

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

October 07, 2002

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 and the Pledge of Allegiance, roll was called and the following members were present:

Vaughn Radi Bob Hatley Maria Klemack Budd Eversman Bill Saxton

1. President Klemack recognized the Mayor who administered the Oath of Office to Ms. Ella Bower for her appointment to the Audit Committee. Likewise, President Klemack administered the Oath of Office to Mr. Chuck Hirth and Mr. Chuck Boso for their appointment to the Audit Committee. In addition, the Mayor presented a Proclamation to Ms. Linda Cartell Payne for being a 2002 National Teachers Award Winner, sponsored by Time Warner.
2. Mr. Eversman moved to dispense with the reading of the previous meeting minutes and approve as written; seconded by Mr. Saxton.

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

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

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

1. Ordinance C-71-02 (Approve the Rezoning of 32.215 acres located on the northeast corner of Holt and Grove City Roads from SF-1 to R-1B) was given its second reading and public hearing.

Mr. Donald Plank, attorney for petitioner, requested that this item be withdrawn, as they have submitted a new application for 20 acres to be rezoned to R-1. Mr. Saxton noted that Mr. Hawkins had signed up to speak on this matter. He asked Mr. Hawkins if he understood the request and if he still wanted to speak. Mr. Hawkins asked which 20 acre tract. Mr. Plank explained that the property actually consists of three (3) tracts. One is currently zoned R-1b and the other two are zoned SF-1. The two tracts zoned SF-1 are those being petitioned for a change to R-1. Mayor Grossman asked Mr. Plank to explain the difference between SF-1 and R-1 zoning.

Mr. Plank indicated that he knew the R-1 zoning required 80' wide lots, but wasn't sure the lot size required under SF-1. It was determined that SF-1 requires 120' wide lots.

Mr. Hawkins, resident, expressed appreciation that this is not a dead issue. He indicated that he (and his attorney) met Mr. Plank and he came away with the impression that there would be as many 70' wide lots as possible jammed into the acreage adjoining Elginfield Subdivision, to satisfy the people in the Township with larger lots across the frontage of Grove City Road and along Holt Road. He agreed that his property, Elginfield Subdivision and the undeveloped land behind his home are all zoned R-1b. However, the majority of lots in Elginfield exceed the R-1b minimum lot size. He said the residents of Elginfield subdivision have been tromped on before.

He doesn't want to see three homes behind his single lot. He believes it will devalue his property. He also feels that a single-load street is inappropriate and those new homes will look out and see high-power tension wires. He said he believes that the green space will now be reduced to make room for the number of homes the developer feels they need. He said he would like to see a proposal of the layout. Mr. Saxton stated that it is his understanding that the Rezoning is to be filed first and then they will be required to come back to the City with a Development Plan. At that time, he could come in and look at the development plan and make comments. Mr. Hawkins asked if the residents who don't about the rezoning would get notified. Mr. Saxton indicated that he knew Alice Sweeley and Sharon Downs (present at meeting) very well and he would let them know, then they could tell everyone else. Ms. Kelly stated that a notice for the rezoning would be placed in the Grove City Record and Planning Commission and Council Agenda's can be found on the City's Web Site prior to the meetings. In addition, the Council Agenda is posted in City Hall and sent to the Library. If anyone wished to be notified directly on a specific issue, they need only submit that request to her, as Clerk of Council, and she would make sure they get notified.

Mr. Radi asked when this new rezoning request would come to Council. Mr. Plank indicated that he believes this will be heard by Planning Commission on October 22 and would then follow the normal process.

Dr. Peter Feldkamp expressed pleasure in the change request to R-1 and feels this zoning will fit better with the existing homes in the area. He then expressed concerns over the potential new development, specifically park land. He said the National Recreations and Parks Association recommends a 5 - 15 acre park. He said they would also like to see a bike trail, up to the new high school. He would also like them to address more landscaping and mounding along Holt Road in the new development plan. He would also like them to address the traffic patterns on Holt and Grove City roads. Mr. Radi asked if the recommendation of the open space was specific to this plan. Dr. Feldkamp stated that the National Recreations & Parks Assoc. recommends 5 - 15 acres for any neighborhood green space. He said Ms. Alice Sweeley would be the contact for that. He said the existing green space in Concord Lakes is under the high tension wires and the homeowners are building fences in that "green space" area. He said they don't want to loose that space. Mr. Plank said he appreciated the comments about the Development Plan, but needs to get the zoning done first.

Mr. Stage commented about Dr. Feldkamp's comment about Holt and Grove City Roads. He said the only way Grove City can improve the intersection and those roads is if the property owners are inside the corporation limits. He said he would be happy to discuss that with those property owners.

