

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

February 20, 1997

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, which was lead by Boy Scout Troop #136, roll was called and the following members were present:

*Steve Bennett                      Mike Milovich                      Budd Eversman                      Bruce Faris*

President Milovich read the Agenda items and acceptance was made by unanimous consent.

1. Mr. Faris moved to excuse Mayor Grossman; seconded by Mr. Bennett.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

2. Mr. Bennett moved to dispense with the reading of the minutes of the previous meetings and approve as written; seconded by Mr. Faris.

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Bennett	Yes

**The Chair recognized Mr. Faris, Chairman for the Lands Committee, for discussion and voting of items under said committee.**

1. Ordinance C-12-97 (Approve the Plat for Scioto Meadows, Section 2 located north of S.R. 665 and west of S.R. 104) was given its first reading. Second reading and public hearing will be held on March 03, 1997.

Mr. Richard Talbott, President of Scioto Holding Co., was present to answer any questions. He explained that this plat is a 34 lot section of a previous Development Plan seen several times before. Mr. Faris noted that Council received a letter, signed by four residents, regarding this project which voiced concern over the stormwater. One of those residents informed the Clerk of Council today that these concerns have been taken care of and the Administration provided Council with a letter from Hockeden & Associates Engineering. Mr. Talbott confirmed this. Mr. Talbott then requested that upon the second reading, Council consider waiving the 30 day waiting period since construction is due to start on approximately March 5, 1997.

2. Ordinance C-15-97 (Repeal Ordinance C-32-96, an ordinance approving the Plat of Scioto Meadows, Section 1, located east of S.R. 104 and north of S.R. 665) was given its first reading. Second reading and public hearing will be held on March 3, 1997.

Mr. Talbott explained that due to a rezoning of a portion of this property, it was necessary to change the road patterns & utility lines from the original plat that was accepted in the spring of 1996. This new pattern reduces the number of lots by three and requested that the original plat be

repealed and this new plat adopted. President Milovich asked if his request for waiving the 30 day waiting period, after the first and second reading, applied to all three (3) ordinances. Mr. Talbott said yes.

3. Ordinance C-16-97 (Approve the Plat for Scioto Meadows, Section 1, Parts 1, 2 & 3, located east of S.R. 104 and north of S.R. 665) was given its first reading. Second reading and public hearing will be held on March 3, 1997.
4. Resolution CR-4-97 (Approve the Final Development Plan for Scioto Meadows, Section 2) was given its reading and public hearing.

Mr. Faris reviewed the stipulations with Mr. Talbott, which he agreed to.

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

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

5. Ordinance C-13-97 (Approve the Special Use Permit, Wendy's Restaurant Drive Up Window located at 3521 Broadway) was given its first reading. Second reading and public hearing will be held on March 03, 1997.
6. Resolution CR-6-97 (Approve the Final Development Plan for Wendy's Restaurant, 3521 Broadway) was given its reading and public hearing.

Mr. Mike Moriarty, representing Wendy's, was present to review the Development Plan. He stated that they want to cooperate with the City Administration, Planning Commission and Council. This plan has been seen three (3) times by Planning Commission and showed the most current drawing. Mr. Faris stated that he didn't feel the Key Bank ATM machine was a significant issue. He was more concerned with the flow of traffic out onto Broadway. He is concerned with the drive-thru exit being so close to the property owner's curb cut to the South and asked that they review the possibility of routing that traffic back around to the northern curb cut and/or to Farmbank Way. Mr. Eversman asked about extending the ATM island to allow for additional stacking before obstructing the parking area, which was shared in Caucus. Mr. Moriarty showed a plan to extend this island, providing for three additional cars to stack before blocking any parking spaces. Mr. Eversman said he understands that Wendy's doesn't feel it is necessary to have any additional stacking for the ATM and would not want them blocking their customers. Mr. Moriarty said this was correct. Mr. Eversman then commented that he liked Mr. Faris' suggestion of creating a "service road" for the drive-thru. President Milovich referenced a letter he received from Wendy's on February 13, 1997, which answered a couple of his questions. One being the length of time it takes for an ATM Transaction (one minute to 1 1/2 minutes); the other being the busiest time of the day for each business (ATM = 11:00 - 2:00 & 4:00 - 7:00; Wendy's = 11:30 - 1:30 & 5:30 - 6:30). He also asked for the number of transactions per day at the ATM, which a Key Bank representative stated would have to be obtained. Mr. Moriarty stated that their busiest time is lunch time, during weekdays. It has been said that the ATM's busiest time is weekend evenings - which doesn't affect the restaurant at all. President Milovich asked if there has been any thought given to whether or not having an ATM in this type of environment would bring additional traffic to it. Mr. Jim Long, Key Bank, said not really. Historically, they find that if people see five or more cars waiting at the ATM, that user will pass by. Even at their busiest machine, people don't stack

