

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 01, 2003

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, a moment of silence 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 recognized Mayor Grossman who announced the appointment of Dennis Deskins as our new Chief of Police. She shared some of his background and, with the assistance of his wife and Lt. Wise, administered the Oath of Office and changed out his badge and pins on his uniform. Next, the Mayor recognized Michael Boso, Chief Building and Zoning Official, for being named the Building Official of the Year by the Central Ohio Code Officials Association. She then recognized the eighth grade students and teachers of Jackson Middle School for their Living Flag Project for Veteran's Day.
3. President Klemack read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-78-03 (Accept the Annexation of 80.08 acres located North of Holton Road and East of Hoover Road) was given its second reading and at the request of Mr. Plank, petitioner's attorney, Mr. Saxton moved it be postponed to 12/15/03; seconded by Mr. Radi.

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

2. Ordinance C-79-03 (Accept the Annexation of 316.2 acres located South of White Road and West of State Route 104) was given its second reading and at the request of Mr. Plank, petitioner's attorney, Mr. Saxton moved it be postponed to 12/15/03; seconded by President Klemack.

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

3. Ordinance C-106-03 (Approve the Plat of Claybrooke Crossing, Section 2) was given its second reading and public hearing.

Mr. Shawn Mason, Centex Homes, was present. Mr. Saxton reviewed the three stipulations set by Planning Commission, which Mr. Mason agreed to.

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

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

4. Ordinance C-107-03 (Approve the Plat of Claybrooke Crossing, Section 4) was given its second reading and public hearing.

Mr. Shawn Mason, Centex Homes, was present. Mr. Saxton reviewed the one stipulation set by Planning Commission, which Mr. Mason agreed to.

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

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

5. Ordinance C-108-03 (Approve the Plat of Hoover Park, Section 7 - Part 1) was given its second reading and public hearing.

Mr. John Lind, Homewood Corp., was present. Mr. Saxton reminded Council that a request to waive the 30-day grace period was requested for this and the next item.

There being no additional questions or comments, Mr. Saxton moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Eversman.

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

Mr. Saxton moved it be approved as an emergency measure; seconded by Mr. Eversman.

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

6. Ordinance C-109-03 (Approve the Plat of Hoover Park, Section 7 – Part 2) was given its second reading and public hearing.

Mr. John Lind, Homewood Corp., was present. There being no additional questions or comments, Mr. Saxton moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Eversman.

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

Mr. Saxton moved it be approved as an emergency measure; seconded by Mr. Eversman.

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

7. Ordinance C-110-03 (Approve the Plat of Hoover Crossing, Section 9 – Part 1) was given its second reading and public hearing.

Mr. John Lind, Homewood Corp., was present. Mr. Saxton reviewed the two stipulations set by Planning Commission, which Mr. Lind agreed to.

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

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

8. Ordinance C-111-03 (Approve the Plat of Hoover Crossing, Section 9 – Part 2) was given its second reading and public hearing.

Mr. John Lind, Homewood Corp., was present. Mr. Saxton reviewed the two stipulations set by Planning Commission, which Mr. Lind agreed to.

There being no additional questions or comments, 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

9. Ordinance C-116-03 (Approve the Plat of Buckeye Parkway, Buckeye Place, Lamplighter Drive and Parkway Centre Drive Dedication & Easements) was given its first reading. Second reading and public hearing will be held on December 15, 2003.
10. Resolution CR-80-03 (Approve the Preliminary Development Plan for 2800 Demorest Road) was given its reading and public hearing.

Mr. Saxton requested that he be allowed to abstain from voting due to a conflict of interest and turned this item over to President Klemack. President Klemack moved that Mr. Saxton be allowed to abstain from voting; seconded by Mr. Eversman.

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

Mr. David Morrison, agent for petitioner, was present. Ms. Klemack reviewed the one stipulation set by Planning Commission, which Mr. Morrison agreed to.

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

Mr. Eversman	Yes
Mr. Saxton	Abstain
Mr. Radi	No
Mr. Hatley	Yes
Ms. Klemack	Yes

11. Resolution CR-82-03 (Approve an Amendment to, CR-66-03, the Development Plan for Parkway Centre South, to include Development Standards Text for Out-Parcels) was given its reading and public hearing.

