CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 20, 2005 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:

Rich Lester *Robert Hatley* *Maria Klemack* *Vaughn Radi*

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

Ms. Klemack nominated Mr. Radi.

There being no further nominations the floor was closed.

Ms. Klemack moved that Mr. Radi be Temporary Chair; seconded by Mr. Hatley.

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

Ms. Kelly turned the meeting over to Mr. Radi.

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

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

3. Mr. Lester moved to excuse Mr. Saxton and Mayor Grossman; seconded by Mr. Hatley.

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

4. The Chair read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-57-05 (Appropriate $1,200,000.00 from the General Fund for the Construction of the Orders Road Relocation Project and to Authorize the City Administrator to Bid and Award a Contract and to declare an emergency) was given its second reading and public hearing.

Mr. Hatley explained that an Emergency has been requested to waive just the 30 day waiting period in case ODOT decides we need to do something immediately, we are in a position to do so.

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

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

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

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

2. Ordinance C-66-05 (Appropriate $19,000.00 from the General Fund for the Current Expense of Replacing Street Trees damaged during the Winter Storm) was given its first reading. Second reading and public hearing will be held on July 05, 2005.

3. Ordinance C-67-05 (Appropriate $30,000.00 from the Sewer Fund for the Design of the Grant Run General Sanitary Trunk Sewer Extension) was given its first reading. Second reading and public hearing will be held on July 05, 2005.

4. Ordinance C-68-05 (Accept and Appropriate $1,000.00 from the General Recreation Fund for the Current Expense of the Promotion of Tennis) was given its first reading. Second reading and public hearing will be held on July 05, 2005.

5. Ordinance C-69-05 (Appropriate $36,762.00 from the General Recreation Fund for the Current Expense of Administrative Fees) was given its first reading. Second reading and public hearing will be held on July 05, 2005.

6. Ordinance C-70-05 (Amend Section 191.08(a) of the Codified Ordinances titled Declarations) was given its first reading. Second reading and public hearing will be held on July 05, 2005.

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

1. Ordinance C-58-05 (Amend Various Sections of Chapter 1145 titled Signs) was given its second reading. Ms. Klemack explained that Council still has some concerns with a few sections and moved this ordinance be postponed until 7/5/05; seconded by Mr. Lester.

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

The Temporary Chair recognized, Mr. Lester, Chairman of Lands, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-54-05 (Approve the Rezoning of 4110 Demorest Road from PSO to PUD-I) was given its second reading and public hearing and Mr. Lester moved it be approved; seconded by Mr. Radi.

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

2. Ordinance C-59-05 (Accept the Plat of Creekside, Section 7 located at 2402 Holton Road) was given its second reading and public hearing and Mr. Lester moved it be approved; seconded by Mr. Radi.

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

3. Ordinance C-60-05 (Approve a Special Use Permit for a Drive Thru for White Castle Restaurant located at 1620 Stringtown Road) was given its second reading and public hearing.

   Mr. Brian Crider, MS Consultants representing White Castle, explained that this is a "build beside" project and the new building would be closer to the Jackpot/Stringtown Road intersection. It will include additional landscaping and an upgrade of the façade with brick and different banding.

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

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

4. Ordinance C-61-05 (Approve a Special Use Permit for a Drive Thru for CVS Drug Store located at 3591 & 3609 Broadway) was given its second reading and public hearing.

   Mr. Frank Petruzello, Skilkin Properties representing CVS, was present to answer questions.

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

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

5. Ordinance C-62-05 (Approve a Special Use Permit for a Drive Thru for Panda Express Restaurant located North of Stringtown and East of I-71) was given its second reading and public hearing.

   Mr. Steve Krekus, Panda Express, explained that they would occupy an out lot of the commercial center on the northwest corner of Stringtown and Thistlewood Drive. He said they have provided for the appropriate stacking and bypass lanes. They have agreed to brick the base of the menu board and dress that area up. Mr. Lester reviewed the stipulations from Planning Commission, which Mr. Krekus agreed to.

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

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

6. Ordinance C-63-05 (Approve a Special Use Permit for Outdoor Seating for Panda Express Restaurant located North of Stringtown and East of I-71) was given its second reading and public hearing.

