

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

November 18, 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. Mr. Saxton moved to dispense with the reading of the previous meeting minutes and approve as written; seconded by Mr. Eversman..

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

2. 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-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, explained that this is a request for 74± acres to be rezoned to allow for a condominium and single-family residential development.

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

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

2. Ordinance C-94-02 (Approve the Rezoning of 0.030 acres located at 4461 Broadway from PUD-C to SD-4) was given its second reading and public hearing.

Mr. Jim Hoch, representing Wide Open West, who explained that they propose to place a small (12 x 21), unmanned telecommunications site for Wide Open West, which will convey cable television and Internet access to the residents. He said there were no towers associated with the facility or Genset generator to make noise. He said it would serve as part of the infrastructure in the general area to service the public with cable TV and Internet access. Mr. Eversman noted that Mr. Stage, City Admin., commented that some of the landscaping might

be redirected to another location and asked if Mr. Hoch was aware of that. Mr. Hoch said no, but didn't foresee it as a problem. Mr. Eversman said the quantity would not change, only the location. Mr. Hatley asked how much traffic this facility would generate. Mr. Hoch said hopefully, very little. They foresee several trips per month.

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

3. 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 second reading and at the request of the agent for the petitioner, Mr. Saxton moved it be postponed until 12/16/02; seconded by Mr. Eversman.

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

4. Ordinance C-103-02 (Approve a Special Use Permit for CVS Pharmacy located at the Southwest Corner of Hoover Road and S.R. 665) was given its second reading and public hearing.

Mr. Frank Petruziello, Skilken Properties, was present and explained that this Special Use Permit would allow for a pick-up window for the CVS Pharmacy. There is plenty of stacking for the traffic.

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

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

5. Resolution CR-78-02 (Approve the Development Plan for Claybrooke Crossing located on the northwest corner of Haughn and Orders Roads) was given its reading and public hearing.

Mr. Donald Plank, attorney for petitioner, showed drawings of the 110± acre parcel and reviewed the features of the project. He highlighted the fact that: they have committed to a 30' buffer, to leave that natural; they would be over sizing the storm water to help take care of flooding north of the development; houses will front along Haughn Road until it gets dangerous to do so, and then those lots become very deep and will have landscaping along the back; they allow for the relocation of Haughn Road; the condo's have many amenities themselves and basements will be offered as an option; the interior road will be built by Centex; homes will front Orders to compliment those across the street. Mr. Saxton commented that this plan shows great improvement & the Mayor welcomed them to Grove City. She said it is a good

partnership and a good negotiation. Mr. Eversman confirmed that there is a maximum of 38 lots less than 80' wide. Mr. Plank said yes, there are no more than 38. He said even though there are some less than 80', there are others at 85'. Mr. Eversman asked about the square foot minimum for the house. Mr. Plank stated that they would all meet the R-1 standards except for the lots that are less than 80' wide. They have committed to a 1,900 sq. ft. home on those. Mr. Eversman asked what the minimum square footage would be for the condominiums. Mr. Plank said he believes that is 1,400 sq. ft.

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

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

6. Resolution CR-79-02 (Approve the Development Plan for CVS Pharmacy located on the Southwest corner of Hoover Road and S.R. 665) was given its reading and public hearing.

Mr. Frank Petruziello, Skilken Properties, was present to answer any questions. Mr. Saxton review the four stipulations set by Planning Commission. Mr. Petruziello agreed to all of them. He then showed a site plan of the project. He reviewed this plan and stated that all the landscaping has been coordinated with the Urban Forester. He stated that this building is the same as the one on Stringtown Rd. with the exception that the brick columns are real brick and their color will match the brick color of the Buckeye Grove Shopping Center. Mr. Eversman asked about curb cut in the center of the development. Mr. Petruziello stated that was added at the last Planning Commission meeting to provide an escape to get out of the drive-thru lane. He said it isn't a full curb cut and would get you anywhere to come in. Mr. Radi asked about the stacking of vehicles and asked if they have any numbers on that. Mr. Petruziello said they have done studies and at peak hours, the study says 12 cars per hour. He said there is stacking for 7 cars behind the one at the window, which is more than enough. He also stated that CVS has gone to a double system. There are two lanes now for drop off at one and pick up at the other.

