

**CITY OF GROVE CITY, OHIO
COUNCIL MINUTES**

February 6, 1995

Regular Meeting

The regular meeting of Council was called to order by President Grossman 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:

Mike Milovich Todd Hurley Cheryl Grossman
John Schreck Jeff Warner

1. Mr. Warner moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Schreck.

Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Warner	Yes

2. President Grossman recognized Mr. Milovich for a presentation. Mr. Milovich expressed his pleasure in being able to welcome the VFW and American Legion. He asked that members from these posts come forward. He then said he was proud to announce that he had received a call from Ms. Marilyn Huffman, President of the Women's Civic Club of Grove City, who said they wanted to be the first to help with the Veterans Memorial. He then introduced Ms. Huffman who presented a check in the amount of \$1,000.00 to the Veteran's Memorial Fund. She said that their group is 79 years old and has participated in helping with the gazebo, clock, etc. and now they want to help with the Veterans Memorial. It was announced that an account has been opened at the Huntington National Bank. Anyone wishing to make a donation to the "Grove City Veterans Memorial Fund" may do so in care of: Mr. John F. Carbol, 2127 White Road, Grove City.
3. President Grossman recognized Mayor Stage for a presentation. Mayor Stage administered the Oath of Office to the new members of the various Boards & Commissions. They are: Audrey Cox - Civil Service Commission, Alice Sweeley - Park Board, Bruce Farris - B.Z.A., Greg Skinner - Planning Commission, Marvin Holt - Planning Commission, H. Butch Little - B.Z.A.

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

1. Ordinance C-77-94 (Accept the annexation of 26.7413 acres located North on White Road and East of Interstate I-71) was given its second reading and public hearing.

Mr. Hurley explained that the Developer has requested that this be postponed until May 1, 1995 so that he may bring a concept plan before Council. Due to State Statute, the latest date that this ordinance can be postponed to is March 6, 1995.

There being no additional questions or comments, Mr. Hurley moved to postpone C-77-94 until March 6, 1995; seconded by Mr. Warner.

Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Warner	Yes
Mr. Milovich	Yes

2. Ordinance C-1-95 (Rezone Lots 93 and 94 of Woodlawn Addition located on Bruce Avenue from R-2 to PUD-R) was given its second reading and public hearing.

Mr. Chris Price, 4241 Bonnie Ave., presented Council with a petition, signed by contiguous property owners, requesting that these two lots be kept zoned single-family. He stated that there were no sidewalks in the area, it is next to the Park and there are a lot of kids running around as well as considerable traffic. He also feels that the rezoning will devalue their property. Mr. Hurley asked if he was aware that the proposed building would be a single-story, two unit structure? Mr. Price said yes.

Mr Joe Hull, attorney representing the applicant - Steve Haughn, said they were requesting a change in zoning from R-2 to PUD-R in order to place a single duplex on the two lots, which he feels will be most beneficial to the area. The current zoning allows for two single-family homes to be built and would not come close to complying with the development attitude of today - providing a nice size lot with yard space and square footage that is not too small and constrictive. These lots are narrow, long lots and the intent is to combine them, giving it a 91' frontage and 180' deep, and place a two-family unit on them. There are other two-family and four-family units in the area. He also feels that it will actually increase the value of the homes in the area, as well as vastly improve the vacant lots that currently exist. He indicated that Mr. Haughn did go around to all the neighbors and the response he received from them was favorable.

Mr. Milovich asked if the majority of homes in that area were ranch style. Mr. Hull said he believed they were single-story, which Mr. Haughn is intending to build. Mr. Milovich asked what the square footage of the existing homes was? Mr. Hull said he would guess less than 1,000 sq.ft. Mr. Haughn said they were closer to 600 -700 sq. ft. Mr. Milovich stated that the square footage of the proposed building will have 2,000 sq. ft. which will provide more living space than a single-family home. Mr. Hull stated that was correct. They are combining the square footage of two single-family homes into one building on two lots. Mr. Milovich then commented that the traffic would not be increased any more from the Duplex than two single-family homes. Mr. Hull said yes. He also felt that it would be easier to control access from one building.

Mr. Hurley explained that the first reading for this Ordinance was on January 3, 1995. It sat for thirty (30) days so that any objections/concerns could be filed with the Clerk of Council and she received nothing. He said he walked the area extensively and has seen the many other multi-family units that work very well in this area. He does not feel that rezoning this property to the use requested would, in any way, be in conflict with what is there now. There being no additional questions or comments, Mr. Hurley moved it be approved; seconded by President Grossman.