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

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

2. Ordinance C-83-02 (Approve a C-2 Zoning Classification for 4.83 acres located at 1350 Stringtown Road upon its Annexation to the City) was given its second reading and public hearing.

Mr. Joe Hull, attorney for petitioner, explained that this is a zoning upon annexation. The back 3 ½ acres is being purchased by the Auto Auction and will be added to their current tract. The annexation for this same parcel will come up later.

Mr. Elmer Waltz, 1293 Stringtown Rd., expressed concern over the Auto Auction having access onto Stringtown Road from this property. Mr. Hull explained that the Auto Auction is just purchasing the back half and the front acreage will remain with the same property owner. The Auto Auction will have no frontage on Stringtown Road and therefore, no access. Mr. Waltz expressed concern over the landscape buffer that has been done in the past. Mr. Hull stated that when a development plan appears, he would presume a similar buffer would be shown and provided. Mr. Eversman commented that this is just for the zoning and that once a development plan is submitted, Council can deal with issues such as mounding and landscaping.

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

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

4. Ordinance C-84-02 (Approve the Rezoning of 74.7 acres located on the northwest corner of Orders and Haughn Roads from SF-1 to PUD-R) was given its second reading and public hearing.

Mr. Donald Plank, attorney for petitioner, requested this be postponed until October 21, 2002. Mr. Eversman stated that he would like to see the Development Plan come up at the same time as this rezoning request. Mr. Plank stated that this is the purpose for the postponement. Mr. Eversman asked if he believes that the Plan would clear Planning Commission and be ready for Council on the 21st. Mr. Plank said that is his hope. They have been to Planning Commission twice. Mr. Eversman asked if he would agree to further postponements if necessary. Mr. Plank said it was their goal to bring both issues to Council at the same time for a vote.

There being no additional questions or comments, Mr. Saxton moved it be postponed to 10/21/02; seconded by Mr. Eversman.

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

5. Ordinance C-90-02 (Accept the Annexation of 4.83 acres located at 1350 Stringtown Road) was given its second reading and public hearing.

Mr. Joe Hull, attorney for petitioner, explained that this is the companion piece to C-83-02 and the actual annexation of the property to the city.

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

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

6. Ordinance C-93-02 (Approve the Special Use Permit for Connell's Flowers & Gifts located at 2033 Stringtown Road) was given its first reading. Second reading and public hearing will be held on October 21, 2002.
7. Ordinance C-94-02 (Approve the Rezoning of 0.030 acres located at 4461 Broadway from PUD-C to SD-4) was given its first reading. Second reading and public hearing will be held on November 18, 2002.
8. Ordinance C-95-02 (Approve the Rezoning of 22.917 acres located at 2552 Demorest Road from SF-1 to R-2) was given its first reading. Second reading and public hearing will be held on November 18, 2002.
9. Resolution CR-52-02 (Approve the Preliminary Development Plan for the Weygandt Tract located at 2552 Demorest Road) was given its reading and public hearing and at the request of the agent for the petitioner, Mr. Saxton moved it be withdrawn; seconded by Mr. Radi.

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

10. Resolution CR-71-02 (Approve the Development Plan for Connell's Flowers & Gifts located at 2033 Stringtown Road) was given its reading and public hearing.

Mr. Paul McKnight, property owner & agent for petitioner, stated that he has an interested party to place a building on the parcel for a retail flower shop and another building in the rear for a whole flower store. He showed a color rendering of the building and explained that the materials

are a combination of brick, efface, cedar trim and lots of glass. The back building is similar in nature, with some siding and compliments the front building. Mayor Grossman asked if there would be semi-truck deliveries on a regular basis. Mr. McKnight stated that it is his understanding that there will not be semi's on a regular basis. That was a question he had for the lessee because he knew the site wouldn't work if they did. It is too narrow. He stated that the primary operation is in Pennsylvania and it is his understanding that the bulk of flowers are shipped there and broken down and delivered by Box Vans to the other locations. He showed a space on the site plan that is large enough for a semi truck to fit in the back. He said he did this for his own precaution. Mayor Grossman asked if Mr. McKnight was comfortable with that space and a semi truck's ability to navigate in it. He said yes. In addition, the parcel next door has an ingress/egress easement that can be used, but have created this plan so that easement would not be necessary. The user insists that they will be using Box Vans. Mr. Stage suggested that an additional stipulation be added. He said he knows that typically plans are subject to engineering approval, but he is not sure they have been seen at this point.

Mr. Saxton moved that Section 1 be amended to include a stipulation that: Prior to the issuance of a building permit, the engineer and building department must sign off on the plans; seconded by Mr. Radi.

