GROVE CITY, OHIO COUNCIL
MINUTES

June 21, 1993 | Regular Meeting

The regular meeting of Council was called to order by President Brian Buzby 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:

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

1. Mr. Mountain moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Cotton.

Mr. Buckley	Yes
Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Mountain	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. Mr. Cotton moved that Resolution CR-33-93 (Accept development plan for Arrowleaf Run) be removed from the table and placed on the agenda; seconded by Mr. Ferguson.

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

Mr. Cotton moved that this resolution be postponed until July 19, 1993; seconded by Mr. Buckley.

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

2. Ordinance C-50-93 (Approve the special use permit for Community Motor Company located at 3085 Broadway) was given its second reading and public hearing.

Speaking to this ordinance was Mr. Mark Maggart. He requested approval of Council and stated that cars for sale would be of good quality ranging from $5,000 to $10,000.00 He said he has 13 years experience in the car business and his partner has more. They have signed a lease agreement with Marathon Oil Corporation for four years and making a long term commitment. Mr. Cotton asked of the gasoline tanks had been removed? Mr. Maggart said they had, but, the lot cannot be sold until a "No Further Action" sticker from the State Fire Marshall was received. There is contaminated soil on the site that Marathon must clean up. Mr. Mountain asked if he felt there was any risk of burglary in this location? Mr. Maggart said he spoke with the owners of the car lot across the street which was open 24-hours and to the Shell manager who plans go to a 24-hour operation soon and feels that this site poses no undue risk. Mr. Lotz asked if he intended to blacktop the entire lot? Mr. Maggart said that only those places that were disturbed by the removal of tanks would be resurfaced and then the entire lot would be sealed. Mr. Buzby asked if a development plan for the building and site would be submitted? Mr. Lotz said that he understands that the existing building will be used for office space and no development plan will be submitted. Mr. Buzby stated that the Planning Commission unanimously turned down this request and Ms. Grossman confirmed this.

There being no additional questions or comments, Mr. Cotton moved that this ordinance be approved; seconded by Mr. Buckley.

Mr. Mountain	Yes
Mr. Ferguson	No
Mr. Buckley	No
Mr. Cotton	No
Mr. Buzby	Yes

3. Ordinance C-51-93 (Approve special use permit for a dog grooming salon located at 3538 Broadway) was given its second reading and public hearing. At the request of the applicant, Mr. Cotton moved that this ordinance be withdrawn; seconded by Mr. Buckley.

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

4. Ordinance C-52-93 (Accept plat for Elginfield, Section 1) was given it second reading and public hearing.

Speaking to this ordinance was Mr. Jay Berry. He made himself available for any questions and requested a favorable decision of Council. Mr. Ferguson asked if this development had a wet pond? Mr. Berry said yes. Mr. Ferguson asked if it would be west at all times? Mr. Berry said yes. Mr. Ferguson asked how deep this would be? Mr. Berry said that 25% of the area must be at least ten feet deep. Mr. Ferguson asked who would be responsible for maintenance? Mr. Berry indicated that it would be dedicated to the City with road access and easements, making the City responsible for maintenance. There being no additional questions or comments, Mr. Cotton moved it be approved; seconded by Mr. Buckley.

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

5. Ordinance C-53-93 (Accept plat of the dedication of Hoover Road and Quail Creek Boulevard) was given its second reading and public hearing.
Speaking to this ordinance was Mr. Roland Edwards, engineer, who was available for questions and requested a favorable decision of Council. There being no questions or comments, Mr. Cotton moved it be approved; seconded by Mr. Buckley.

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

6. Ordinance C-55-93 (Amend Community Reinvestment Area #1 to include new land) was given its second reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Buckley.

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

Mayor Stage commented on this ordinance. He referenced a handout that he presented to Council in caucus and asked Shannon Hamons to review the benefits of expanding this area. Mr. Hamons reviewed the figures on the handout which shows that if the property is left undeveloped, the annual land taxes amount to $59.04 If the property is developed per Concord Fabricator's specifications, the total annual taxes received would be $18,703.30.

7. Ordinance C-58-93 (Make amendments to Section 1135.10(g)) was given its first reading. Second reading and public hearing will be held on July 6, 1993.

8. Ordinance C-59-93 (Accept annexation of 6.642 acres south of Grove City Road and west of Tanglebrook Subdivision) was given its first reading. Second reading & public hearing will be held July 6, 1993.

9. Ordinance C-61-93 (Rezone 1.212 acres east of Jackpot Road from IND-1 to C-2) was given its first reading. Second reading and public hearing will be held on August 2, 1993.

10. Ordinance C-62-93 (Accept plat for the dedication of Justus Road Extension) was given its first reading. Second reading and public hearing will be held on July 6, 1993.

11. Resolution CR-48-93 (Services available upon annexation for a 399.036 acre tract east of Indian Trails, Section 2) was given its reading and public hearing.

    Mayor Stage commented that this annexation would move the City Limits to the shores of the Scioto River, in behind Hibbs Road. This is a strategic location from the standpoint that we will have some claim to the easterly boundaries of the Scioto River.

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

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

12. Resolution CR-49-93 (Approve development plan for Allender & Associates in the Grove City Industrial Park) was given its reading and public hearing.

    Mr. Roland Edwards made himself available for questions from Council. There being no questions, Mr. Cotton moved it be approved; seconded by Mr. Buckley.