more than four cars and didn't feel that stacking would be a problem if this machine received more use. President Milovich asked if they see this as a pilot program. Mr. Long said not necessarily. The ATM is there because there was a Branch there and they wanted to leave banking access on this side of town, after the branch closed. President Milovich asked if there was just as much opportunity to find another site for the ATM. Mr. Long said probably not, because the branch was at this location before. President Milovich asked Mr. Moriarty if there was a clause in their contract that allowed Wendy's to have the ATM removed if it adversely affected their business, in the future. Mr. Moriarty said no, they didn't feel it would be a problem. President Milovich asked if this was a pilot program for Wendy's. Mr. Moriarty said he didn't know of anything like this in the region. Mr. Bennett noted that when the ATM was requested, Key Bank indicated that they would be using the building for a training facility and they needed access for the ATM, not the other way around.

With the questions posed by Council, Mr. Moriarty requested this item be postponed.

There being no additional questions or comments, Mr. Faris moved it be postponed to March 3, 1997; seconded by President Milovich.

Mr. Faris	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

7. Resolution CR-7-97 (Approve the Sign request for Huntington National Bank, located at 3378 Park Street, in the Historical Preservation Area) was given its reading and public hearing, and after reviewing the stipulations set forth by Planning Commission, moved it be approved; seconded by President Milovich.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

8. Resolution CR-8-97 (Approve the Final Development Plan for Grove City Church of the Nazarene, located at 4470 Hoover Road) was given its reading and public hearing.

Mr. Roland Edwards, engineer, was present to answer any questions. Mr. Faris reviewed the stipulations set forth by Planning Commission which "Lum" agreed to. He indicated that the hearing by the Township BZA will be March 10, 1997.

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

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Bennett	Yes

9. Resolution CR-9-97 (Approve the Final Development Plan for Bulk Warehouse IX, located on the east side of Southpark Place in the SouthPark Industrial Park) was given its reading and public hearing.

Mr. Tom Stanton, Pizzuti, was present to answer any questions. Mr. Faris reviewed the stipulations set forth by Planning Commission, which Mr. Stanton agreed to.

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

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

10. Resolution CR-5-97 (Approve the Final Development Plan for Gala Events SW, located on S. Broadway) was given its reading and public hearing by President Milovich.

Mr. Jim McCormick, representing the petitioner, was present to answer any questions. President Milovich reviewed the stipulations set forth by Planning Commission and Mr. McCormick agreed to all. President Milovich commented that upon review of this Plan in Caucus, it was discussed that development might occur on the west side of this proposal and he suggested that no pack lighting be allowed on the building at all. Mr. McCormick agreed to this.

President Milovich moved that Section 1 be amended to include the stipulation that: *No pack lighting be allowed on building*; seconded by Mr. Bennett.

Before voting, Mr. Faris requested he be excused from voting, due to a conflict of interest. President Milovich moved to excuse Mr. Faris from voting; seconded by Mr. Bennett.

Mr. Faris	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

There being no additional discussion, the vote on the amendment was called.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Abstain

President Milovich moved this Resolution be approved, as amended; seconded by Mr. Bennett.

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Abstain
Mr. Bennett	Yes

**The Chair recognized Mr. Eversman, Chairman for the Service Committee, for discussion and voting of items under said committee.**

1. Ordinance C-10-97 (Authorize the Administrative Assistant to enter into an Agreement with and request the cooperation of the Director of Transportation for the construction of Turn Lanes on all approaches at the Intersection of S.R. 104 & S.R. 665) was given its second reading and public hearing and Mr. Eversman moved it be approved; seconded by Mr. Faris.

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

**President Milovich, Chairing of the Safety Committee, took the floor for discussion and voting of legislative agenda items under said committee.**

1. Ordinance C-8-97 (Amend Section 951.01(b) of the Codified Ordinances titled "Water Main Line Fee") was given its second reading and public hearing.

Mr. Boso explained that within the Grove City water system, there are three fees from the City of Columbus. Most of the time, water lines are put in by developers, but, occasionally the City must put in lines - which benefit the entire water system. The City believes that as developers tap into those lines, which were paid for by tax dollars, they should reimburse the City for their portion of the line. This legislation proposes just that.

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

Mr. Faris	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

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

1. Ordinance C-7-97 (Appropriate the Outstanding Fund Balances and Certain Project Funds for Current Expenses) was given its second reading and public hearing and Mr. Bennett moved it be approved; seconded by President Milovich.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Faris	Yes

2. Ordinance C-14-97 (Reappropriate \$143,000 from the Sewer Fund for the Current Expense of Sewer Oversizing) was given its first reading. Second reading and public hearing will be held on March 03, 1997.