Mr. Saxton commented that this only adds Development Text for the Out-parcels.

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

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

12. Resolution CR-81-03 (Approve the Preliminary Development Plan for Broadway Commerce Park located on Farm Bank Way) was given its reading and public hearing.

Mr. Jack Reynolds, attorney for petitioner, was present. Mr. Saxton reviewed the four stipulations set by Planning Commission, which Mr. Reynolds said his clients have agreed to.

Mr. Eversman commented that because this property will require a rezoning to industrial for their intended uses, he cautioned the petitioner to make sure he was bringing the quality of development we are looking for, which did not include large box warehouses. Mr. Reynolds stated that they understood this and believes that the Zoning Text will take care of it. They will not have any big box users, as they have limited the square footage for any single building to a specific size.

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

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

13. Resolution CR-83-03 (Approve an Amendment to CR-49-03, the Development Plan for Margie's Cove, located at the northwest corner of Orders and Hoover Roads) was given its reading and public hearing.

Mr. Chuck Boso, Dev. Dir., explained that this amendment removes a stub street to the north and replaces it with a stub street to the west. Mr. Eversman pointed out that, with this change, there are two additional lots.

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

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

14. Resolution CR-84-03 (Approve the Development Plan for OKI Systems located North of Southwest Blvd. and West of Gantz Road) was given its reading and public hearing.

Mr. Mike McBrayer, Exxcel, was present to represent OKI Systems. He showed a new color rendering that included the stipulation about the coping being changed to a brown and the stipulation to extend the landscaping down the east building line. Mr. Saxton reviewed all four stipulations set by Planning Commission, which Mr. McBrayer agreed to.

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

15. Mr. Saxton moved to add Ordinance C-124-03 to the agenda; seconded by Mr. Radi.

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

Ordinance C-124-03 (Approve a Pre-Annexation Agreement for Pinnacle Golf Club located South of White Road and East of I-71) was given its first reading. Second reading and public hearing will be held on December 15, 2003.

16. Mr. Saxton moved to add Resolution CR-86-03 to the Agenda; seconded by Mr. Eversman.

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

Resolution CR-86-03 (Approve the Preliminary Development Plan for Pinnacle Golf Club located South of White Road and East of I-71) was given its reading and public hearing.

Mr. Don Plank, attorney for petitioner, was present. Mr. Saxton reviewed the seven stipulations set by Planning Commission. Mr. Plank said they agreed to all of them with the clarification to #3 that a tree survey would be submitted with each sub-area, but none for the golf course. They will work with the Urban Forester to save as many trees as possible in the golf course area.

Mr. Radi commented that with respect to the Pre-annexation Agreement, he wanted to make sure that Council has accurate information well enough beforehand to review it, digest it and have discussions with all parties before a vote. With regard to this resolution, he said it is a preliminary only and is only a concept. There is no reason why a golf course community could not be successful in Grove City and do wonderful things for the city. He said there are a number of things that have been submitted and proposed that definitely need to be worked on. He encouraged him to continue to work with the Administration and Council to put together the best possible development for Grove City and this portion of the community.

Mr. Eversman stated that he would be supporting the Preliminary Plan, and as Mr. Radi said, the decision on this Plan is not binding on the Development Plan. He shared his concerns with the items that still need to be addressed. They are: the removal of 70' wide lots in Area C; removal of 50' wide lots in Area D; and a reduction in the 572 Traditional Homes – this is just too big of a number and it is especially bad because of the one-way alleys. He said people

are not going to follow the rules and go long stretches in the opposite direction that they want to go. It will cause congestion.

Mayor Grossman stated that they had received a letter from Jackson Township dated December 1, 2003. She indicated that they would be meeting with Jackson Township officials to finalize points that they bring up in the very near future.

Mr. Saxton thanked Mr. Plank and Mr. Ciminello for getting us to this point. There are some issues that some will never agree with, but with a project this size you need to take the positives with the negatives. He believes the positives more than outweigh the negatives.

There being no additional questions or comments, 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. Radi, Chairman of Safety, for discussion and voting of legislative agenda items under said Committee.

1. Ordinance C-117-03 (Amend Table 1135.10-I titled Residential District Minimum Requirements) was given its first reading. Second reading and public hearing will be held on 12/15/03.

