

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

October 02, 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. Fulton.

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

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

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, who, with the assistance of Council, presented a Proclamation, along with a City shirt, to Nick Haddox and the father of Dave Jones for their heroic efforts in saving the lives of three individuals who were in a car accident and noticed the car had caught fire. In addition, the Mayor presented a Commendation on behalf of House of Representative, Amy Salerno. Also, John Carbol and Dave Carter, from American Legion Paschal Post #164, presented each with a Certificate and a Metal of Heroism.

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-54-00 (Amend Ordinance C-2-86 to Remove Land in the Community Reinvestment Area #2) was given its second reading and Mr. Stage requested that this be postponed until November 6, in order to continue negotiations with the property owners. He explained that the property identified is the old Shoney's restaurant, which has become a blighted site. He has had communication with Shoney's attorney and they feel they are very close to having negotiations settled, including the possibility of a new restaurant.

There being no additional questions or comments, Mr. Radi moved it be postponed until 11/6/00; seconded by Mr. Fulton.

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

2. Ordinance C-57-00 (Accept the Annexation of 99.034± acres located north of S.R. 665 and west of Haughn Road) was given its second reading and public hearing.

Mr. Joe Hull, attorney for petitioner, explained that his client is requesting this be postponed until November 6, 2000. He said this would be the last request for a postponement, as the 120-day time limit on the Annexation request will expire soon after this date.

There being no additional questions or comments, Mr. Radi moved it be postponed to 11/6/00; seconded by Mr. Eversman.

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

3. Ordinance C-68-00 (Approve an IND-1 Zoning Classification for 1.955 acre tract located at 5929 Haughn Road, upon its Annexation to the City) was given its second reading and public hearing.

Mr. Joe Hull, attorney for petitioner, was present. He explained that they are requesting a zoning classification that coincides with the current use of the property. He stated that the property has been built to capacity and requested approval.

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

4. Ordinance C-69-00 (Accept the Annexation of 1.995 acres located at 5929 Haughn Road) was given its second reading & public hearing.

Mr. Joe Hull, attorney for petitioner, stated that this is the accompanying to the prior ordinance. He requested approval of the annexation petition.

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

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

5. 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 confirmed with Ms. Kelly, Clerk of Council, that a FAX had been received by Mr. Mark Cameron, Bischoff & Associates, requesting that this be postponed to 10/16/00.

There being no additional questions or comments, Mr. Radi moved it be postponed to 10/16/00; seconded by Mr. Fulton.

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

6. 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 public hearing.

Mr. Scott Sands, architect, and Mr. John Rickenbacker, owner/petitioner, were present to answer any questions. President Bennett asked for further explanation of the siding and its color. Mr. Rickenbacker explained that it was a gray, wide (4") lapboard vinyl siding. President Bennett asked if any material would be kept for replacement purposes. Mr. Rickenbacker said yes. He will keep whatever is recommended by the contractor of all the exterior materials. Mr. Radi asked what safety measures were in place for runoff, etc. from the oil and car wash water. Mr. Rickenbacker said there are containment devices in the lower level of the building and the oil is picked up every week. The car wash will have an oil trap system, which is basically a water backflow preventor.

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

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

7. Ordinance C-81-00 (Accept the Annexation of 0.69 acres located at 3776 Mayfair Drive) was given its first reading. Second reading and public hearing will be 10/16/00.

Mr. Joe Hull, attorney for petitioner, explained that this petition for a single-family residence desiring City water and sewer services.

8. 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. Scott Sands, architect, and Mr. John Rickenbacker, owner/petitioner, were present to answer any questions. Mr. Radi read the stipulations set by Planning Commission and Mr. Rickenbacker agreed to all of them. President Bennett asked where the handicapped space was going to be moved. Mr. Sands showed the new location on the drawing, which was further away from the main door. However, it was explained that the business is such that most people will not need to leave their vehicles. The handicapped space is there to meet Code requirements. More than likely, it won't get used since they can stay in the vehicle. Mr. Fulton asked about the hours of operation. Mr. Rickenbacker stated that the un-operated car wash would be open 24 hours, just like the gas station next door. There will be security lighting. The automatic car wash and Lube Center will operate under daylight hours. President Bennett asked Mr. Kohman about drainage. Mr. Kohman said the car wash bay floors are sloped to the center for drainage and the site drainage is handled on-site. Mr. Radi asked if there were any rooftop mechanical units. Mr. Rickenbacker said no. Mr. Stage, City Administrator, commented that they have been working for months on this project and feels it will compliment the north of end of Broadway.

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

9. Resolution CR-67-00 (Approve a Certificate of Appropriateness for Vinyl Siding and Shingle Roof, located at 3206 Park Street in the Historical Preservation Area) was given its reading and public hearing.

Mr. Jeff Woodall, representing petitioner was present. President Bennett asked to see samples of the material. Mr. Woodall did not have any with him. Mr. Fulton asked if this would be the same as the house, which is white. Mr. Woodall said yes. President Bennett asked about the roof and if the shingle was a three tab or dimensional. Mr. Woodall said it would be a dimensional. The owner wants to put the same room on the house, at a later date, and it would match the garage roof.

