

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 16, 2015

Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 p.m. in the Council Chambers, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Jeff Davis Maria Klemack-McGraw Ted Berry Steve Bennett Laura Lanese

1. Ms. Klemack-McGraw moved to dispense with the reading of the minutes from the previous meetings and approve as written; seconded by Mr. Bennett.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

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

The Chair recognized Ms. Lanese, Chairman of Service, for discussion and voting under said Committee.

1. Resolution CR-10-15 (Authorize the City's Consulting Engineer to Prepare Plans, Specifications and Cost Estimates for the Construction and Repair of Sidewalks on Barbee Ave., Carol Ave., Dennis Lane, Irwin Ave., La Rosa Dr., Louise Ave., Louise Ct., Michael Lane, Richard Ave., Sheldon Pl., Southwest Blvd., Terry Lane, Thomas Ave., Voeller Circle, and Wendy Lane) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this is the first step in the three step process for a sidewalk assessment. This step will require the engineer to prepare the plans and specifications. By Law, the sidewalks are the responsibility of the Property Owner. However, the City is partnering with the homeowners to share the cost of the repairs.

Mayor Stage commented that he found Resolution CR-61-89 that declared the general policy for sidewalk, curb and gutter construction. He said it outlined and laid the groundwork for the Program we are doing today. He said it set up a voluntary sidewalk assessment. He said this Program is in line with what was approved back in 1989.

Mr. Roger Burket, Graessle Rd, said he has a bit of experience with the sidewalk program. When he inquired about the repairs at one of his properties, he said he was told it had something to do with being close to schools. Then he found Patzer Ave. When he asked about that street, he was told that they want to repair those sidewalks that are hazardous first. When he asked why no sidewalks on Patzer, he was told it was too expensive and that properties would need retaining walls. He said some already have a little wall and he doesn't think being too expensive has anything to do with it. He said the part of Patzer extended beyond Kingston Ave., does have sidewalks. He doesn't think it makes any sense to leave this section out. He said it doesn't seem like any of this fits together. He asked that this be postponed until Patzer Ave. is included. He said he doesn't own a home on Patzer Ave., but his experience with the home he owns nearby leads him to believe that something weird is going on here.

Mayor Stage said he has met with Mr. Burket at his home. The Engineering Dept. has met him several times and tried to explain the process. He said they have a process that goes all the way back to 1989. He explained that Patzer Avenue was last voted on in 1989 and at that time Council voted down the necessity to put sidewalks on Patzer Avenue. He said there is no game being played. They have taken the old sections of Grove City (50 years & older) and the areas that have sidewalks that need repaired are marked. Those that don't have sidewalks in the area, are being put in. Patzer Ave. was exempted and continues to be exempted. He said the priority is the areas where the sidewalks are the worst. When there is roadwork being done, they replace the sidewalks at the same time. It is that simple.

Mr. Berry asked what the cost would be to add Patzer Ave. to this list. Mr. Boso, City Admin., said it would not cost anything to add Patzer Ave. to this list, as it only authorizes the engineer to do the estimates. He said Patzer Ave. has some challenges and they have discussed those this year, in terms of adding it to the Program. He explained that the decision to not add it, included the ability to access the school from both Kingston Ave. and Columbus St. Also, the narrowness of the right-of-way and the slope of some of these driveways are going to require the City to work easements from the property owners. It is a different situation than others. With the slopes of some, it is a much more difficult project than other neighborhoods. He said if the property owner's don't agree with giving more right-of-way, it may take eminent domain.

Mr. Berry said since this is just to get preliminary engineering, he moved to add Patzer Avenue to the list, so the cost can be obtained; seconded by Mr. Bennett.

Mr. Davis asked if we have heard from any property owners on Patzer. Mr. Berry said he did hear from one last year, wanting sidewalks. Mr. Burket said the residents of Kingston & Patzer has voiced a desire for sidewalks.

Ms. Lanese asked if the 1989 Resolution prevented them from looking at Patzer Avenue. Mayor Stage said no. Mr. Boso said he doesn't believe there is any problem in adding Patzer Ave. to get cost estimates, but they may have to narrow the road to get the proper slope and that is one of the oldest water lines in the City. He feels those improvements should be done as well. He had Mr. Keller, EMH&T, explain the overall improvements needed in this section. Ms. Lanese asked if this should be done outside the sidewalk program. Mr. Keller said they usually do these types of projects as a road improvement and include curb, gutter, and sidewalk. Mr. Berry said this would just get an estimate of cost for the sidewalk.

There being no additional questions on motion to amend, the vote was called.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes

There being no additional questions or comments, Ms. Lanese moved it be approved; seconded by Ms. Klemack-McGraw.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

2. Resolution CR-15-15 (Authorize the Participation in the Ohio Department of Transportation Cooperative Purchasing Program) was given its reading and public hearing.

Mr. Smith, Dir. of Law, explained that this allows the City to purchase salt from ODOT at their price.

