CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

July 06, 2004 Regular Meeting

The regular meeting of Council was called to order by Ms. Kelly, Clerk of Council, 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:

Bob Hatley *Maria Klemack* *Vaughn Radi*

1. Ms. Kelly opened the floor for nominations for a Temporary Chair.

   Mr. Hatley moved to appoint Mr. Radi as Temporary Chair.

   There being no additional nominations, the floor was closed and the vote was called on the motion to appoint Mr. Radi as Temporary Chair; seconded by Ms. Klemack.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Radi	Yes

2. Mr. Hatley moved to dispense with the reading of the previous meetings minutes and approve as written; seconded by Ms. Klemack.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Radi	Yes

3. Temporary Chair Radi moved to excuse Mr. Lester and Mr. Saxton; seconded by Ms. Klemack.

Ms. Klemack	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

4. Temporary Chair recognized the Mayor who read a Proclamation and recognized the Parks & Recreation Department for Parks & Rec. Month. Ms. Kim Conrad, Parks & Rec. Director, announced that T-Shirts and Water Bottles would be given away during the month and gave the Council Members one of each.

5. Temporary Chair read the agenda items and they were approved by unanimous consent.

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

1. Resolution CR-47-04 (Approve the Budget Estimates for the Fiscal Year of 2005) was given its reading and public hearing.

   Mr. Behlen, Dir. of Finance, explained that this is required under State Law and is submitted to the Franklin County Auditor. It shows what we anticipate our revenues to be in the coming year. In addition, the City uses this opportunity to review the financial health of the city and make projections of where our growing community will be.

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

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

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

1. Ordinance C-54-04 (Amend Section 720.01 of the Codified Ordinances of Grove City, Ohio titled Peddler Definitions) was given its second reading and public hearing.

   Mr. Clark, Dir. of Law, explained that in reviewing this section of the Code, it was determined that there wasn't any provision that dealt with peddlers in parks and public places.

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

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Radi	Yes

2. Ordinance C-55-04 (Amend Section 1301.02 of the Codified Ordinances of the City of Grove City, Ohio titled Model Codes Adopted) was given its second reading and public hearing.

   Ms. Klemack explained that this is an update to the Model Codes used by the Building Dept. The Chief Building and Zoning Official has requested an amendment due to a few items being addressed in this new Edition that our Code already addresses and he would like to have them exempted.

   Ms. Klemack moved to amend Section 1, under 1301.02(a) to include the following: *". . . with the exception of Section R105.2 (1), (2), (5) and (7)."*; seconded by Mr. Radi.

Ms. Klemack	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

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

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

Prior to continuing with Lands & Zoning, the Temporary Chair asked Mr. Clark to explain the voting requirements for tonight, since there were only three members present. Mr. Clark said he and Ms. Kelly, Clerk of Council, checked the Charter and Rules of Council prior to the meeting to confirm that for an ordinance to pass, it requires a majority of the members. For a resolution to pass, it would require the majority of members present. So, for tonight, an ordinance would need all three of their votes and a resolution would pass with just two votes.

The Temporary Chair was recognized, in the absence of Mr. Lester, Chairman of Lands & Zoning Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-56-04 (Accept the Annexation of 33.1 acres located at 4450 Rensch Road) was given its second reading and at the request of the petitioner's agent, Mr. Radi moved it be postponed to 8/2/04; seconded by Mr. Hatley.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Radi	Yes

2. Ordinance C-57-04 (Accept the Annexation of 13.6 acres located South of Rensch Road and West of Broadway) was given its second reading and public hearing and Mr. Radi moved it be approved; seconded by Ms. Klemack.

Ms. Klemack	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

3. Ordinance C-58-04 (Approve the Plat for Ledgestone at Indian Trails located North of S.R. 665) was given its second reading and public hearing and Mr. Radi moved it be approved; seconded by Ms. Klemack.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Radi	Yes

4. Ordinance C-59-04 (Approve a Special Use Permit for Goddard School for a Day Care Center located at 2585 London-Groveport Road) was given its second reading and public hearing.

Mr. John Willette, representing Goddard School, explained that this is a national franchise that requires the owner to be in the building. This means an owner can only have one franchise, unless the spouse has a second one. He said they are ranked #1 in Child Care by Fortune Magazine. Their buildings are designed for the success of the school on the inside and for the community on the outside. It is important to them that the aesthetics of their buildings meet the standards of the community they are in. He showed pictures of their buildings and samples of the materials to be used on this building. He explained that the rooftop mechanical units sit down inside the roof and are not seen from any side.

Mr. Hatley asked if they have any outside activity. Mr. Willette said yes. There is a playground at the rear of the building with a four-foot (4') cedar fence around it. He said they don't like anything taller because they want to be able to see out. They use a pour-in-place material under the playground equipment, which is a spongy material. They find it better than mulch and safer. Mr. Hatley asked how many children this facility would have. Mr. Willette said about 132 children – no more than the state allows.

