

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

October 20, 2014

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Jeff Davis Maria Klemack-McGraw Ted Berry Steve Bennett Laura Lanese

1. Ms. Klemack-McGraw moved to dispense with the reading of the minutes from the previous meeting and approve as written; seconded by Mr. Bennett.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

2. President Berry recognized Mr. Chris Fulton, President of the G.C. Visitors & Convention Bureau, and Amanda Davis, Director, who provided Council with an updated Report on their efforts. They recently won an award for their blog and twitter/social media efforts. They continue to promote travel and tourism, as well as the events in Grove City.
3. The Chair read the agenda items and they were approved by unanimous consent.

The Chair recognized Mr. Bennett, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-61-14 (Appropriate \$149,414.00 from the Capital Improvement Fund for the Current Expense of 4126 Haughn Road Renovations) was given its first reading. Second reading and public hearing will be held on November 03, 2014.

The Chair recognized Mr. Davis, Chairman of Safety, for discussion and voting under said Committee.

1. Ordinance C-62-14 (Authorize the City Administrator to enter into an Agreement with Pleasant Township to provide Dispatching and Communication Services for the Pleasant Township Fire Dept.) was given its first reading. Second reading and public hearing will be held on November 03, 2014.

The Chair recognized Ms. Lanese, Chairman of Service, for discussion and voting under said Committee.

1. Resolution CR-56-14 (Authorize the City Administrator to enter into an Agreement and Cooperate with the Director of Transportation for the Improvement of Certain Signals) was given its reading and public hearing.

Mr. Chuck Boso, City Admin., explained that this will put reflective back plates and new LED signal heads on the traffic signals at two intersections.

There being no additional questions or comments, Ms. Lanese moved it be approved; seconded by Ms. Klemack-McGraw.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes

2. Resolution CR-57-14 (Endorse the passage of Issue 4 for the 2014 Franklin County Children Services Renewal Levy) was given its reading and public hearing.

Mr. Bruce Cadwallader, Community Outreach Director, explained this is a straight renewal to help serve abused and neglected children. He said although their numbers are increasing, they have kept costs down by helping out with kinship families rather than placing children in foster care. He said this accounts for 25% of their budget. He thanked Grove City for their support.

There being no additional questions or comments, Ms. Lanese moved it be approved; seconded by Ms. Klemack-McGraw.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

The Chair recognized Ms. Klemack-McGraw, Chairman of Lands, for discussion and voting under said Committee.

1. Ordinance C-63-14 (Approve a Special Use Permit for a Day Care Center for City Center Childcare located at 3721 Broadway) was given its first reading. Second reading and public hearing will be held on November 3, 2014.
2. Ordinance C-64-14 (Approve the Rezoning of 4155 Parkway Centre Drive from C-2 to PUD-C) was given its first reading. Second reading and public hearing will be held on December 1, 2014.
3. Resolution CR-58-14 (Approve a Portable Sign for Repair The Tech located at 3937 Broadway in the Central Business District) was given its reading and public hearing.

There being no one present, Mr. Berry moved to amend Section 1 to state that this approval is good for one year only; seconded by Ms. Lanese.

Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

4. Resolution CR-59-14 (Approve a Portable Sign for Grove City Lanes located 3940 Broadway in the Central Business District) was given its reading and public hearing.

Ms. Klemack-McGraw noted that Planning Commission approved this sign with two deviations from Code.

Mr. Berry moved to amend Section 1 to state that this approval is good for one year only; seconded by Mr. Davis.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

Ms. Klemack-McGraw reviewed the deviations for size and the permission to have a full chalkboard sign.

Mayor Stage said he understands that Planning Commission recommended this, but he doesn't believe this is the new standard we want to set for these signs. This was never the intension. The owner had already purchased the sign and that is why Planning Commission went along with it. He said he doesn't think we should deviate from what we have. Ms. Klemack-McGraw said she understands that the Development Department has been working on some changes to the Section and that is why they are only permitting the sign for one year.

Mr. Berry said he agrees that prior purchase of a sign should not be cause for approval. Mr. Boso noted that the Code does allow for 50% of the sign to be chalkboard.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes

5. Resolution CR-60-14 (Approve the Preliminary Development Plan for The Courtyards at Hoover located at 4883 & 4895 Hoover Road) was given its reading and public hearing.