Mr. Steve Krekus, Panda Express, stated that as part of their seating layout, they have provided for 32 outdoor seats with a railed-in patio area with umbrellas. They will only be used seasonally, as weather allows. Mr. Lester stated that there is only one stipulation and noted that they did see the fencing color sample in Caucus. Mr. Krekus held it up again.

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

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

7. Ordinance C-64-05 (Approve a Special Use Permit for a Gas Station for Meijer, Inc. located at 2811 London-Groveport Road) was given its second reading and at the written request of the petitioner, Mr. Lester moved it be postponed to July 5, 2005; seconded by Mr. Hatley.

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

8. Ordinance C-65-05 (Approve a Special Use Permit for Outdoor Sales for Meijer, Inc. located at 2811 London-Groveport Road) was given its second reading and at the written request of the petitioner, Mr. Lester moved it be postponed to July 5, 2005; seconded by Mr. Hatley.

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

9. Resolution CR-36-05 (Approve the Development Plan for Panda Express located North of Stringtown and East of I-71) was given its reading and public hearing.

Mr. Steve Krekus, Panda Express, was present to answer any questions. Mr. Lester reviewed the seven stipulations recommended by Planning Commission and Mr. Krekus agreed to them.

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

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

10. Resolution CR-39-05 (Approve the Sign Request for Broadway Veterinary Hospital located at 4170 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Ms. Deb Thomas, representing Broadway Veterinary Hospital, was present. Mr. Lester reviewed the stipulation set by Planning Commission, which Ms. Thomas agreed to. She stated that they have submitted the landscape plan and the stipulation is covered in that plan.

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

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

11. Resolution CR-41-05 (Approve the Development Plan for CVS Drug Store located at 3591 & 3609 Broadway) was given its reading and public hearing.

Mr. Frank Petruzello, Skilkin Properties, was present. Mr. Lester reviewed the four stipulations set by Planning Commission and commented that he understands that all traffic items have been worked out. Mr. Petruzello stated that he agreed to the stipulations and noted that their engineer has worked with EMH&T to settle the traffic items.

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

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

12. Resolution CR-44-05 (Approve the Development Plan for a Meijer Store located at 2811 London-Groveport Rd) was given its reading and at the written request of the petitioner, Mr. Lester moved it be postponed to July 5, 2005; seconded by Ms. Klemack.

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

13. Resolution CR-45-05 (Approve the Development Plan for White Castle Restaurant located at 1620 Stringtown) was given its reading and public hearing.

Mr. Brian Crider, representing White Castle, was present. Mr. Hatley asked how the new building is going to be different from the existing building and why would White Castle do this? Mr. Crider stated that one of the reasons is due to depreciation of the building and maintenance issues. He said the new building would incorporate the new imaging of White Castle with an upgraded interior finish package. Mr. Hatley asked about the size of the building. Mr. Crider said the new building is comparable. Generally, the new prototype is 200 – 300 sq. ft. smaller. Mr. Lester reviewed the eight stipulations set by Planning Commission and Mr. Crider agreed to all of them.

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

Mr. Radi	Yes
Mr. Lester	Yes
Mr. Hatley	Yes
Ms. Klemack	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. Dr. Bostic recognized two Boy Scouts from Troop 392 – Messer's Cassidy Grumman and Chris Johnson, who are working on earning the Citizenship Merit Badge.

2. Mr. Behlen, Dir. of Finance, commented that the Tax Budget for 2006 has been put together and is ready for Council approval on the July 5 meeting, as required by the Charter. Mr. Radi asked if this reflects the State Funding changes. Mr. Behlen said they do need to take a look at what the State Legislature has done, as it has just been passed.

3. Ms. Klemack reminded everyone of Relay for Life this weekend. She asked that everyone come out and support this cause. Mr. Lester requested that he be excused from the next meeting, as he will be out of town. Mr. Radi announced that the next regular meeting of Council would be held on July 5, at 8:00 p.m. in observance of Independence Day.

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

Council adjourned at 8:33 p.m.

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Tami K. Kelly, MMC
Clerk of Council

Vaughn E. Radi
Temporary Chair