Ms. Grossman	Yes
Mr. Schreck	No
Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes

3. Resolution CR-5-95 (Approve Historical Preservation Area Sign for Bren-Lor Animal Hospital located at 3643 Broadway) was given its reading and public hearing.

Mr. Tim Haller, Ohio Electric Sign Co., requested approval of the sign request. He submitted a revised plan showing the square footage to be within the Code requirements, which the Planning Commission stipulated.

Mayor Stage asked if the current owner of the animal hospital was present. Mr. Haller indicated that he was not. Mayor Stage wanted to know if there were any plans to improve the driveway as well as this, very nice sign. Mr. Haller stated that he did not know all the details, but, that is something the Dr. vaguely ran by him and he believes it is something that will be taken care of. The Mayor then suggested that Council table the Resolution until clarification regarding driveway improvements is received. Mr Clark responded by stating that he represented the seller of the property and the buyer did borrow an extra amount of money for improvements to the property. He is aware of many internal improvements already made and he believes that improvements to the exterior will follow. Mr. Haller stated that, in speaking with Mr. Lotz, once the sign was the proper size, there should be no problem getting approval - since it also is similar to the other signs in the area. He doesn't see how the drive has anything to do with the sign itself, although he does understand the total cosmetics of the place. Mayor Stage asked Mr. Mike Boso, Inspector, if the Building Department would issue a permit for the sign? Mr. Boso said yes. The Mayor then suggested that this issue be addressed prior to the permit being issued. Mr. M. Boso said he would personally stop by and ask the new owner his intent and share the Mayor's concerns.

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

Mr. Schreck	Yes
Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes

4. Resolution CR-6-95 (Approve the Final Development Plan for First Baptist Church located at 2730 Kingston Avenue) was given its reading and public hearing.

Mr. Russell Riley, Chairman of Building Council, requested approval of a 10,200 sq. ft. sanctuary. Mr. Hurley stated that there were some residential concerns and one stipulation set forth by Planning Commission regarding drainage to Kingston Avenue. Mr. Riley said they were aware of the stipulation and the architect is working on that.

Mr. Robert Berry, 2706 Kingston, voiced his concern regarding this addition. He said he wasn't here to stop progress of the church or anywhere else in Grove City, they just want it done according to Code. He said he has been told three or four different stories and he wants to find out what is right. He referred to a letter he and his wife submitted to Council prior to the meeting. Mr. Hurley reviewed the concerns in the letter regarding: prior notification upon submittal to Planning Commission - Mr. Hurley explained that there is no provision requiring such notification and apologized if they were mislead; secondly, a 30' setback from all lot lines - this is called a "building" setback and it is required that the edge of the building be no closer than 30' from the property line. For this development, the setback is 25' and the church's plans show a 30' 4"

setback; third, parking spaces and off-street parking on Kingston Avenue - it was determined that this property is zoned SD-1 and requires a 4 (seats) - 1 (space) ratio of parking spaces. This issue was addressed in Planning Commission and the development plan does show the minimum number of required spaces with additional parking on Joyce and Kenny Avenue; lastly, water retention - this is already a stipulation of the plan. Mr. Kohman, City's Consulting Engineer, said he has not received new storm sewer plans yet. However, the opinion was that if we took the drainage straight into the storm sewer on Kingston, it would alleviate some flooding problems. He also offered to speak with any resident in the area if they are experiencing flooding problems.

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

Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes

- 5. Resolution CR-7-95 (Approve the Final Development Plan for Video Duplication Services located at 3827 Brookham Drive) was given its reading and public hearing.

Mr. Stanley Coral, representing the development, was present for questions. Mr. Hurley asked if he was in agreement with the 10 stipulations set forth by Planning Commission? Mr. Coral said yes. Mr. Hurley said an additional stipulation was brought to his attention this evening and asked if he had any problem with adding the stipulation that the "Right-Of-Way must be dedicated to the City by Plat"? Mr. Coral said that this was their intent all along.

There being no additional questions or comments, Mr. Hurley moved that this resolution be amended to include stipulation #11: Street right-of-way to be dedicated to the City by Plat; seconded by Mr. Warner.

Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Warner	Yes

Mr. Hurley moved it be approved as amended; seconded by President Grossman.

Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Warner	Yes
Mr. Milovich	Yes

- 6. Resolution CR-8-95 (Approve the Final Development Plan for SouthPointe Business Park, Building A located east of McDowell Rd, west of Gantz Rd. and northwest of Ohio Dr.) was given its reading and public hearing.

Mr. Robin Holderman, Manager of Duke Reality, stated that they have agreed to the four stipulations set forth by Planning Commission and a fifth by Council. He explained that the exterior would be painted in an earth tone and have an architectural element every five feet or so around the building, similar to Syntex, to help soften the look of the building. This exterior modification would be subject to Council approval.

President Grossman commended Mr. Holderman on his efforts with regard to the fifth stipulation. She said she had concerns about the size of the building and its exterior. She thanked him for the additional architectural design to help soften such a large building.

There being no additional questions or comments, Mr. Hurley moved that this resolution be amended to include stipulation #5: Exterior design to be approved by Council by February 21, 1994; seconded by President Grossman.

Prior to voting, Mr. Milovich moved to abstain from voting due to work his employer is doing for Duke Reality; seconded by Mr. Schreck.

Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes

Mr. Schreck	Yes
Mr. Warner	Yes
Mr. Milovich	Abstain
Mr. Hurley	Yes
Ms. Grossman	Yes

Mr. Hurley moved it be approved as amended; seconded by Mr. Warner.

Mr. Warner	Yes
Mr. Milovich	Abstain
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes

7. Resolution CR-9-95 (Services that can be provided to a 225.683 acre tract, located south of White Road and east of I-71, upon annexation) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Warner.

Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Warner	Yes

The Chair recognized Mr. Milovich, Chairman of Finance, for discussion and voting of items under said committee.

1. Ordinance C-4-95 (Appropriate the Outstanding Fund Balances and Certain Project Funds for current expenses) was given its second reading and public hearing.

Mr. Milovich explained that the City has established certain project funds for the accounting of the specific project costs. The City had appropriated monies for these specific projects and it is necessary to appropriate all encumbered funds to be used to pay project costs. He then moved to amend this ordinance by adding the following fund: *Grant Run Sewer Fund \$661,700.00*; seconded by Mr. Warner.

Mr. Milovich moved it be approved as amended; seconded by Mr. Warner.

Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes

2. Ordinance C-5-95 (Appropriate \$25,000 from the County License Fund for the current expense of purchasing Road Salt and to declare an emergency) was given its first reading.

Mr. Milovich explained that it is necessary to maintain an inventory of road salt for the health, safety and welfare of our community and to ensure availability.

There being no additional questions or comments, Mr. Milovich moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Warner.

Mr. Schreck	Yes
Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes

Mr. Milovich moved it be approved as an emergency; seconded by Mr. Warner.

Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes

3. Resolution CR-10-95 (Intent to appropriate a Fee Simple Interest in Certain Lands for the Improvement of Hoover Road and State Route 665) was given its reading and public hearing.

Mr. Clark, Director of Law, explained that three portions of property have been acquired for this project and in order to keep the project going, this resolution will allow the City to take the portion

of property needed for the project, if necessary. Mr. Milovich asked if they were small pieces. Mr. Clark indicated that it was just frontage.

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

Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Warner	Yes

- 4. Mr. Milovich moved to add Resolution CR-11-95 to the agenda; seconded by Mr. Warner.

Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Warner	Yes
Mr. Milovich	Yes

Resolution CR-11-95 (Make a contribution to the Veterans Memorial Fund) was given its reading and public hearing.

Mr. Milovich read the resolution and explained that this was originated by Mayor Stage and himself to make a contribution to the Veterans Memorial Fund in the amount of \$5,000.00. Mayor Stage expressed his appreciation to Mr. Milovich for the extensive work he has done on this project and explained that the City will also be providing the two flag poles and eternal flame. Mr. Milovich encouraged corporate and individual donations, as well as the Township.

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

Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes

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

- 1. Mr. Mark Chamberlain, 4130 Basswood Ave., asked about the ordinance regarding parking on public and private property. Mr. Schreck responded as the originator of the legislation. He said that he has asked that it be left on the table to die. He will be available on Thursday, January 9, 1995 at 7:00 p.m., in Council Chambers, to talk with anyone on this issue who may have comments and/or suggestions. President Grossman also commented that she had received Mr. Chamberlain's message and has tried to return the call, to no avail. However, she did drive past his home and observed the way his house sits on the lot. She assured him that council would make every effort to address his concerns.

