CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

July 16, 2001 Regular Meeting

The regular meeting of Council was called to order by President Bennett, 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:

Chris Fulton Vaughn Radi Steve Bennett Budd Eversman Maria Klemack

1. Mr. Eversman moved to dispense with the reading of the minutes for the previous meeting and the special meeting of 6/26/01 and approve as written; seconded by Ms. Klemack.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

2. President Bennett recognized Mayor Grossman for three presentations. The Mayor recognized Mr. Wally Lewellyn who is retiring from the Schoedinger Norris Funeral Home. She presented a Proclamation to Miss Danielle Hughes for winning 1st place in the 11-year old Soapbox Derby and being named the Greater Columbus Super Stock Champion; and finally recognized those individuals who opened their homes for this year's Garden Tour.

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

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

1. Ordinance C-38-01 (Vacate a portion of Hoover Road) was given its second reading and public hearing.

   Mr. Clark, Dir. of Law, explained that The Epcon Group petitioned Council to vacate a portion of Hoover Road. Notice has been placed in the paper for six consecutive weeks. As far as the issue of who gets the property, in 95% of all vacations, the property is split at the centerline and half would go to Epcon and the other half to the property owners to the west.

   Mr. Joel Rhoades, Epcon Group, was present and explained that this portion of old Hoover Road is being vacated in order to complete the approved condo project (Landings @ Quail Creek), just to the east. This was one of the provisions set by Planning Commission. Mr. Fulton asked if he agreed with Mr. Clark on the possession of the property. Mr. Rhoades said yes. They will take half the road and the other half will go to Buckeye Grove Shopping Center. The portion they receive will be improved as part of the Landings @ Quail Creek. Mr. Radi asked who would be responsible for eliminating the other half of the road. Mr. Clark said there is no requirement for Buckeye Grove to remove their half of the road until they develop their property.

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

2. Ordinance C-39-01 (Vacate and Rededicate a Sanitary Sewer Easement lying South of S.R. 665 and east of Seeds Road and across the parcel for Fed Ex) was given its second reading and Mr. Stage, City Admin., requested it be postponed until 8/6/01 in order to secure approval from Fed Ex for a construction easement on their east side.

   There being no additional questions or comments, Mr. Radi moved it be postponed until 8/6/01; seconded by Mr. Fulton.

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

3. Ordinance C-45-01 (Accept the Plat of Hoover Park, Section 6, Part 1) was given its second reading and public hearing.

   Mr. John Lind, representing Homewood Corporation, was present to answer any questions.

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

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

4. Ordinance C-46-01 (Accept the Plat of Hoover Park, Section 6, Part 2) was given its second reading and public hearing.

   Mr. John Lind, representing Homewood Corporation, was present and requested it be postponed until 8/6/01. He explained that there is an encroachment issue that they came upon during the design. It has to do with a faulty survey from Castle Farm Subdivision from the 1940's. They are working through this and hope that they will be ready by the next meeting.

   Mr. Stage requested that the staff have an opportunity to review any new submittal before Council acts on this, since there are some technical questions that need answered. Mr. Radi suggested that Mr. Lind comply with Mr. Stage's requests so an additional postponement is not requested on 8/6/01. Mr. Lind said he understood.

There being no additional questions or comments, Mr. Radi moved it be postponed until 8/6/01; seconded by Ms. Klemack.

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

5. Ordinance C-48-01 (Accept the Plat of Quail Creek, Section 5) was given its first reading. Second reading and public hearing will be held on August 6, 2001.

   Mr. Terry Morrison, White Oak Communities, was present and explained that this is a seven (7) lot subdivision on Quail Creek Blvd. Mr. Radi noted that there was one stipulation from Planning Commission, to show an easement. Mr. Morrison stated that the easement would be placed on the Plat prior to recording it with Franklin County.

   Mr. Stage asked for clarification of the easement. Mr. Morrison stated that it was for the intermittent stream to give the City access for maintenance.

   Mr. Fulton asked if the stream goes through Lot 158. Mr. Morrison said yes. Mr. Fulton said it looks like it goes right through the center of the lot and asked if that would hinder the sale. Mr. Morrison said no. That particular lot is wider and is buildable. The stream actually goes through the southeast corner of the lot and will leave adequate room for a house. President Bennett asked if a variance would be required to make a house fit on the lot. Mr. Morrison said no.

6. Resolution CR-47-01 (Approve the Development Plan for the Grove City Safety Complex located at 3360 Park Street in the Historical Preservation Area) was given its reading and public hearing.

   Lt. Wise was present. He explained that this is for the expansion of the Safety Building. It is designed to match the exterior exactly. It is about a 900 sq. ft. addition for the operation of Mayor's Court.

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

7. Resolution CR-48-01 (Approve the Development Plan for a new home and garage located at 3108 Park Street in the Historical Preservation Area) was given its reading and public hearing.

   Mr. Eric Saxton, petitioner, was present. He explained that he plans to remove the existing house and build a new home and garage on the property for his personal residence. Mr. Radi confirmed that Mr. Saxton has already received a variance for the side yard setback, which will provide access to the garage. Mr. Saxton confirmed this to be correct. Mr. Radi stated that colors for the new home have been submitted and asked Mr. Saxton to go through those. Mr. Saxton explained that the roof will have a dark brown dimensional shingle; the top section will have a random square, staggered edge shingle in sandstone color; bottom section will be lap siding in almond color; trim will also be almond; where the picture shows stucco, there will be red brick. Mr. Radi reviewed the stipulation from Planning Commission, which Mr. Saxton stated he did attempt to provide a color elevation, but the colors did not come out. That is why he provided the color samples and other information. Mr. Boso, Chief Building & Zoning Official, confirmed that Mr. Saxton did submit the requested information and the colors came out very bad. What he has provided tonight accurately reflects the colors. Mr. Fulton asked if there was another process to go through in order to tear down the existing structure. Mr. Stage said yes, he must apply to the Chief Building and Zoning Official.

