

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

January 18, 2000

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 Vaughn Radi Steve Bennett Budd Eversman Maria Klemack

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

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

President Bennett read the agenda items and were approved by unanimous consent.

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

1. Ordinance C-2-00 (Approve a Special Use Permit for MAACO Auto Painting & Bodyworks located west of Broadway and south of Home Road) was given its first reading. Second reading and public hearing will be held on February 7, 2000.

Mr. Ken Hull, Frish's Corp., explained that they are the property owners of this and another piece on the north side of Home Road, directly behind their restaurant. He explained that they came into Grove City in 1992 and have been marketing these parcel with little interest and no takers since that time. He believes that the owner of MAACO has been working with the Planning Commission and has presented a facility that is above a typical MAACO plan. He has positioned the building to hide the main doorways and something that fits in with the area. He said this facility is behind an existing Shell station and does not have frontage along Broadway. The site has great limitations, in terms of encumbrances, with sanitary and storm sewer lines running through it and the railroad. He understands that Mr. Miller (MAACO) wants to retain the large wooded area on the site. He feels he is going the extra mile to fit in to the nature of the area. He hopes Council looks favorably on this project at the next meeting.

Mr. Eversman noted that while the second reading isn't until 2/7/00, a final Development Plan has not been submitted to Council to date, and he does not feel comfortable approving a special use permit before seeing one. Mr. Hull stated that he understands that an initial plan was approved in October, but, the Special Use Permit was voted down and he hasn't proceeded with anything else. Mr. Hull asked if this would be a requirement before proceeding on the 7th. Mr. Eversman confirmed with Mr.

Clark, Dir. of Law, that a final Development Plan would not be a requirement, in order to proceed with the Special Use Permit on 2/7/00, but, he - personally, would not feel comfortable approving a Special Use Permit without a Development Plan.

2. Resolution CR-5-00 (Approve the Sign Request for Creative Expressions located at 3946 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Ms. Sue Kershaw, business owner, was present to answer any questions. Mr. Radi reviewed the stipulations set by Planning Commission and Ms. Kershaw explained that there is 216 sq. ft. of glass windows, with the total signage being 25 sq. ft. She stated that the two colors stipulated were correct and asked that a third color of gold, #2105, be allowed as a filler in the background of the letters. She believes that this will bring it all together.

Mr. Radi moved to amend Section 1 to include the following stipulation: 1. The use of color #2105 of the HPA color chart, shall be permitted as an accent around the lettering; seconded by President Bennett.

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

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

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

3. Resolution CR-6-00 (Approve the Final Development Plan for Tangent Enterprises, Inc., located at 2237 Sonora Drive) was given its reading and public hearing.

Mr. Bruce Faris, representing petitioner, was present to answer any questions. Mr. Radi reviewed the stipulations set by Planning Commission to which Mr. Faris agreed. Mr. Eversman asked what the current zoning for the property is. Mr. Faris stated that the zoning was changed and is currently PSO. Mr. Fulton asked what the nature of the business was. Mr. Faris said it is a structural detailing company that works in the construction field - drafting/design work.

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

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

4. Resolution CR-7-00 (Approve the Amendments to the Final Development Plan for Beavo's Gas Station located west of Broadway and at Ventura Boulevard) was given its reading and public hearing.

Mr. Boso, City Administrator, explained that the original Development required the developer to place

\$5,000.00 in escrow for landscaping. Instead, the property owner has installed landscaping that goes beyond our requirements. This resolution asks that this stipulation be removed.

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

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

5. Resolution CR-8-00 (Authorize the City Administrator to Sign the First Amendment to Amended and Restated Protective Covenants for SouthPark) was given its reading and public hearing.

Mr. Clark, Dir. of Law, explained that Pizzuti desires to amend its present Covenants with regard to SouthPark to establish an Owners Association, for the purpose of maintaining the "common areas". The City owns property in SouthPark and as a property owner, must approve/deny any amendments to the Protective Covenants. The amendment will, also, immediately exempt the City out of any participation in the Owners Association.

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

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

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

1. Resolution CR-9-00 (Authorize the Mayor to enter into an Agreement with The Fraternal Order of Police/Ohio Labor Council, Inc., Police Dispatchers) was given its reading and public hearing.

Mr. Boso, City Administrator, explained that this is a three year contract for the communication specialists. This Contract provides for somewhat of a larger raise than the City would normally give due to the competitiveness of our dispatchers. They felt they were at the bottom of the pay scale in the County and as a result, we have become a training-ground for dispatchers who go to other communities with higher pay.

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	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-3-00 (Authorize the City Administrator to Purchase Property and to Appropriate 460,000.00 from the Westside Retention Project Fund for the Current Expense of Land Acquisition) was given its first reading. Second reading and public hearing will be February 7, 2000.
2. Ordinance C-4-00 (Authorize the City Administrator to enter into a Conservation Lease Agreement and to Appropriate \$50,700.00 from the Community Development Fund for the Current Expense of the Grant Run Streambank Project) was given its first reading. Second reading and public hearing will be February 7, 2000.

Mr. Blackburn, Dir. of Service, commented that there will be a meeting this Thursday, 1/20/00 at 7:00 p.m. in Council Chambers for property owners affected by this project.

3. Resolution CR-10-00 (Authorize the City Administrator to Advertise for Bids and Award Contracts for Fiscal Year 2000) was given its reading and public hearing.

Mr. Eversman explained that this is a routine resolution to allow for projects to be bid and contracts awarded that were approved in the Annual Appropriation Ordinance.

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

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

4. Resolution CR-11-00 (Direct Funds to a Visitor's and Convention Bureau) was given its reading and public hearing.

Mr. Behlen, Dir. of Finance, explained that the Code requires a certain percentage of the Hotel Tax to be given to a Visitor's and Convention Bureau and this Resolution will formally direct him to award those funds to the Grove City Area Visitor's and Convention Bureau.

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

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

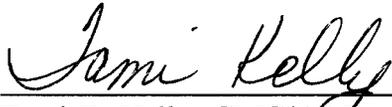
The Chair asked that any new business to be brought before the attention of Council be done so at this time.

1. President Bennett asked that all past and present Council Members join him in presenting a Resolution to Mr. Charles W. Boso, Jr. Many Council Members, from 1975 to present, came forward to join President Bennett while he read a Resolution Commending Charles W. Boso, Jr. for his Service as City Administrator of the City of Grove City, Ohio and to wish him well.

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

1. Mayor Grossman recognized the passing of Jerry McGath (local jeweler) and Howard Weethe (property owner in Town Center & Stringtown Rd.). She expressed many good tidings to Mr. Boso.
2. All members of Council and the Administration expressed their thanks and best wishes to Chuck and his family in the future, as did the distinguished, past members of Council.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:41 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Steven M. Bennett
President