

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

February 20, 1996

Regular Meeting

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

Todd Hurley Steve Bennett Mike Milovich Jeff Warner Bruce Faris

1. President Milovich recognized Mr. Greg Winslow, Director of Development for the National Kidney Foundation, for a presentation. Mr. Winslow introduced and explained a new Kidney Cars Program for the Foundation. Basically, the Kidney Foundation will take your old, junk vehicles as a donation. If you have a car, motorcycle, trailer or boat to get rid of, there is a number to call and the Foundation will have it picked-up and removed for you. The owner may get a tax credit and the Kidney Foundation gets money for the old vehicle. He cited five areas this program benefits: the neighborhoods, environment, owner's of the vehicle, Kidney Foundation, and the Municipality. As Code Enforcement Officers locate these vehicles, they can provide a positive option for owners to get rid of the vehicle by utilizing the small flyer about the program. He provided each Council Member with a packet of information. President Milovich asked what other communities are doing this. Mr. Winslow said they are just getting started in Ohio, but they have spoken with Hilliard and Westerville and Cleveland is participating. He said he has only received a very positive response about the program. Mr. Milovich asked since the introduction of this program, have they noticed a substantial increase in receiving cars. Mr. Winslow said yes. The State-wide program started in July and went from 0 donations to 166 in December.

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

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes

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-10-96 (Approve a Special Use Permit for Society Bank Drive-Up ATM located at 3521 Broadway) was given its second reading and public hearing.

Mr. Chris Humphrey, architect representing Society Bank, was present to answer any questions.

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

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

2 Mr. Hurley moved to removed Ordinance C-4-96 from the table and add it to the agenda; seconded by President Milovich.

Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes

Ordinance C-4-96 (Accept the annexation of 2.772 located north of Stringtown and west of S.R. 104 (Ross)) was given its second reading and public hearing.

Ms. Barbara Knight, attorney representing petitioner, requested it be postponed until April 1, 1996.

There being no additional questions or comments, Mr. Hurley moved it be postponed until April 1, 1996; seconded by Mr. Warner.

Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

4. Mr. Hurley recognized Mr. Bennett who asked the attorney's if the zoning classification ordinance were to be revisited, would the split PUD-C/C-2 work out. Ms. Knight said yes. They believe the entire tract would come in C-2 if they had not filed the zoning classification request. They are more than willing to allow the front portion to be zoned PUD-C. The back portion needs the C-2 zoning to match the Auto Auction. Mr. Bennett asked if it did not come in with C-2 on the back portion, is it their intention to remain in the Township. Ms. Knight said yes, they believe they would have the equivalent of C-2 in the Township for the whole property. They would really like to be part of Grove City and respect what Planning Commission and Council do. This will still have to come back for the development plans.

Mr. Bennett moved that Ordinance C-1-96 be reconsidered; seconded by Mr. Hurley.

Mr. Faris	No
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes

Ordinance C-1-96 (Approve a C-2 and PUD-C Zoning Classification for 2.772 acres located north of Stringtown and west of State Route 104, upon its annexation to the City) was reconsidered and given a public hearing.

Mr. Warner asked what the petitioner's position would be if the entire tract were zoned PUD-C. Ms. Knight said there were two people who have a position on this. The Auto Auction is only comfortable with a C-2 zoning classification, so if it were zoned PUD-C in whole, her client would withdraw his request because he cannot satisfy the potential purchaser that makes it economically feasible to become part of the City. She said the difference between her client and someone like

Meijer is that Meijer has the money to keep coming back until they get it right. Her client intends to utilize the front portion for light retail and can only go through the PUD process if they can sell the back portion to the Auto Auction. Mr. Warner pointed out that any changes made to the Planning and Zoning sections of the Code would impact this development and they would be required to meet those new standards. Ms. Knight said they were aware of this.

President Milovich gave a brief recap: Ordinance C-1-96 was denied on February 5, 1996. A member on the prevailing side has moved for reconsideration and passed. Council will now be voting and considering this Ordinance again. Mr. Hurley commented that many residents voiced concern regarding the Auto Auction at the last meeting and he referenced a memorandum he received this evening, titled the Auto Auction Good Neighbor Policy, which addresses noise, lighting, trash, landscaping, etc. and feels it is important to note that those concerns did not fall on deaf ear.