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

1. Ordinance C-112-03 (Amend Section 121.02 of the Codified Ordinances titled Council Salary) was given its second 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

2. Ordinance C-113-03 (Appropriate \$500.00 from the General Fund for the Current Expenses of Police Equipment) was given its second reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Radi.

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

3. Ordinance C-114-03 (Authorizing the Issuance of Notes in the Amount of Not To Exceed \$7,400,000 in Anticipation of the Issuance of Bonds for the Purpose of Improving Buckeye Parkway by Widening, Re-Paving and Constructing Drainage Improvements and Related

Infrastructure with Landscaping, Traffic Control Devices, Lighting, and Related Improvements, and Appropriating Funds Therefor, Approving the Form of Official Statement, and Declaring an Emergency) was given its second reading and public hearing.

Mr. Behlen, Dir. of Finance, explained that this is in response to an agreement with the Developer for improvements that we will accept from them. He explained that we will go to market tomorrow morning and requested a waiver of the 30-day waiting period in order to enter that favorable market.

There being no additional questions or comments, Mr. Hatley moved that the Rules of Council be suspended and the waiting period be waived; seconded by Mr. Saxton.

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

Mr. Hatley moved it be approved as an emergency; seconded by Mr. Saxton.

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

4. Ordinance C-115-03 (Appropriate \$6,700.00 from the Sr. Nutrition Fund for Current Expenses) was given its second reading and public hearing.

Mr. Hatley moved to amend the amount to \$8,275.00; seconded by Mr. Radi.

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

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

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

5. Ordinance C-118-03 (Appropriate \$93,749.94 from the COPS MORE Fund for the Current Expense of Reimbursement to the General Fund) was given its first reading. Second reading and public hearing will be held 12/15/03.

6. Ordinance C-119-03 (Appropriate \$78,498.43 from the COPS FAST Grant Fund for the Current Expense of Reimbursement to the General Fund) was given its first reading. Second reading and public hearing will be held 12/15/03.
7. Ordinance C-120-03 (Appropriate \$7,600.00 from the Big Splash Fund for the Current Expense of Pool Operation) was given its first reading. Second reading and public hearing will be held 12/15/03.
8. Ordinance C-121-03 (Appropriate \$21,000.00 from the Water Fund for the Current Expense of Water Line Replacement) was given its first reading. Second reading and public hearing will be held 12/15/03.
9. Ordinance C-122-03 (Amend Section 161.10 of the Codified Ordinances titled Compensation Plan; Employees and Officers) was given its first reading. Second reading and public hearing will be held 12/15/03.
10. Ordinance C-123-03 (Authorizing the Establishment of an Enterprise Zone Encompassing the Boundaries of the City of Grove City, Ohio and Approving the Form of Guidelines for such Enterprise Zone) was given its first reading. Second reading and public hearing will be held 1/5/04.
11. Resolution CR-85-03 (Authorize the Use of Appropriation from the General Fund for the Current Expense of Cost Sharing of Public Improvements Associated with Grant Run Estates, Section Two) was given its reading and public hearing and Mr. Hatley moved it be approved; seconded by Mr. Saxton.

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. Saxton moved it be accepted; seconded by Mr. Radi.

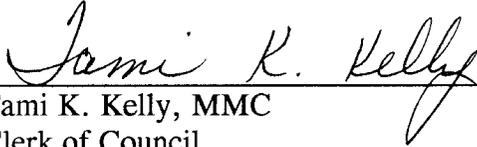
Mr. Eversman	Yes
Mr. Saxton	Yes
Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

In closing, the Mayor commented on an article in the Dispatch concerning City vehicles being taken home. The information reported on Grove City must have been misinterpreted and she clarified that there are only 2 (not 13) vehicles that are taken home by city employees who are on call 24 hours per day. There are only 11 taken home by certain police officers that are on call 24 hours per day, seven days per week. She then commented on the passing of Mr. Al

Leffler, long-time business owner of the Sonoco Station on Broadway. She reported on upcoming events, including the Holiday Parade this Friday at 7:30. Finally, she, along with Department Heads and Council Members, congratulated Chief Deskins and Mike Boso.

2. After additional comments from Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:12 p.m.



Tami K. Kelly, MMC
Clerk of Council



Maria C. Klemack
President