Mr. Joel Rhodes, representing Epcon Group, was present and explained the condo project proposed for this Parcel. He said their target market is empty nesters. He said they continue to see a need in Grove City. They have had conversations with the neighbors and understand there are some things to work out, and that this Plan is preliminary in nature. He said they will continue to work with the adjacent neighborhoods. Mr. Davis asked what the primary concerns are. Mr. Rhodes said mainly perimeter buffer and how that is treated, along with some driveway layouts. Mr. Bennett asked what type of buffer is proposed for the area. Mr. Rhodes said the initial proposal was to have an 80% opacity buffer, with a 25' setback around the perimeter with the first 10 feet do-not-disturb zone. Some of the neighbors desire more of a buffer ranging from a mound to fencing or a combination. Mr. Bennett asked about the floodway areas. Mr. Rhodes said there are some FEMA floodplain areas and there are some non-FEMA flood area, and some stream corridor protection zones. They have discussed some of this with staff. They will need to get into final engineering to understand all the areas and how they need addressed.

Mr. David Johnson, Hoover Crossing resident, voiced concern over the proposed development. He voiced concern over the 25' rear setback and screening. He said he would like to see a 6' mound with evergreen trees. He asked that this be tabled until the residents can meet with Mr. Rhodes.

Ms. Belinda Johnson voiced objection to this development. She said 3/4ths of their lot touches this property. She is very concerned about the dead end road, that they are calling a driveway. She said they had another at the south side of the development but have changed it. She said headlights will be shining into her backyard and deck. She wants this taken out on both ends of the northerly road.

Mr. David Parcher, Hoover Crossing resident, voiced concern about drainage and sewers. He said they have problems now and this area is in the Floodplain. Mr. Boso, City Admin., said this is only a preliminary review. He said when a final plan is submitted those issues will be addressed.

Ms. Lanese asked how Epcon would address the dead-end streets brought up by Ms. Johnson. Mr. Rhodes said there are several options that they will consider.

Mr. Davis said he lives near this and shares the affection of the residents for this neighborhood. He said he will act on a sense that this is a preliminary plan. However, he hopes they will work with the residents and Council to find resolution to these issues.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Mr. Berry	No
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

6. Resolution CR-61-14 (Approve the Development Plan for La Quinta Inn Addition located at 3962 Jackpot Road) was given its reading and public hearing.

Mr. Keith Schnippel, representative, was present to answer any questions. Ms. Klemack-McGraw reviewed the five stipulations and Mr. Schnippel agreed to all five.

Mayor Stage voiced concern over the existing condition of the sidewalks and apron. Also, he said there should be landscaping on the east side to hide the storage units. Mr. Schnippel said they have addressed the apron and sidewalks on the drawings as well as landscaping across that edge. Mayor Stage said he would like to see the landscaping denser. Mr. Schnippel said they met Code, but will take note of the Mayor's request. Council asked if La Quinta is willing to replace the sidewalks and apron or should they amend the resolution. Mr. Schnippel said they will replace those. He said they will also do their best to enhance the landscaping in that area.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

7. Resolution CR-62-14 (Approve the Development Plan for Texas Roadhouse parking lot located at 4155 Parkway Centre Drive) was given its reading and public hearing.

Mr. Steve Zellner, architect for petitioner, was present to answer any questions. He agreed to the two stipulations set by Planning Commission.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

8. Resolution CR-63-14 (Approve the Development Plan for VanTrust for a Speculative Industrial Building located on the North side of Southwest Blvd.) was given its reading and public hearing and at the request of the petitioner's agent, Ms. Klemack-McGraw moved it be postponed to 11/03/14; seconded by Mr. Bennett.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

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

Mr. John Hensley, voiced concern for audible street crossings signals. He said he will work with the Service Dept. on this. He then invited Council & the Mayor to the Annual Veteran's Day Dinner on 11/3 from 4:00 -9:00 p.m. at Golden Corral. He said they would like to see their representatives in person at this event.

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

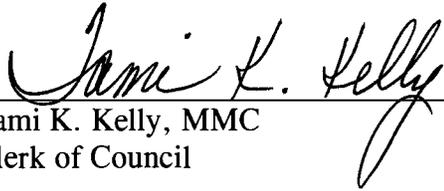
1. Mayor Stage submitted the Mayor's Court Report. Mr. Berry moved to accept same; seconded by Ms. Klemack-McGraw.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes

The Mayor reported that Mr. Davis was recently appointed to the Board of Grievances & Discipline by the Ohio Supreme Court. Congratulations were shared. He reported on a letter he received from the Historical Commission over the moving of the Train Station; the Library passed a Resolution last Tuesday about the location for a new library; we received 2nd place in the Annual Red Cross Life Sharing Challenge.

2. Mr. Smith reported that he spoke to the Librarian's attorney and hopes to have the contract by next Wednesday.
3. After comments from Council and Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 8:23 p.m.



Tami K. Kelly, MMC
Clerk of Council



Ted A. Berry
Chair