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

1. Mr. Bob Hall, Queensway Dr., addressed Council regarding a home on Queensway being sold to Creative Housing. He explained that Creative Housing purchases homes for the Franklin County Board of Mentally Retarded and Developmentally Disabled and this home is in an area of mainly retired people who are very upset that this type of housing is allowed in a residential neighborhood. He asked if the City Administration was aware of this and do they care that the property values in this neighborhood will depreciate. He commented that it would have been nice for Creative Housing to notify the surrounding residents. This is the third home of this type in the Grove City area. He

said they have been told there will be three (3) men placed in this home and they will be checked during the day, but, not at night. He heard from a resident who lives across from one of the existing homes of this type and was told that one of the gentlemen living there approached a young girl in the neighborhood. That gentleman is no longer living at the house. He voiced concern for the safety of his grandchildren who frequent his home. There are other small children in the neighborhood as well. He said he was told that most of the money for this program comes from the County and asked if it comes from the ADAMH levy that was just past. He feels this is a sneaky tactic by the County to obtain this housing. He suggested that apartments/rentals be used. He said the residents of Queensway do not appreciate this type of housing be placed there and they don't know what to expect.

President Milovich explained some of the details of this "Supported Living Program". Franklin County MRDD contracts with Creative Housing to be the housing component and another contract is awarded for the servicing component. Mentally disabled individuals are placed in the home and supervision is provided, based on the level of assistance needed by those residents. Creative Housing purchases the home and leases it back to the tenants of MRDD. They are also responsible for the maintenance of the property - from cutting the grass to repairing the roof. If there is any problem with the property, neighbors should call Creative Housing at 848-5810. The servicing agent is responsible for the interior maintenance (sweeping, dishes, etc.) as well as the training of the tenants (banking, grocery shopping, etc.). These services are monitored by a Case Manager of the Board. Training and servicing programs are designed for the servicing agency to implement. There is also a secondary monitor with the Department that hires the contractors. They also make sure that agencies are complying with all the contracted services agreed to. If there is a problem with a tenant, call Case Management at the Board of M.R.D.D. - 475-6440. There are approximately 150 homes of this type in the Franklin County area and the majority of the time, only three people live there. Usually these tenants come from a parent's or relative's home and have been (raised) in the residential setting. He stated that he and Ms. Kelly have been working to set up a meeting with a representative from Creative Housing or Fr. Co. MRDD for Thursday, 2/27/97, and offered this to Mr. Hall. Mr. Hall said he realizes that not knowing what to expect puts you in a bind and said he would be glad to come to a meeting. President Milovich indicated that Ms. Kelly would contact him with details.

Mr. Clay Sherrod, student from Columbus State Community College, indicated that he was attending for school, but, has worked for Fr. Co. MRDD and in the Supported Living Program and with Creative Housing. He stated that when you are not familiar with the mental retardation population, it is scary because you don't know what to expect and when he first started in the field he felt the same way. However, after working there and seeing how the programs are run, individuals are not going to be left alone that cannot handle themselves or harm the community. Creative Housing is a step towards allowing this population an opportunity to live just as we do. He said 98% of these people are the kindest, gentlest people you will ever see. Basically, he said he understands their fear, but, once you give it a chance you will understand better.

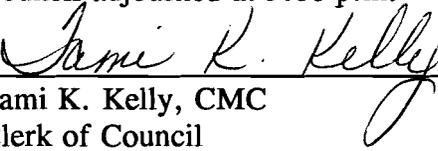
Mr. Tom Clark, Dir. of Law, indicated that he had checked into the legalities of this over a year ago when the first home of this type came to Grove City. He said there is a big difference between a group home and this "Adult Family Home". He said he received a copy of the Articles of Incorporation for Creative Housing today and offered to share those with Mr. Hall. He said it is very specific and sets their purpose. He also shared a copy of the Ohio Revised Code section dealing with Adult Family homes. This type of housing permits 3 - 5 individuals and the purpose is to try and get away from institutionalized living. He commented that the Articles were amended in 1995 to go State wide. He also commented that pursuant to O.R.C. 3722.03, it dictates to Franklin County communities that this type of housing shall be permitted in a single-family

residentially zoned area. Mr. Bennett commented that he agrees that the fear of the unknown is the reason for the concern, however, most people don't know much about any new neighbor. He asked that the assumption that the mentally disabled are necessarily harmful not be made. They are not necessarily more harmful than the German Shepherd in the neighborhood.

**President Milovich recognized members of Administration and Council for closing comments.**

1. Ms. Nancy Schlagheck, Information Coordinator, announced that the City Scene and Parks & Rec. Brochure are at the printers and due to be at the Senior Center for stuffing next week. They will be bulk mailed and at the homes on March 3, 1997.
2. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:06 p.m.

  
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Tami K. Kelly, CMC  
Clerk of Council

  
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Michael Milovich, Jr.  
President