CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

October 18, 2010 Regular Meeting

The regular meeting of Council was called to order by President Berry at 7:00 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:

Greg Grinch *Maria Klemack-McGraw* *Ted Berry* *Steve Bennett* *Melissa Albright*

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

Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

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

The Chair recognized Mr. Bennett, Chairman of Finance, for discussion and voting under said Committee.

1. Ordinance C-60-10 (Appropriate $25,000.00 from the Community Environment Fund for the Current Expense of Tree Installation) was given its second reading and public hearing.

Mr. Mike Turner, Finance Director, explained that this is for the annual Street Tree Planting. There was $15,000.00 appropriated in the budget, but it is planned to plant closer to $40,000.00 in street trees this season. Thus, the request for the additional appropriation.

Ms. Albright noted that the ordinance mentions monies coming from a Tree Fee. Mr. Turner said the City receives $550.00 from the developer for each home that they build to pay for these trees.

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

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes

2. Ordinance C-63-10 (Appropriate $1,023,500.00 from the Water Fund for the Current Expense of constructing the Haughn Road Water Main) was given its first reading. Second reading and public hearing will be held on November 1, 2010.

The Chair recognized Ms. Albright, Chairman of Safety, for discussion and voting under said Committee.

1. Ordinance C-61-10 (Amend Section 1137.08(h) of the Codified Ordinances titled Private Garages in Residential Districts; Permit and Fee for Portable Accessory Buildings) was given its second reading and public hearing.

Mr. Mike Boso, Chief Building and Zoning Official, explained that this will establish a maximum height on accessory structures on residential lots. Ms. Albright asked if we never had a height requirement. Mr. Boso said we did, but on the last amendment it was left out. He said Ms. Klemack-McGraw questioned it, and upon further review, it was determined that a maximum height is needed.

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

Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes

2. Ordinance C-62-10 (Amend Section 1321.06 of the Codified Ordinances titled Roof Water Carried to Curb Line) was given its second reading and public hearing.

Mayor Stage said we have had some activity in the "green" movement by individual home owners. While we are encouraging that, we want to make sure there are rules on how those should operate, and making sure we are in compliance with storm water requirements.

Mr. Bennett noted that in Section D, Item 3, he wanted to make residents aware that the rain barrel has to have an overflow valve connected to the storm sewer in order to keep it from overflowing into a neighbor's yard.

Mr. Grinch suggested a form be put together in layman's terms, along with a diagram, to assist the residents on this new requirement.

Ms. Albright asked about the grading requirements in Section C and what problems might arise if a home owner no longer wants the rain barrel and can't re-grade the yard. Mr. Mike Boso said, hopefully, they won't see any problems. Most of the barrels they have seen/researched consist of barrels on grade or above grade. He said there may be a problem for the resident in the winter if they don't drain it.

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

Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes

3. Ordinance C-64-10 (Authorize the Charitable Solicitations Board to Issue a Permit to the Ohio Newsboys Association, Inc. per Section 371.06(b)(2) of the Codified Ordinances) was given its first reading. Second reading and public hearing will be held on November 1, 2010.

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

1. Ordinance C-65-10 (Approve the Plat for Pinnacle Club, Section 6, Part 3, Phase A) was given its first reading. Second reading and public hearing will be held on November 1, 2010.

2. Ordinance C-66-10 (Approve the Rezoning of 1.625 acres located North of Lamplighter Drive & East of Buckeye Parkway from C-2 & PUD-R to PUD-R) was given its first reading. Second reading and public hearing will be held on December 6, 2010.

3. Ordinance C-67-10 (Approve the Plat for Creative Housing XIII located North of Lamplighter Dr. and East of Buckeye Parkway) was given its first reading. Second reading and public hearing will be held on December 6, 2010, as requested by the applicant.

4. Resolution CR-49-10 (Grant an Exceptional Circumstance for 4 Beans Enterprises/Weiging Chiropractic located at 3870 Broadway and making it eligible for the Town Center Commercial Revitalization Grant Program) was given its reading and public hearing and at the request of the applicant, Ms. Klemack-McGraw moved it be withdrawn; seconded by Mr. Berry.

Ms. Albright	Yes
Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes

. Resolution CR-55-10 (Approve the Development Plan for Creative Housing XIII located north of Lamplighter Drive and East of Buckeye Parkway) was given its reading and public hearing.

Ms. Connie Klema, attorney for applicant, was present to answer any questions. Ms. Klemack-McGraw reviewed the stipulation set by Planning Commission. Ms. Klema agreed.

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

Mr. Grinch	Yes
Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes

6. Resolution CR-56-10 (Approve the Development Plan for Shamrock Three LLC located at 4084 Broadway) was given its reading and public hearing.

Ms. Christine Houk, applicant, was present to answer any questions. Ms. Klemack McGraw reviewed the stipulation set by Planning Commission. Ms. Houk agreed.

Mayor Stage noted that he will not be signing the Resolution because he was involved in the original deal to purchase the building.

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

Ms. Klemack-McGraw	Yes
Mr. Berry	Yes
Mr. Bennett	Yes
Ms. Albright	Yes
Mr. Grinch	Yes

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

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

1. Mayor Stage announced that the new Parks and Rec. Bike Trail Map is award winning. He then announced that he is working as a server this Tuesday at O'Charlie's and on Thursday @ Cimi's to benefit the Library Levy. He then reviewed the Monthly Financial report and said we have been blessed. He announced that Friday is the groundbreaking ceremony for I-71/665. He said there is a meeting for surrounding businesses tomorrow night to inform them of the construction outline. There is an animation disc on how the interchange will work; there will be updates on ODOT's website; cards to hard out; etc. to keep the public up-to-date.

2. Mr. Smith noted that all the property under I-71 have now been acquired and the interchange is now the City's. We will be able to collect the income tax from those working on the improvements.

3. Ms. Kelly, Clerk of Council, reviewed two Liquor Permit requests with Council. Council had no objection to either and Ms. Kelly said she would proceed accordingly.

4. Ms. Klemack-McGraw commented that she had a conversation in January with Mr. Smith, Dir. of Law, about the Board of Zoning Appeals providing affirmative findings, per the requirements of the City Code. She said to date, this has not taken place. She said she does not wish to penalize people who have been granted a variance, but she wants to place the BZA on notice that, after today, variances granted without the adequate affirmative findings, she will appeal all variances granted in accordance with 1133.07 of the Code.

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

Council adjourned at 7:31 p.m.

Tami K. Kelly

Tami K. Kelly, MMC
Clerk of Council

Ted A. Berry

Ted A. Berry
President