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

Mr. Eversman stated that he likes everything for a plan brought in together. He asked if it was important for Council to vote on this tonight or could it be postponed to the next meeting, when the Special Use Permit would be voted on. Mr. McKnight indicated that he would like a vote on this tonight, as the business owner is anxious to get some approval. He said they understand that it has no bearing on the approval of the Special Use Permit.

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

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

11. Resolution CR-72-02 (Approve the Sign Request for Milano's Gift Baskets, Elegance Jewelers, Studio 945, located at 4010 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Tony Milano, petitioner, was present and showed a picture of the proposed sign. He stated that the colors were chosen from the approved color chart for the HPA District.

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

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

12. Resolution CR-73-02 (Approve the Development Plan for the AutoZone, located at 2370 Stringtown Rd.) was given its reading and public hearing.

Mr. Curtis Ziegler, Auto Zone, stated that they have addressed all the issues from Planning Commission and submitted revised drawings. They look forward to coming to Grove City. Mr. Saxton stated that he shared his concern over the long spans of wall space without a break in the brick during the caucus, and believes that an agreement has been reached to add two windows on the west side and one on the east side of the building. Mr. Zeigler clarified that rather than putting in spandrel glass, they are willing to have a brick accent in such a manner that it would look like a window and have the same effect. They would do two five foot (5') wide sections, from the bottom of the soffit - down to the knee wall. After a short review, Council agreed to add the faux windows without the glass.

Mr. Hatley stated that he is happy to have AutoZone here and appreciates all the changes they have made to the Plan. He said it is a good building, however he is disappointed, with the type of retail space that we need in the City, that we are now going to have three auto parts stores in a two (2) block radius. He said he feels this is excessive and it is too bad we couldn't figure out some other use for the land than another auto parts store. Mr. Ziegler stated that this is a corporate store and all they do is auto parts stores. He apologized for having the multitude of stores in the general area, but they wouldn't be there if they felt it wasn't a good place to be.

There being no additional questions or comments, Mr. Saxton moved to amend Section 1 to include the following stipulation: *1. Two brick (2) windows be added to the west side and one (1) brick window added to the east side, with the approval of the Building Dept.;* seconded by Mr. Eversman.

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

Mr. Saxton moved it be approved; seconded by President Klemack.

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

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

1. Ordinance C-96-02 (Appropriate \$45,630.00 from the Community Environment Fund for the Current Expense of Tree Installation) was given its first reading. Second reading and public hearing will be held on October 21, 2002.
2. Ordinance C-97-02 (Appropriate \$165,000.00 from the General Fund for the Current Expense of Construction Engineering for Hoover Road from Milligan Grove to Orders Road) was given its first reading. Second reading and public hearing will be held on October 21, 2002.
3. Ordinance C-98-02 (Appropriate \$4,500.00 from the General Recreation Fund for the Current Expense of Youth Volleyball) was given its first reading. Second reading and public hearing will be held on October 21, 2002.
4. Ordinance C-99-02 (Direct the Certification to the County Auditor of the Expense for Cutting Weeds on Private Property) was given its first reading. Second reading and public hearing will be held on October 21, 2002.
5. Resolution CR-74-02 (Appoint Members to the Audit Committee) was given its reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Eversman.

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

6. Resolution CR-75-02 (Accepting the Amounts and 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 stated that she is proud to propose this to Council. This is the ninth year in the past eleven that we have been able to reduce the inside millage and believes this shows sound financial diligence.

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

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

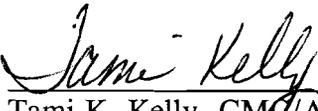
1. Mayor Grossman submitted the Mayor's Monthly Report and Mr. Radi moved it be accepted; seconded by Mr. Saxton.

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

In closing, the Mayor congratulated President Klemack on her trip to the White House. She congratulated Tigerpoly on their 15 year anniversary; announced upcoming events and reported on construction projects; she also acknowledged the Sertoma Club's \$500.00 donation to the City from the proceeds of the Homecoming Event.

2. Mr. Radi asked about the improvements to Big Run and Holt Roads. He wondered when it would be opened and the traffic light in. Mr. Stage, City Admin., stated that they didn't have a date yet.
3. President Klemack commented that she had the opportunity to meet President George W. Bush two days ago. She said she was very impressed with him. She left a Grove City Sesquicentennial Throw with Secret Service for him as a gift from the City. She said it was a pleasure to meet such a caring, religious person. It was one of the best days of her life.
4. After additional comments from Council and other Administrative staff members, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:09 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Maria C. Klemack
President