City; residential development and what school district they would go to; and the density of the proposed apartments (unknown at present time). The Council members present encouraged the Administration to begin conversations with the School District with regard to annexing their ground in this area.

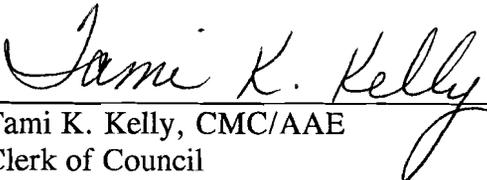
2. Mr. Robert Watts, resident, expressed his continued concerns and opposition to the new parking ordinance for recreational vehicles. He commented that he had met with Mr. Stage and requested copies of records under the Open Records Act and Mr. Stage refused. Another resident did some research and informed him that he could find no records of any parking violations where an R.V. was involved. He said Mr. Stage submitted a draft proposal to Council on August 25. He asked that Mr. Stage to identify specific details to justify the R.V. parking ordinance and the amendments he proposes. He commented that the City receives money from vehicle licenses and gas taxes and doesn't understand why they have to pay to park, as proposed in Mr. Stage's amendment. He finds Mr. Stage's changes unacceptable. He doesn't understand why Council is interested in this since there is legislation on the books now that prohibits parking on a street for more than 24 hours. President Bennett commented that Council has drafted an amendment to this new parking Section and anticipates it being on the next Agenda.

President Bennett asked Mr. Stage about enforcement of Ord. C-49-00. Mr. Stage commented about his meeting with Mr. Watts and referenced parking problems in the community. He said he had instructed the Police Department to begin enforcement, effective tomorrow. However, in light of Council's proposed amendment, he will postpone the initiative to enforce this ordinance.

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

1. Mayor Grossman reiterated her statement that she is pleased to offer a reduction of the inside milage for the eighth time in nine years. She thanked everyone involved in this year's Farmers Market; the DARE Cruise-In, especially Steve Funk of Columbus Auto Resale; the Arts-In-The-Alley Committee; the Mayor's Cup participants; and congratulated the Gazebo Award Winners.
1. Council expressed their sympathy to the Klemack Family for the loss of Mr. Klemack's father. They congratulated the Gazebo Award Winners and Mr. Fulton commented that he is hopeful that an equitable resolution can be made regarding the RV Parking.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:16 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Steven M. Bennett
President