

# CITY OF GROVE CITY, OHIO COUNCIL MINUTES

June 4, 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   Steve Bennett   Budd Eversman   Maria Klemack*

1. Mr. Eversman moved to excuse Mr. Radi; seconded by Mr. Fulton.

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

2. President Bennett recognized Mayor Grossman for a presentation to Bob Behlen, Dir. of Finance, and his staff for receiving the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA). Also in attendance was Ms. Nancy White from the Ohio GFOA, who presented the award and Mr. Brian Meade, representing State Auditor Jim Petro's Office, who presented Bob with the Ohio Auditor's Award.
3. President Bennett read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-36-01 (Approve a Special Use Permit for Vehicle Leasing Services located at 4090 Hoover Road) was given its second reading and public hearing.

Mr. Eversman moved that Section 1 of the ordinance be amended to read, in part: . . . services, *as provided under Section 1135.09(12)A5 -Auto Dealers* . . .; seconded by President Bennett.

Mr. Steve Roper, petitioner, was present. Mr. Eversman reviewed the stipulations set by Planning Commission, which Mr. Roper agreed to. Mr. Eversman explained that the amendment is to further detail the type of Special Use Permit. Mr. Roper had no objection to the amendment.

There being no additional questions or comments, Mr. Eversman called for the vote on the motion to amend.

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

Mr. Eversman moved to approve this ordinance, as amended; seconded by Mr. Fulton.

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

2. Ordinance C-37-01 (Authorize the Approval of a Pre-Annexation Agreement for the Weygandt property located on the NE corner of Demorest and Big Run Roads) was given its first reading. Second reading and public hearing will be held on 6/18/01.
3. Ordinance C-38-01 (Vacate a portion of Old Hoover Road) was given its first reading. Second reading and public hearing will be held on July 16, 2001.
4. Ordinance C-39-01 (Vacate and Re-Dedicate a sanitary sewer easement lying south of State Route 665 and East of Seeds Road and across the parcel for FedEx) was given its first reading. Second reading and public hearing will be held on July 16, 2001.
5. Resolution CR-38-01 (A Resolution to set forth, as required by Section 709.031 of the Ohio Revised Code the Municipal services that can be furnished to 26.0 acres located at the Northeast Corner of Demorest and Big run Road upon annexation) was given its reading and public hearing and Mr. Eversman moved it be approved; seconded by Ms. Klemack.

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

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

1. Ordinance C-40-01 (Accept the Grove City Thoroughfare Map) was given its first reading.

Ms. Kathleen Faught, Orders Road resident, acknowledged the need for a Thoroughfare Map for long-range planning purposes and applauded the City for giving guidelines to any future developers. However, she expressed opposition to one of the newly suggested secondary roads. This road is suggested to be placed along the length of her western property line. She is not convinced that there is a need for a secondary road, running north/south, in this area. There are already two more north/south roads, one in existence (Haughn) and one proposed further west. Another major intersection is not needed that close to Hoover Road. She believes it would be better as a collector street that would run through the center of the undeveloped ground to her west and angle it. Angling would necessitate curves similar to the east/west road through Hoover Crossing. Anyone purchasing a lot would know exactly where the road is in relationship to his or her lot. She said they left a corner lot in Columbus. They anticipated housing next to them, but never a secondary street within 60 feet of their home. She also suggested that a portion of Orders Road, with 10 homes, be closed at both ends and a small access road be located about half-way along the closed portion going over to the new section of Orders Road, connecting to Hoover. She said she does realize that the Thoroughfare Map is just a guideline for developers and is subject to revision, as needed.

Mr. Jerry Kimmel, Orders Road resident, reiterated concern for the same proposed road as Mrs. Fought. He said it is a road going nowhere and should be erased from the Map. He said they realize that the property east of Mrs. Fought will, someday, be developed. However, a four-lane, high-speed, thoroughfare, sixty feet from someone's house is not a good idea. On another note, several weeks ago, before entering into discussions about proposed development of said eastern property, he attempted to obtain a copy of the City's Thoroughfare Map and was told that it wasn't available. A couple of weeks later, the developer had a copy. He suggested that when this becomes a public document, it be stocked and available for the public to purchase. Mr. Stage, City Administrator, commented that Mr. Kimmel came in and was drawing a map. He told Mr. Kimmel that what the Administration was going to be proposing was not ready yet and gave him photocopies of the information he was looking for. It wasn't because he was denying him access to a copy. It was because what is being presented tonight was still being finalized. Mr. Kimmel asked how the developer was able to get it. Mr. Stage said he didn't know what Thoroughfare Map he had. It could have been the existing one from 1994. This Map is as a "work-in-progress" is a dynamic piece. It will be subject to revision as the City moves forward. President Bennett commented that nothing on the Map is etched in stone and as development plans are brought in for review, they take on a life of their own - which may not be able to follow the Thoroughfare Map completely.

