

**GROVE CITY, OHIO COUNCIL  
MINUTES**

November 24, 1992

Special Meeting

The special meeting of Council was called to order by President Brian Buzby at 7:50 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:

*Brian Buzby*                      *William Ferguson*                      *William Buckley*                      *Charles Cotton*

1. President Buzby moved to excuse Mr. Mountain; seconded by Mr. Buckley.

Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes

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

1. Ordinance C-106-92 (Special Use Permit for Chamber for Christmas Cele. Downtown) was given its first reading and Mr. Cotton moved that the rules of council be suspended and the waiting period waived; seconded by Mr. Buckley.

Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes

Mr. Cotton moved to approve Ordinance C-106-92 as an emergency; seconded by Mr. Buckley.

Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes

2. Ordinance C-107-92 (Special Use Permit for The Brake Shop, 2401 Stringtown Rd.) was given its first reading. Second reading and public hearing will be held on December 07, 1992.
3. Ordinance C-108-92 (Rezone 11 acres on Hoover Road from R-1 to PUD-R) was given its first reading. Second reading and public hearing will be held on January 04, 1992.
4. Resolution CR-72-92 (Development Plan for northeast corner of Broadway & Ventura, Larry Beavers) was given its reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Buckley.

Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes

5. Resolution CR-73-92 (Development Plan for Elginfield Subdivision, north side of Grove City Road) was given its reading and public hearing.

Speaking to this resolution was Mr. Bob Blackburn of Bird and Bull. He offered to answer any questions and requested a favorable decision of Council.

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

Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes

6. Resolution CR-75-92 (Preliminary Development Plan, Christina Villa's Condominiums) was given its reading and public hearing.

Speaking to this resolution were Mr. Brian Horne, Horne King & Raugh and Ms. Karen Evans, Richard E. Robinson Construction. Mr. Horne explained that this development consist of 51 - two and three bedroom units with attached garages on 11 acres. He noted that this is approximately 4.5 units per acre.

Mayor Stage requested that an overview of the entire project be explained and President Buzby concurred that much more information is needed on this project.

Ms. Karen Evans began by explaining that this parcel is bordered by Grove City High School to the north and Hoover Crossing to the west and south. She indicated that it was pretty much land locked and they didn't feel that it lended itself to a single family subdivision. In addition, there is a creek that runs through the middle of this property and with this flood plain, a subdivision is almost impossible. She indicated that they are currently pursuing FEMA approval to redirect the creek in order to develop this parcel. She said they expected to hear something toward the end of December and if approval was not granted, this project would be dead in the water regardless of City approval.

President Buzby said he was concerned with the cut-up of the area and this looked like an island. He said he was reluctant to give up any residential zoning.

Ms. Evans indicated that it did appear to look like an island but, they liked the security it would give the project. She said it would have one access from Hoover Road with a guard shack, the price of the units would range from \$120 to 135,000 and she felt that they were filling a need for quality, custom condominiums with two or three bedrooms, an attached garage, a basement and first floor laundry. She said she had a list of 30 people requesting these units and feels that there is a true need for this type of development.

There being no additional questions or comments, President Buzby moved to postpone this resolution until January 04, 1992; seconded by Mr. Ferguson.

Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes

7. Resolution CR-76-92 (Sign in Historical Preservation Area at 3819 Broadway, Aquarius Commodities) was given its reading and public hearing.

Speaking to this resolution was Mr. Country Borders, owner. He indicated that he has already taken steps to comply with the stipulations set by Planning Commission and requested a favorable decision of Council.

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

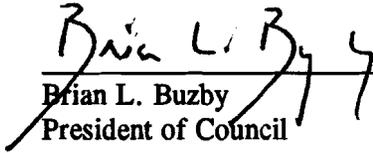
Mr. Buzby	Yes
Mr. Ferguson	Yes
Mr. Buckley	Yes
Mr. Cotton	Yes

President Buzby entertained a motion to adjourn.

1. Mr. Ferguson made a motion to adjourn; seconded by Mr. Buckley. Motion carried.

Council adjourned at 8:07 p.m.

  
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Tami K. Kelly  
Clerk of Council

  
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Brian L. Buzby  
President of Council