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

8. Resolution CR-49-01 (Approve the Development Plan for the Gantz Medical Building located at 4079 Gantz Road) was given its reading and public hearing.

Mr. Jeff Glaven, Glaven & Associates, was present. He explained that the demand for space in the Southwest Health Center's current building warranted the need for an additional building. With the additional land that was left, they had proposed a 12,000 sq. ft. office on a prior Preliminary Development Plan. The preliminary planning provided for enough on-site parking and the appropriateness for another medical building. The new building is one-story and the materials are the same as the existing three-story building. Mr. Radi reviewed the stipulations set by Planning Commission, which Mr. Glaven agreed to. Mr. Radi asked Mr. Stage for the reasoning behind the stipulation. Mr. Stage stated that upon review with the developer of this area along Gantz Road, it was determined that a coordinated landscape plan along the length of Gantz Road, from Hoggy's to the north property line of Aldi's, would be a plus. Mr. Eversman asked how much of the new building is leased at the present time. Mr. Glaven said none. They do have a couple of physician groups very interested. There was about 4,000 sq. ft. left in the original building and that gave them the go ahead to start this proposed building. Mr. Eversman asked if they expect all the tenants to be medical. Mr. Glaven said yes.

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

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

The Chair recognized Ms. Klemack, Chairman of the Safety Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-49-01 (Amend Various Sections of Part 11 titled Planning and Zoning and Section 1322.03 titled Approval Procedure; No variances to establish the Collection of Development Fees for Applications or Petitions) was given its first reading. Second reading and public hearing will be held on August 6, 2001.

2. Resolution CR-50-01 (Authorize the Chief of Police and the Mayor to apply for Funding from the DARE Grants Program) was given its reading and public hearing.

   Mr. Behlen, Dir. of Finance, explained that this is an annual request to allow the Mayor and himself apply for grant monies to help fund the DARE Program that are provided to the State from the Federal Government.

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

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

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

1. Ordinance C-47-01 (Amend Various Chapters of Part 1 titled Administrative) was given its second reading.

   Mr. Eversman explained that Council met last Monday to review the proposed amendments and additional information was provided tonight. He said that since the Civil Service Commission does not meet until tomorrow to formally endorse this ordinance, he moved it be postponed to August 6, 2001; seconded by Ms. Klemack.

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	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.

1. Mr. Andy Simpson, representing Hoggy's, was present to follow-up to the last Council Meeting to show large scale colors, materials and graphics for the building. He explained that the graphics will be in a "washed-out" effect and would be placed on the three brick panels that are on each side of the building (Gantz, Stringtown & parking lot). The idea is just some fun and will be washed out more than what the artwork shows. He then went through the sample board showing an "Old Chicago" brick that has less red and more tan features to blend

better with the other building colors; a "Meridian" (yellow) color would be next to the brick on the building; a metal roof, 1 –2 pitch, and won't be seen very much; wood doors and windows, aged oak stain; Black Forest Green for the columns, steel, ban board and shutters.

President Bennett thanked Mr. Simpson for sharing these colors with Council. He stated that Council members would be willing to meet with him individually to go over these materials, prior to the next meeting when a resolution could be prepared for approval. Mr. Eversman clarified that Mr. Simpson needed to submit this information to Ms. Kelly, Clerk of Council, by the deadline in order for a Resolution to be placed on the next Agenda, which is how Council will need to act to approve the materials and colors. Mr. Simpson said he would get with Ms. Kelly to coordinate this.

President Bennett recognized members of Administration and Council for closing comments.

1. The Mayor thanked everyone involved in putting on the Fireworks show this year; she congratulated the Gantz Volunteers on their 10 year anniversary; she thanked the Garden Tour participants; announced that Ruby Tuesday's plans to open on July 26; and reminded everyone of the Homecoming Celebration on July 27.

2. Mayor Stage provided a handout on Housing numbers in Grove City. In particular, rental units and their occupancy rate, according to the 2000 Census figures. He also provided information about the proposed Gantz Shelter House.

3. Ms. Conrad, Dir. of Parks & Rec., stated that this year the Youth Baseball Teams had a Greatest Coach award, with Graeters Ice Cream, and announced the following winners: T-Ball League - Dave Belcher; Mosquito League - Wayne Coakley; Pee Wee 7 - Bob Yono; Pee Wee 8 - Bob Miracle; Rookie - Scott Ferguson; Minor - Bob Frasier; Major - Jim Keating; Pony - Chris Wade.

4. Mr. Greg McCarty, SWCS Board, announced that the Board is purchasing the old Drustar building for consolidating all their operations, except for transportation, to this facility. He noted that is was being purchased with interest money. Also, they will be converting Hayes Tech to a 5/6 building with interest money and the old Central Office will be converted to Head Start space and the old IGA will be used for kindergarten overflow space. He then noted that with the demolition of the old Park Street school, a time capsule was retrieved and will be open at the next Board of Education meeting.

5. Council congratulated the Garden Tour participants, the Super Stock Champion and Mr. Wally Lewellyn on his retirement. They also sent condolences to the Eversman Family on the loss of Budd's mother and Mary's mother in the past two weeks.

6. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:00 p.m.

Tami K. Kelly

Tami K. Kelly, CMC/AAE
Clerk of Council

Steven M. Bennett
President