Mr. Dave Hellard, Chairman of the G.C./Jack. Twp. Property Owners Assoc., he expressed their opposition of the proposed connector road on Orders Road. He said they understand the need for transportation planning. Their main objection is to the road proposed to be 60' next to the Faught's property. Right now, there is an 85 acre piece, off Orders Road, that is being proposed for development by Homewood Corporation for houses and condo's. There area, at least, two other large pieces of property to be developed in the area. Their point is, a traffic study be done and a traffic light be considered for the area. It is important to them to get some kind of response to the traffic problems that currently exist before any additional development is initiated in this area. Even the Thoroughfare Map is a "work in progress", they believe the connector road is a bad "work in progress" and a bad proposal. While it has been said that this is a guide for developers, when the developer made his proposal for the property, just west of the Faught's, he said the City asked him to put in the road exactly where it is being shown on the proposed Thoroughfare Map. He asked that consideration be given to rerouting this particular road in a different area. Mr. Stage commented that there are two projects being considered in the area and the City has asked that a Traffic Study, as well as a Water/Sewer Study be done. He said the Thoroughfare Plan is there to give some sense of direction and an understanding that we want major linkages, paralleling the Interstate, as directed by ODOT. We are trying to stay in sync with what is going to get us other grants and enhancements (I-71 particularly) by ODOT. President Bennett noted that the next piece of legislation being considered is a precursor to some corrective activity in the area of Orders and Hoover Roads. The two-lane bridge is going to get some attention by ODOT and we are hoping for a three-lane bridge and some enhancements in the area. It's difficult to put up a traffic light before this is complete. They are all parts of a greater pie and we are trying to put all the ingredients together in a way that makes sense. Mr. Eversman commented that when the time comes for a developer to bring a plan to the city for the property next to Mrs. Faught, this map in no way obligates the city to approve a development plan with a street on it, in the same location as has been placed on this Thoroughfare Map. He asked Mr. Clark, Dir. of Law for confirmation of that statement. Mr. Clark said it was correct.

There being no additional questions or comments, Mr. Fulton announced that the second reading and public hearing would be on June 18, 2001.

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

1. Resolution CR-39-01 (Authorize the Administrative Assistant to enter into an agreement and cooperate with the Director of Transportation (ODOT) for the improvements of two overhead structures on Interstate I-71) was given its reading and public hearing.

Ms. Klemack explained that this is for improvements to bridges on Hoover and Young Roads.

Mr. Stage commented that this is the first step, and one of the reasons why Orders Road is up in the air. This project will realign aprons that will affect Orders Road.

Mr. Eversman noted that only one of the bridges affects Grove City. The other is in Jackson Township, but this legislation is set up to meet ODOT's needs.

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

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| Mr. Fulton   | Yes |
| Mr. Bennett  | Yes |
| Mr. Eversman | Yes |
| Ms. Klemack  | 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, President Bennett recognized members of Administration and Council for closing comments.**

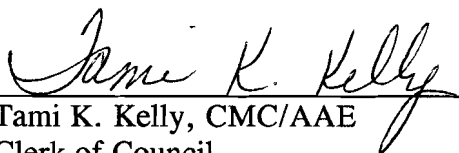
1. The Mayor submitted the Mayor's Monthly Report and Mr. Eversman moved to accept same; seconded by Ms. Klemack.

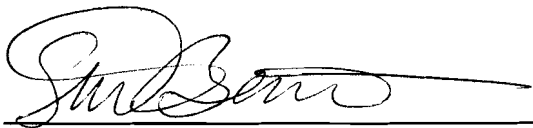
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| Mr. Bennett  | Yes |
| Mr. Eversman | Yes |
| Ms. Klemack  | Yes |
| Mr. Fulton   | Yes |

In closing, the Mayor commented on the, very well attended Memorial Day Parade. She thanked the American Legion and VFW for planning the event. She announced the Relay for Life event, June 15 & 16, which currently has 48 teams signed up and the Honorary Chair is Maria Klemack. She commented on: the annexation bill that was rushed through the House and passed last week. She shared her concern over it and stated it will have a detrimental impact on Ohio; the Chamber's Public Forum that was held to educate local businesses on the new Chapter 1143, which she waited to sign before the expiration of 10 days (as the Charter provides) as she believes the Chamber did not have sufficient time to notify their members - citing that they did not receive a final copy three weeks prior. She congratulated Mr. Behlen and his staff for their award. It is the 11<sup>th</sup> year in a row. She also congratulated the GCHS Class of 2001.

2. Mr. Stage commented that in reviewing the Minutes of the last meeting, he did not see any mention of a conversation he had with Mr. Golonka that he felt was important to document. He stated that Mr. Golonka had said their property was a Gateway location and the City needed to protect it. He responded to Mr. Golonka by reminding him that they clarified that point with Mr. Casto in a meeting in late, 2000. Citing that the City was very protective of that quadrant, as we are putting in millions of dollars worth of landscaping, which Mr. Casto was aware of. Mr. Golonka responded in a manner to say he got the point.
3. Council congratulated Mr. Behlen and his staff; thanked the Orders Road residents for attending and sharing their concerns; congratulated the Class of 2001 at Grove City High School and at Ready High School; commented on the Memorial Day Parade. Ms. Klemack invited everyone to the Relay for Life. Mr. Fulton commented on the Chamber's Public Forum on Chapter 1143. He said four of the Council Members were present, as well as Mike Boso and Mary Bearden. There were 5-6 Chamber members and about 10-15 business owners. He said they were happy to participate and it went very well. He said it reinforces the reason to attend Council Meetings.
4. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:46 p.m.

  
Tami K. Kelly, CMC/AAE  
Clerk of Council

  
Steven M. Bennett  
President