CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

January 16, 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. Fulton moved to excuse Mr. Radi; seconded by Mr. Eversman.

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

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

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

3. President Bennett read the agenda items and they were approved by unanimous consent, with the exception of Ord. C-4-01, which Ms. Klemack moved be removed; seconded by Mr. Eversman.

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

The Chair recognized Mr. Fulton, 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-101-00 (Rezone 2707 Kenney & 2706 Kingston from R-2 to SD-1) was given its second reading and public hearing.

Pastor Neil, representing the Baptist Church, explained that the church owns these two properties and wishes to have them zoned for religious use for office space and small meetings. Mr. Eversman asked if the buildings would be modified. Pastor Neil said no. Their ultimate goal is to sell them back for residential use, once they relocate on other property.

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

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

2. Ordinance C-1-01 (Accept the Plat of Creekside, Section 2, located north of Holton Road) was given its second reading and public hearing.

Mr. Mark Ward, representing the petitioner was present. Mr. Fulton read the stipulations set by Planning Commission and Mr. Ward agreed. He explained that there seemed to be some confusion with the dedication of the Reserve. He said it is not being dedicated to the City. Reserve "C" will be owned and maintained by the Homeowner's Association. Mr. Stage said he thought the confusion was due to the lettering of the Reserve. Mr. Ward said it is common for letters to change from preliminary to final Plats, due to phasing. Mr. Stage said he understood. President Bennett asked what the purpose is for Reserve "C". Mr. Ward said it would be used for a retention area. President Bennett asked if this is the liking of the City in handling these ponds. Mr. Ward indicated that there are easements for those areas the City needs to maintain. Mr. Stage stated that the Administration is pleased with the plat.

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

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

3. Ordinance C-3-01 (Accept the Annexation of 2.53 acres consisting of Hoover Road right-of-way between Old Stringtown Road and Milligan Grove) was given its first reading. Second reading and public hearing will be held on 2/5/01.

4. Resolution CR-1-01 (Approve the Development Plan for Feldkamp Chiropractic Center located at 4227 Hoover Road) was given its reading and public hearing.

Dr. Peter Feldkamp, petitioner was present. Mr. Fulton read the stipulations set by Planning Commission. Dr. Feldkamp agreed to all and stated that most have been addressed in the revised drawing. Mr. Eversman commented that during Caucus, Council received a revised landscape plan that Dr. Feldkamp worked with Mr. Lathrop (Urban Forester) on. He stated that since it does not meet Code, it would require approval from the Board of Zoning Appeals, but asked if this was Dr. Feldkamp's preferred landscape plan. Mr. Feldkamp said yes. He feels it's a win-win for himself and the city. Mr. Eversman asked Mr. Lathrop about his work on the plan and if he felt it was better, overall, for the city. Mr. Lathrop said yes, for this site. President Bennett asked Mr. Lathrop if the purpose for the revised plan was to remove a solid six-foot fence and replace it with a "live" fence, with planting material at about the same height of the fencing. Mr. Lathrop said that was correct.

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

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

5. Resolution CR-4-01 (Approve the Development Plan for Creekside, Section 2, located north of Holton Road) was given its reading and public hearing.

Mr.Ward, representing the petitioner, was present. Mr. Fulton reviewed the stipulations set by Planning Commission. Mr. Ward agreed to all of them. President Bennett wanted to confirm that it was understood that Code requires any tree 6" in diameter or greater to be approved for removal by the Urban Forester. Mr. Lathrop said he has spoken with the Project Supervisor. President Bennett then referenced a newspaper advertisement regarding the line of elite, Showcase, homes and their location being north of I-70. He noticed that Grove City was not included in the area, yet the selling price for homes in our city meet or exceed the price for this line. He asked why no Showcase homes were included for the Grove City area. Mr. Steve Caplinger, MI Homes Development Director, stated that Showcase is their smallest division and their most expensive division. It is purely market driven. He said he doesn't know why there aren't any down here, but they are constantly looking at new opportunities. Many smaller communities require a "move-up" market and they try to read this. He said he hopes that Showcase would be here in the near future. President Bennett said we have a step-up market and have homes in excess of $500,000.00. He asked that consideration be given to bringing this line of homes to Grove City. Mr. Caplinger said he would make sure they get the message. Mr. Eversman asked if there was a third phase to Creekside. Mr. Caplinger said yes. Mr. Eversman encouraged him to include some Showcase homes in that phase. Mr. Caplinger said he understood.

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

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

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

1. Ordinance C-2-01 (Authorize the City Administrator to enter into Contract & Appropriate $390,000.00 from West Side Storm Sewer Fund for the Current Expense of Purchasing Property (Demorest Rd.)) was given its second reading and public hearing.

Mr. Eversman explained that this is for a retention area for the west side of the city. It is a project that has been worked on for quite some time and is getting closer.

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

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Bennett	Yes
Mr. Eversman	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. Mr. Stage, City Administrator, announced that the City has received two grants and an interest free loan for road improvements. He thanked Mr. Kohman, City's Consulting Engineer, and his staff for their efforts. He also stated that Senate Bill 289 (Annexation) is coming back again. He said it may require some assistance from Council, in the form of a Resolution, to see that it doesn't pass.

2. Mr. Blackburn, Dir. of Service, explained the Grants: $960,000.00 interest free loan for Broadway improvements, from Civic to Woodlawn, starting this year; a grant for the next phase of Hoover Road - south of Dartmore to Milligan Grove, which will start in 2002; and $250,000.00 CDBG grant for Curtis Avenue, which will start this year.

3. President Bennett welcomed Mr. Bob Wright, new Vice President of Government Relations for the Chamber of Commerce. Council complimented the Administration on receiving the grants.

4. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:25 p.m.

Tami K. Kelly

Tami K. Kelly, CMC/AAE
Clerk of Council

Steven M. Bennett
President