Mr. Faris explained that the reasons he voted no at the last meeting was because it wasn't consistent with the long term plan and the residents were against it. This time, he feels that the residents have not been notified of the reconsideration and would like to hear from them and see if they have been won over by the Auto Auction. Mr. Bennett said he did send a letter to all the residents who signed up to speak at the last meeting announcing his intention to reconsider the zoning classification ordinance. In addition, in conversations with the General Manager of the Auto Auction, he has contacted the majority of those residents and initiated his Good Neighbor Policy. Ms. Knight also noted that many of those residents have retracted their complaints and there seems to be a second bite of the apple. Mr. Faris asked if there were any residents present to speak.

Mr. Brad Beatty, 1330 Stringtown Rd., said he did receive Mr. Bennett's letter, but, had only received the Auto Auction's letter as an attachment to Mr. Bennett's. His residence had not been contacted by the Auto Auction directly. He said as he spoke with some of the residents, he would be surprised if they had been won over so quickly because this has been going on for fourteen years.

Mr. Bennett explained that his original intent was to reconsider this and zone the entire parcel PUD-C. The situation, however, is that this is not agreeable to the property owner. The options then become: allowing the annexation to come through with the most comparable zoning to the Township, which is C-2; or leaving it in the Township and having it developed there. Looking at those options, he feels it is important to have control and PUD-C on at least the front portion and that is why the ordinance is being reconsidered, as originally requested.

Ms. Knight said the annexation must still be voted upon and notice will be given then and if the zoning request is approved, the notice would reveal the zoning classifications that will be attached.

There being no additional questions or comments, Mr. Hurley moved to approve C-1-96; seconded by Mr. Bennett.

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	No

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

1. Ordinance C-11-96 (Repeal and Replace Chapter 1136 titled Landscaping of the Codified Ordinances of Grove City, Ohio) was given its second reading and public hearing.

Mr. Faris announced that there were a few clarifications made in the amendments of this Chapter and moved that Attachment "A" be replaced with *Revised* Attachment "A"; seconded by Mr. Warner.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

There being no further questions or comments, Mr. Faris moved it be approved as amended; seconded by Mr. Warner.

Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes

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

1. Ordinance C-12-96 (Appropriate \$44,113.00 from the Community Development Fund for the Current Expense of Special Projects) was given its second reading and public hearing.

Mr. Warner explained that the City of Grove City has received notice from the Grove City Area Visitors and Convention Bureau of their award of a \$44,113 grant; \$30,113 for advertising for the Development Department and \$14,000 for fireworks and other community events and it is necessary for City Council to appropriate their grant funds so they may be used.

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

Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

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

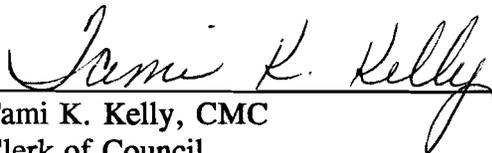
There being no new business, President Milovich recognized members of Administration and Council for closing comments.

1. President Milovich recognized Mayor Grossman for a presentation. Mayor Grossman administered the Oath of Office to Mr. Mike Esposito for the Tree Commission and to Mr. Elmer Houdashelt for the Park Board.

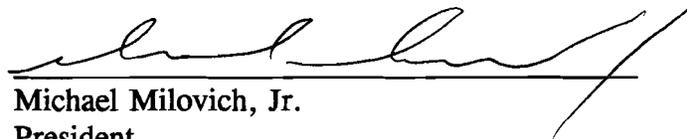
In closing, Mayor Grossman thanked Mr. Esposito and Mr. Houdashelt for volunteering their time and effort to serve on committees. She thanked Council for their support on the Landscape Code. She also congratulated the Gardens at Gantz Volunteers for being finalists in the Columbus Dispatch Community Service Awards.

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

Council adjourned at 8:45 p.m.



Tami K. Kelly, CMC
Clerk of Council



Michael Milovich, Jr.
President