President Grossman recognized members of Administration and Council for closing comments.

1. Mayor Stage presented his Monthly Report and requested it be approved.

Mr. Schreck moved to accept the Mayor's Report; seconded by Mr. Warner.

Mr. Schreck	Yes
Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes

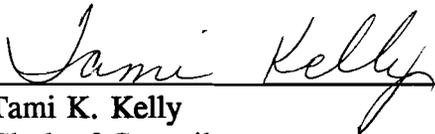
He then commented that the Chamber had bestowed a Certificate of Appreciation upon the City for it being the Best Overall Community in a Metropolitan Area, but, he feels it also says we have a lot of people working very hard for the City and they should all be commended. He also commented on the Parks & Recreation Annual Report that was given to Council this evening. He pointed out the P.A.R.K. Program which is a "Latch Key" operation that goes from 6:00 a.m. to 6:00 p.m. providing one whale of a service. He commended Mr. Babbert and his staff. He then recognized Mr. Blackburn, Director of Service, for the streets being in excellent shape during this weather.

2. Mr. Bob Behlen, Director of Finance, commented on an application received by Drustar Unit Dose for Industrial Revenue Bond Financing. He said the Community Improvement Corporation will be reviewing this and it is their hope to have something to Council on this at their February 21, 1995 meeting.
3. Mr. Chris Fulton, Director of Safety, said the Police Department will again be participating in the firearms simulation and invited members of Council and City Officials to participate. He explained that this simulation puts you through a set of scenario's in which you must make split decisions. It will be conducted this Friday and Saturday from 6:30 a.m. - 6:30 p.m. and 6:30 a.m. - 8:30 p.m. respectively.
4. Mr. Barry Babbert, Director of Parks & Rec., announced the Park Board meeting, which will be on February 27, 1995 at 6:30 p.m. He also commented on all the publicity received over the ice rink (even front page coverage on the "Record"). He said the community really seems positive about it and he's had the most calls on this than any other event. As of 4:18 p.m. today, there has been no report of vandalism or delinquency and the Town Center Merchants Association voted to keep it open for an additional month.
5. Mr. Warner stated that he had an opportunity to ride with the Service Department Friday night and he saw the tremendous dedication that is put into their work. He commended the department on their efforts.
6. Mr. Schreck asked the press to publicize his meeting on Thursday. He also shared a letter he received prior to the Council meeting tonight that voiced an objection to the Ice Rink. In addition, there was a petition, signed by five Town Center Merchants attached.
7. Mr. Milovich announced the kick-off of the S.R. 665 Water Tower Contest at Grove City High School on February 3, 1995 and provided a small presentation for them. On March 20, 1995, the

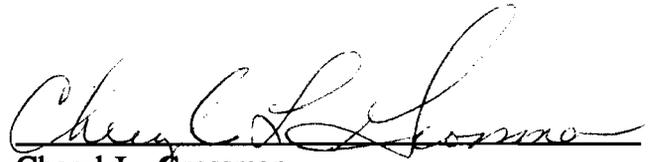
designs will be displayed in Council Chambers and Council will vote some time in April. Also, in the January 23, 1995 issue of National City's Weekly, the National League of Cities reported on local officials top concerns. He pointed out some of the concerns regarding Measures Most Likely to Reduce Crime and noted that we have successfully addressed them: Jobs - a goal of the administration for some time; more police officers - we have sworn in three new officers in four months; after-school programs - we have the before and after-school programs through Parks & Rec.; neighborhood blockwatch - we have and the Chief has said it is being increased; more foot patrol. According to the statistics, we are heading in the right direction.

8. President Grossman also had the privilege of riding in the snow trucks over the past two weeks and has heard many comments about the wonderful shape our streets are in. The crews are to be commended. She then announced that the next regular meeting of Council would be on Tuesday, February 21, 1995 in observance of Presidents Day. Also, she was in attendance for the lot drawing for the Home Show that will be in Hoover Crossing this September. She said it was very heart-warming to see their excitement & enthusiasm to be building in Grove City.
9. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:45 p.m.



Tami K. Kelly
Clerk of Council


Cheryl L. Grossman
President