On a separate issue, Mr. Saxton stated that Mr. Petruziello told Council during caucus at their last meeting that the driveway into the main shopping center would be fixed by his company by early spring. Mr. Petruziello said that was correct.

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

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

7. Resolution CR-83-02 (Set forth, as required by Section 709.031 of the Ohio Revised Code, the Municipal Services that can be furnished to 1.08 acres located at 2168 Sonora Drive upon its annexation to the City of Grove City) was given its reading and public hearing and 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

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

1. Ordinance C-107-02 (Authorize the City Administrator to enter into an Agreement with the Mid-Ohio Regional Planning Commission whereby certain expenses associated with Ohio Public Works Commission grants can be billed to the City of Grove City) was given its first reading. Second reading and public hearing will be held on December 2, 2002.

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

1. Ordinance C-106-02 (Appropriate \$12,000.00 from the General Fund for the Current Expense of Contract Plumbing Inspections) was given its second reading and public hearing.

Mr. Behlen, Dir. of Finance, explained that the Franklin County Health Department does all plumbing inspections for the City. There have been more inspections than anticipated and this is for payment of those additional plumbing inspections.

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

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

2. Ordinance C-108-02 (Amend Section 161.08(g) of the Codified Ordinances titled Fringe Benefits) was given its first reading. Second reading and public hearing will be held on December 2, 2002.
3. Ordinance C-109-02 (Adjust the Authorized Appropriation level of Certain Project Funds) was given its first reading. Second reading and public hearing will be held December 2, 2002.
4. Resolution CR-84-02 (Accept \$4,810.00 from the Babbert Trust held by the City of Grove City to fund an Electronic Scoreboard at Windsor Park on Diamond One and name said diamond The Barry Babbert Diamond) was given its reading and public hearing.

Mr. Stage explained that Diamond One has been upgraded to be a signature diamond and is the oldest diamond at Windsor Park. The Babbert Family was contacted about using money in the Babbert Memorial Fund to purchase a scoreboard for that diamond. The original thought was to do a flagpole or something at Fryer Park, but, Mrs. Babbert agreed to fund the scoreboard and name the diamond after Barry. Mr. Stage said there would be a few dollars left in the Fund that can be used toward something at Fryer Park as well.

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

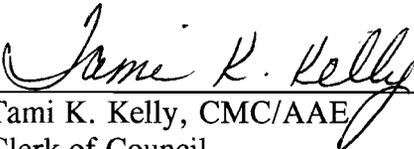
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Eversman	Yes

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

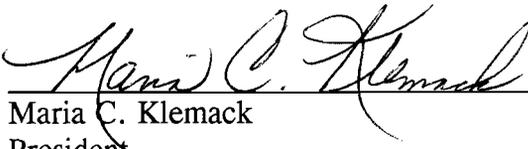
There being no new business, the Chair recognized members of Administration and Council for closing comments.

1. Mayor Grossman reported on upcoming events.
2. Mr. Stage mentioned that he will be sending a letter to the Solid Waste Authority of Central Ohio regarding the pending expansion of their facility with a beer-recycling center and the other is to Pricilla Mead regarding the State considering legislation to allow for slot machines at race tracks.
3. Council Members commented on the appropriateness of the memorial for Barry Babbert and wished everyone a Happy Thanksgiving.
4. Mr. and Mrs. Babbert, Barry's mother and father, were in the audience. Fritz thanked Council for putting the scoreboard and naming the field after his son. He stated that the family would still like to see something at Fryer Park and hopes to give money from the family for that.
5. After additional comments from Council and other Administrative staff members, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:35 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Maria C. Klemack
President