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

Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

The Chair recognized Ms. Klemack-McGraw, Chairman of Lands, for discussion and voting under said Committee.

1. Ordinance C-05-15 (Approve the Rezoning of 4074 Gladman Ave. from R-2 to PSO) was given its second reading and public hearing.

Mr. Tom Clark, attorney for petitioner, was present to answer any questions. He said they have had a problem with parking and patients are starting to park on Gladman. They thought this may be a bit of a safety problem and want to take care of it. They have spoken with surrounding residents. Mr. Bennett confirmed that the abutting property owner to the south of this lot is in agreement with this plan. Mr. Clark said it is his understanding that they have met with them and are in acceptance of it.

Mr. Boso confirmed that the Dentists did meet with the neighbors and Mr. & Mrs. Rice appeared at the Planning Commission meeting to let them know they were in approval of the plan.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

2. Ordinance C-16-15 (Approve the Annexation of 0.981 acres located at 4338 Hoover Road) was given its second reading and public hearing.

Mr. Tom Clark, representing petitioner, said the property owners are in need of sewer and water, and that is the reason for the annexation. He said it is surrounded by Grove City.

Mayor Stage asked if we have been making inspections, as this home is in disrepair. Mr. Mike Boso said they have not. This has been reviewed by the Franklin County Board of Health, Building Dept. He did say there is a Jeep in the back yard that needs removed. Mr. Clark said he would let them know.

Mr. Bennett said this is the one that has undergone considerable reconstruction. Mr. Clark said they have done a lot of work to it. Mr. Bennett said they have also added a barn in the back. Mr. Clark said they did add an out-building. Mr. Bennett asked what the intent of that out building is, because it would not have been allowed in the City limits. It is an industrial style building up against residential homes. Mr. Clark said he wasn't involved in that, but believes it is just for storage and certainly no business will be operated out of it. He said he doesn't think they were trying to get around City requirements. Mr.

Clark said if the property would come in three years from now, the building would still be there. A lot of times, people have changes in their property and want to come into the City.

Mayor Stage asked what the zoning is for this property. Ms. Kelly stated that the property is zoned residential in the Township and will come into the City with an SF-1, single-family residential, zoning classification. This is the most comparable zoning to its existing Township classification.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

3. Ordinance C-17-15 (Approve the Rezoning of 1342 Holton Road from SF-1 to PUD-R with Zoning Text) was given its first reading. Second reading and public hearing will be held on 5/4/15.
4. Resolution CR-11-15 (Approve the Development Plan for The Woods of Pinnacle located at 1342 Holton Road) was given its reading and at the request of the petitioner's agent, Ms. Klemack-McGraw moved it be postponed to 5/4/15; seconded by Mr. Bennett.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes

5. Resolution CR-12-15 (Approve the Development Plan for Grove City Family Dentistry Parking Lot Expansion located at 4068 Gladman Avenue) was given its reading and public hearing.

Mr. Tom Clark, attorney for petitioner, was present to answer any questions. Ms. Klemack-McGraw reviewed the stipulations set by Planning Commission and Mr. Clark said his client agreed to all of them and there will be additional screening to the west, along Gladman.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes

6. Resolution CR-13-15 (Approve the Development Plan for Best Western Addition located at 4026 Jackpot Road) was given its reading and public hearing.

Ms. Klemack-McGraw moved to postpone this item to 4/6, since there was no representation present; seconded by Mr. Berry.

Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

7. Resolution CR-14-15 (Appeal the Decision of the Board of Zoning Appeals Granting a Variance to Table 1135.10-I to Waive the Requirement to have a Minimum 80' of Street Frontage for 0000 Orders Road) was given its reading and public hearing.

Mr. Keil, owner, was present. He explained that he is selling the property and while there is enough road frontage on Orders Road that meets Code, the proposed owners don't want to fix the bridge over the stream. They would rather put their driveway off Keefer.

Mr. Bennett shared his concerns over the variance that were safety related. He said the road was stubbed for a reason and suggested that the home be placed back enough so Keefer could be extended. Mr. Keil said this was a residual piece that was left from what he sold Homewood. He has contacted them and Fischer Homes, and neither are interested at this time.

Mr. Boso, Chief Building & Zoning Official, explained that variances come through the Building Division and the staff report recommended denial. He explained how the developer has already extended utilities and how homes were positioned in Martha's Wood in anticipation of future development. Ms. Lanese asked how often a variance would be granted for this type. Mr. Boso said he would not recommend it ever.

Ms. Kirsten & Sean Bailey, prospective buyers, said they have met about extending the water and sewer lines and it is more cost effective to bring them from Keefer. She said they are willing to add what is necessary to make the driveway look more appealing and like it belongs. She said whether or not this gets approved, the road will stub there, because it is going to be their lot. She said they have children and would like them to be part of a subdivision.