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

13. Resolution CR-50-93 (approve roof line change for Red Carpet Inn, 1849 Stringtown Road) was given its reading and public hearing and Mr. Cotton moved it be approved; seconded by Mr. Buckley.

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

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

1. Ordinance C-57-93 (Amend Section 725.10(a) titled Rates for Collection of Garbage and Refuse of Residential Households) was given its second reading and public hearing.

President Buzby explained that all this ordinance does is amend the Code such that an increase can be granted. It does not speak to any specific increase or whether an increase will be granted. It simply allows the mechanism to consider that.

Mr. Michael Esposito, member of Trash Committee, read a statement from Mr. Gary Sigrest, Jr. , chairman of trash committee, who was unable to attend the meeting. Mr. Esposito presented the report which gave the Committee's Mission and Goals as well as recommendations. There were two scenarios shown - the first < Appendix "A", showed a $5.05 increase in quarterly rates if Larry's Trucking continued to utilize only the trash burning power plant and the Franklin County Landfill; the second, "Appendix B", showed a $3.15 quarterly increase if the newly constructed MURF (Multi-reduction facility) was utilized. An additional "Appendix C" was shown which projects the increases in trash rates over the next several years due to increases imposed by the Solid Waste Authority. (This report is on file in the Clerk's Office.) Mr. Esposito commented that this committee reviewed a vast amount of information and six months to do it. There were very long arduous meetings and did not look at putting anyone out of business. In fact, He believes it was the other way around. They tried to be fair to all parties involved and as a result, there are many recommendations given to Council. President Buzby offered Councils sincere appreciation for the work the Trash Committee has done and their report will be reviewed carefully. Mayor Stage also gave his thanks to the committee and wanted everyone to know that this is an exercise that every community in Franklin County and perhaps the State of Ohio is going through right now.

There being no additional comments, Mr. Mountain moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Buckley.

Mr. Cotton	Yes
Mr. Buzby	Yes
Mr. Mountain	Yes
Mr. Ferguson	No
Mr. Buckley	Yes

Mr. Mountain moved that Ordinance C-57-93 be approved as an emergency measure; seconded by Mr. Buckley.

Mr. Buzby	Yes
Mr. Mountain	Yes
Mr. Ferguson	No
Mr. Buckley	Yes
Mr. Cotton	Yes

2. Ordinance C-60-93 (Amend Section 953.13 titled Exemption from Sewer Charges) was given its first reading. Second reading and public hearing will be held on July 6, 1993

President Buzby asked that any New Business to be brought before Council, be done so at this time.

1. Ms. Cheryl Patzer voiced concerns about the proposed rate increase for trash removal. She said that she has heard that the proposed increase reflects an additional charge for white goods based upon the rates at the Franklin County Landfill. When she asked what Larry's did with the white goods, she was told that they were recycled. She said she called every recycling company and landfill in a 100 mile radius of Grove City and they all indicated that they have not done business with Larry's Trucking. She wanted to know where

these items were going? Mr. Beavers responded by stating that he takes washers, dryers, hot water tanks, tire rims, etc. to a man south of Grove City who "scraps them all out". He also takes washers and dryers to a Mr. Puckett who refurbishes them. Ms. Patzer said that if he is not taking them to the landfill, then there should be no additional charge.

2. Mr. Kris Buchell, 2733 Shirlene Drive - voiced his concern regarding the Arrowleaf Run development. As a resident abutting this area, he also feels that the density is too high. He also feels that this project will pose detrimental effects to the surrounding residential neighborhood. President Buzby assured him that they were aware of the residential neighborhood and that is one of the reasons for the many delays in this project. However, this property has been zoned multi-family for many years and the developer has the right to develop it as such. Council is trying to come up with development standards that will be acceptable to everyone in the community.

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

1. Mayor Stage announced that the Mayors Cup has been postponed until September due to a conflict with Buckeye Boys Ranch tournament. He also reminded every of the Independence Day Celebration which will take place on July 3, 1993 at Beulah Park.

2. Mr. Behlen announced that the Estimated Tax Budget for 1994 has been delivered to Council per the Charter. He also stated that the Bonds have been sold and were very pleased with results. Also according to Moody's Municipal Daily Rating Recap, we now have a rating of A1 He gave a copy of this report to the Clerk to keep on file. This new rating will save the City approximately $40,000.00

3. Mr. Hamons presented Council with a copy of the new City brochure which was made possible by a grant from the Grove City Area Visitors & Convention Bureau. This brochure was just received by the printers today and has already been used to help attract new business to Grove City.

4. Chief McKean thanked Columbus Auto Resale and all the Town Center Merchants for a very successful D.A.R.E. Cruise-In.

5. M. Karla Kowar announced that through Laidlaw Waste Systems, recycling bins have been placed in Kroger, K-Mart, Radio Shack, Big Bear, Drustar & the Post Office for HOUSEHOLD BATTERIES. Also this is a pilot program that other communities are interested in.

3. After comments from Administration, the Chamber and Council, Mr. Buckley made a motion to adjourn; seconded by Mr. Mountain. Motion carried.

Council adjourned at 8:48 p.m.

Tami Kelly

Tami K. Kelly
Clerk of Council

Brian L. Buzby

Brian L. Buzby
President of Council