Mr. Fulton moved to amend the Resolution to reflect the correct street in the Resolution as is shown in the Title, which is 3206 Park Street; seconded by Mr. Radi.

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

President Bennett moved to amend Section 1 to include the following stipulation: 1. Type of shingle used shall be dimensional; seconded by Mr. Eversman.

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

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

10. Resolution CR-68-00 (Accept Certain Properties by a Limited Warranty Deed) was given its reading and public hearing.

Mr. Clark, Dir. of Law, explained that the zoning and development approvals given to Ruscilli for this property, required that additional right-of-way be granted to the City. This Deed complies with that requirement.

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

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

In the absence of Ms. Klemack, Mr. Fulton chairing the Service Committee, took the floor for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-82-00 (Amend Section 351.19 titled Parking Restrictions in Residential Districts) was given its first reading. Second reading and public hearing will be held 10/16/00.

Mr. Robert Watts, resident, commented that he had requested copies of records by Mr. Stage and was refused. Upon mentioning this to Council and the Mayor he has since received the data from the Police Department. He said another resident analyzed the data and he shared some of those findings - specifically, the number of reports on parking. Of those, 19 related to recreational vehicles. In their estimation, only 1.3 percent was against recreational vehicles. Of those 19 complaints, reasons showed extensive parking and expired tags. These reasons are already addressed in the Code, through other parking regulations and the Police took action accordingly. As citizens look to Council's rationale to amending this new Section for health, safety and welfare, he feels that it is already indicated in the data that the Police have sufficient authority to deal with the complaints. Given the situation he described, he feels that Section 315.19 should be revoked, since there is obvious legislation in place to address the parking problems identified.

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 second reading and public hearing.

Mr. Eversman explained that the City has received money from an insurance company for the repair of a vehicle.

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

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

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 second reading and public hearing.

Mr. Eversman commented that this is to pay of debt and there is some companion legislation coming later in the Agenda.

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

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

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 second reading and public hearing.

Mr. Behlen, Dir. of Finance, commented that this is for the issuance of Not in an amount "not to exceed" \$3,350,000.00. He explained that we have been able to take the interest income and apply it to the principle and to retire the notes. He said they will be requesting approval of new notes in the amount of approximately \$1,800,000.00 for one year.

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

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

4. Ordinance C-83-00 (Appropriate \$115,704.44 from the Dennis Lane Storm Relief Sewer fund for the Current Expense of Debt Service) was given its first reading. Second reading and public hearing will be 10/16/00.

5. Ordinance C-84-00 (Appropriate \$32,553.59 from the Hoover Road Reconstruction Project Fund for the Current Expense of Debt Service) was given its first reading. Second reading and public hearing will be held on 10/16/00.
6. Ordinance C-85-00 (Appropriate \$153,938.65 from the Westside Municipal Storm Sewer System Reconstruction Project Fund for the Current Expense of Debt Service) was given its first reading. Second reading and public hearing will be held on 10/16/00.
7. Ordinance C-86-00 (Amend Various Sections of Chapter 161 titled Employment Provisions for City Employees) was given its first reading. Second reading and public hearing will be held on 10/16/00.
8. Resolution CR-69-00 (Authorize the City Administrator to Advertise for Bids for Windsor Park Fencing and to Award a Contract) was given its reading and public hearing and Mr. Eversman moved it be approved; seconded by Mr. Fulton.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	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. Eversman moved it be accepted; seconded by Mr. Radi.

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

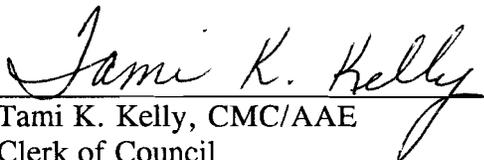
In closing, the Mayor reported that more than 2,000 people were in attendance for Arts-In-The-Alley; the Street Paving Program is nearly 75% complete; and she announced various events for the month of October, including The Family Fest and a Tree Sale.

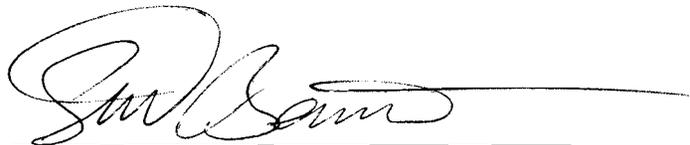
2. Mr. Stage commented that Senate Bill 289 (Annexation Amendment) did pass, with some amendments. Some attorneys have said it will require an expert to decipher these new regulations. They are hopeful that it does not pass the House of Representatives. He also commented that Mr. Watts' data does not show those who call and are intimidated by RV owners and won't file formal complaints. Nor does it reveal those who erase chalk marks to avoid a citation.
3. Council congratulated Mr. Haddox and Mr. John on their honorable and unselfish actions.

Mr. Fulton invited Mr. Watts and other to review the proposed amendment to Section 351.19. Mr. Bennett commented that he has had many calls and been stopped by those who like the new parking ordinance with no changes. He feels some compromise is warranted and commented that the original information he requested had information in it that was not open for disclosure.

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

Council adjourned at 8:55 p.m.


Tami K. Kelly, CMC/AAE
Clerk of Council


Steven M. Bennett
President