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

Ms. Klemack.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Radi	Yes

5. Ordinance C-60-04 (Approve a Special Use Permit for a Drive-Thru for Fifth Third Bank located at 4128 Hoover Road) was given its first reading. Second reading and public hearing will be held on July 19, 2004.

6. Ordinance C-61-04 (Approve the Rezoning of 20+ acres located at the rear of 2811 London-Groveport Road from C-2 to IND-3) was given its first reading. Second reading and public hearing will be held on August 16, 2004.

7. Ordinance C-62-04 (Accept the Annexation of 68.9 acres located North of White Road, South of Stringtown and East of Buckeye Parkway) was given its first reading. Second reading and public hearing will be held on July 19, 2004.

8. Resolution CR-46-04 (Approve the Development Plan for Goddard School located at 2585 London-Groveport Road) was given its reading and public hearing.

   Mr. John Willette, representing Goddard School, was present. Mr. Radi reviewed the stipulations set by Planning Commission, which Mr. Willette agreed to.

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

Ms. Klemack	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

9. Resolution CR-48-04 (Amend the Development Plan for Parkway Centre South located south of Stringtown and East of Interstate I-71 for Signage) was given its reading and public hearing.

   Mr. Sean Cullen, Continental Real Estate, explained that this issue came up when the Building Division was going through signage approval. Now that they have all the national tenants signed within the Retail Center on the south side of Stringtown, they thought it was important to go through and identify, what they were giving approval for, specifically for the building signage. The package before Council shows the criteria, the lettering – which is all white channel lettering, etc. He said it was more for the small tenant shop owners. He said the same sheet the City has is what will be given to the tenants so everyone is on the same page. *Mr. Radi* confirmed that signage for Wal-Mart and the out-parcels was not included in this package. Mr. Cullen said that was correct, each one has been coming separately. Mr. Radi stated that it is necessary to modify the City's code on signage due to the layout of the Center and the distance from Stringtown Road that this building sits, doesn't provide proper visibility. Mr. Cullen agreed. He said the goal is to make it a successful shopping center. By providing upscale architecture and a consistency in the lettering, it will be an achievable goal.

   Mr. Hatley commented that it has been recommended that Council add language that would require all tenants to have the white, channel letter signage. He asked Mr. Cullen if he had any objection. Mr. Cullen said no. They have run into that with other centers and have no problem.

There being no additional questions or comments, Mr. Radi moved to amend Section 1 to include the following stipulation: 1. Lettering for all tenants shall be white, channel; seconded by Mr. Hatley.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

Mr. Radi moved it be approved; seconded by Ms. Klemack.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Radi	Yes

10. Resolution CR-49-04 (Approve the Development Plan for Fifth Third Bank located at 4128 Hoover Road) was given its reading and public hearing.

Mr. Doug Emmerett, Architectural Alliance, represented Fifth Third Bank. He explained that this is a new facility to help expand from its existing facility. It will be a ten-office bank with three drive-thru lanes and an ATM. It should be a pretty good face-lift from their existing bank. Mr. Radi reviewed the seven stipulations from Planning Commission. Mr. Emmerett said they accept all of them.

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

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

11. Resolution CR-50-04 (Approve the Development Plan for The Shoppe's on Broadway located at 3467 Broadway) was given its reading and public hearing.

Mr. Kevin South, represented this project. Mr. Radi reviewed the 11 stipulations set by Planning Commission. Mr. South said they were in agreement with all of them. Mr. Radi said he understood that a new drawing has been presented to the City that reflects some of the changes. Mr. South said yes and showed a drawing of the rear elevation with brick accents on the corners of the building and awnings above each door.

Mr. Hatley asked if they knew what type of tenants they would be having in this facility. Mr. South said they have laid out the plan to accommodate half of the center for restaurant use. At this point they don't have anyone committed. Mr. Radi asked if they intended to build without any commitments. Mr. South said yes. Mr. Radi confirmed that they would adhere to stipulation #2 regarding the sodding and irrigation of the side along Broadway.

Mr. Radi moved to replace pages Z1 and A03.1 with those dated 6/21/04; seconded by Mr. Hatley.

Mr. Hatley	Yes
Ms. Klemack	Yes
Mr. Radi	Yes

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

Ms. Klemack	Yes
Mr. Radi	Yes
Mr. Hatley	Yes

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

1. The Mayor submitted the Mayor's Monthly Report and Mr. Radi moved to accept same; seconded by Ms. Klemack.

Mr. Radi	Yes
Mr. Hatley	Yes
Ms. Klemack	Yes

In closing, she read a letter from the neighbors surrounding 3227 Columbus St., thanking Council and Administration for their efforts with this issues on this property. Great progress has been made. She expressed condolences to the family of June Cook, retired Clerk of Council, who passed away. She reported on upcoming events and thanked everyone for their efforts with the Fireworks Event and the tribute to the Veterans of WWII.

2. Mr. Radi recognized the two Boy Scouts in attendance, which are working on their Community Service Merit Badge.

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

Council adjourned at 8:47 p.m.

Tami K. Kelly, MMC	Vaughn E. Radi
Clerk of Council	Temporary Chair