Mr. Bennett explained that all six conditions must be met for a variance to be granted and he feels at least two of these conditions have not been met. Ms. Bailey said if they build a house there, the driveway will be a large, wrap around drive. Mr. Bennett voiced additional safety concerns. Ms. Bailey said there is an existing bridge to access Orders, but it isn't strong enough for heavy trucks.

Mr. Chuck Boso, City Admin., said when you look at future planning, there are large lots that are anticipated to be sold for subdivisions. If there is not connectivity, it isn't good planning.

Mayor Stage asked if this could be postponed to consider a cul-de-sac. Ms. Bailey said they have already discussed a cul-de-sac or hammerhead and it would come half way through their house.

Mr. Smith reminded Council that this Resolution rescinds the variance and a "yes" vote will take the variance away that has been granted by the Board of Zoning Appeals.

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

Ms. Lanese	Yes
Mr. Davis	No
Ms. Klemack-McGraw	Yes
Mr. Berry	No
Mr. Bennett	Yes

The Chair asked that any new business to be brought before the attention of Council be done so at this time.

1. Mr. Fred Camp, The Links resident, voiced concern over the proposed Woods at Pinnacle subdivision. He asked Council to take more time before approving any rezoning this acreage. He said this property

is too unique to automatically concede to any housing developer to build so many units. He said the majority of the home owners in the area would prefer to keep the property as-is. However, keeping it SF-1, he believes it would make possible other options that could enhance Grove City. With the economy recovering, the estates lots are taking off now. He feels the demand for these lots could increase with the opening of Mt. Carmel and some of their highly paid staff.

2. Mr. Berry moved to reconsider the postponement of CR-13-15 and place it back on agenda; seconded by Ms. Klemack-McGraw.

Mr. Davis	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes

Mr. Lei, representing petitioner, came forward. Mr. Bennett asked what they will be doing. Mr. Lei said they will be adding six rooms on each level. He said they originally showed a flat roof but have agreed to match the existing roof. Ms. Klemack-McGraw reviewed the stipulations set by Planning Commission and Mr. Lei agreed to them.

There being no additional questions or comments, Ms. Klemack-McGraw moved it be approved; seconded by Ms. Lanese.

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Lanese	Yes
Mr. Davis	Yes

3. Mr. Richie Cohen-Smith, resident of The Links, said he was representing the majority of residents of this subdivision. He said he has petitions signed by the residents who are against this project. He voiced their concern over the extension of Calum Way. He gave 5 reasons why this should be kept closed.

Mr. Bennett asked why they feel the extension of Calum today is a problem. Mr. Cohen-Smith said they have a nice quiet street. He said Calum Way was never intended to go through until the County denied them from continuing east and letting out onto Borror. Mr. Bennett said he is trying to figure out why they believe this would generate more traffic. It seems to him that people would use Calum Way to go north, not others to go south when they would have to turn and go back North to get out.

Ms. Leslie Cohen-Smith, resident of The Links, spoke against opening Calum Way. Since there is no park in the neighborhood, children play there.

Ms. Sally Ruffing, resident of The Links, voiced concern over the tree preservation zone. They don't think the 20 foot zone is enough. They would like to see this expanded to at least 30 feet.

Mr. Berry noted that Council does have copies of the petitions.

4. Mr. Roby Schotke, resident, invited everyone to the South West Education Foundation dinner. They award student scholarships and Teacher grants to SWCS's.

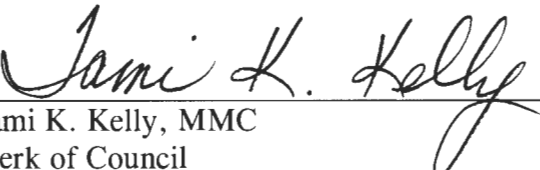
The Chair recognized members of Administration and Council for closing comments.

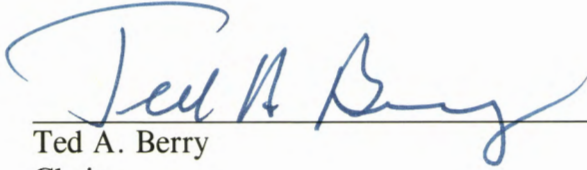
1. Mayor Stage thanked the residents of the Links. He said he understands the anxiety of development by their homes. He noted that this property is zoned SF-1 and can be developed under those standards. He then shared that they had a meeting with ODOT about the I-71 improvements. It will be widened to three lanes from S.R. 665 to Stringtown. He then noted the announcement of Mt. Carmel and he is very pleased with their expansion here. He shared the meeting w/Metro Parks and the improvements to the old Talbot Park area. He also announced that Mr. Terry Foegler will be coming on as a Consultant in the Development Dept. He comes from Dublin.

Mr. Berry asked if Ms. Conrad if she would explain why one side of the Dog Park is closed. Ms. Conrad said once the ground thaws and they get one grass cutting, it will be opened. They don't want another mud pit.

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

Council adjourned at 8:35 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
Chair