

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

March 07, 1994

Regular Meeting

The regular meeting of Council was called to order by President Cheryl 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 John Mountain

1. Mr. Milovich 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. Mountain	Yes

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

1. Ordinance C-10-94 (Rezone 1.653 acres located at 3775 Jackson Pike from Rural to PUD-C) was given its second reading and public hearing.

Mr. David Distlehorst, owner stated that he wished to construct a commercial building behind the existing house.

Mr. Schreck asked if he had any prospects/tenants for this building? Mr. Distlehorst said no. He said he would like to turn the house into an Antique Shop and the new building would be like a small strip shop.

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

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

2. Ordinance C-14-94 (Rezone 16.26 acres located on the south side of Borrer Road from Rural to R-1b) was given its first reading. Second reading and public hearing will be held on April 18, 1994.

Mr. Schreck commented that he would like to see R-1 zoning in this area rather than R-1b and would like to meet and discuss this change with the developer. President Grossman concurred. She said she felt that the topography is conducive for R-1 zoning.

3. Ordinance C-15-94 (Special Use Permit for SuperAmerica located on Broadway) was given its first reading. Second reading and public hearing will be held on March 21, 1994.

- 4. Resolution CR-10-94 (Final Development Plan for United Dairy Farmers located at 2516 Southwest Blvd.) was given its reading and public hearing.

Mr. John Johnston, architect representing United Dairy Farmers, stated that their intention is to demolish the existing structure and construct a new facility with an ice cream parlor and three (3) gas tanks. He stated that they have complied with the stipulations set forth by Planning Commission by changing the plans to reflect a planter around the sign with landscaping and reducing the sign to approximately 20 feet; complying with the Code as far as right-of-way on Southwest Boulevard; and replacing the existing chain link fence with a wood privacy fence.

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

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

- 5. Resolution CR-11-94 (Final Development Plan for St. John's Lutheran Church located at 3220 Columbus St.) was given its reading and public hearing.

Mr. Steve Miller, architect representing St. John's, made a presentation showing a model of the existing church with the proposed addition that would be the Educational/Fellowship Wing, just east of the existing building. He indicated that all the stipulations set forth by Planning Commission have been complied with and requested a favorable decision.

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

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

- 6. Resolution CR-12-94 (Services available to a 4.338 acre tract on the north side of Hibbs Road upon annexation) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Mountain.

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

- 7. Resolution CR-13-94 (Final Development Plan for SuperAmerica Convenience Store) was given its reading and public hearing.

Mr. Don Human, representative of SuperAmerica, commented that this store will only have one access from Broadway and will consist of a Convenience Store, three (3) gasoline tanks and a car wash. Both buildings will be an earth tone brick with red stripes around the roof line. The revised plans reflect the stipulations set forth by Planning Commission by placing all the retention in one pond at the back; reducing the signage to comply with Code and lowering the pole sign to 20 feet; and adding additional landscaping.

Mayor Stage commented that he wanted to make SuperAmerica aware that he was not in favor of allowing beer/liquor permits in a convenience store, especially where gas was sold. Mr. Human acknowledged Mayor Stage's concern and stated that he would respond to it at the time of the Special Use Permit.

Mr. Schreck asked Mr. Boso to share those comments he had expressed in caucus. Mr. Boso, City Administrator, stated that he had personally contacted Mayor Vaughn Harriston of Urbancrest and asked him about the project. Mayor Harriston had no comments on the project.

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

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

The Chair recognized Mr. Mountain, Chairman of Service.

1. Mr. Mountain moved that Resolution CR-14-94 be added to the agenda; seconded by Mr. Schreck.

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

2. Resolution CR-14-94 (Authorize the Administrative Assistant to submit a Transportation Enhancement Program Application) was given its reading and public hearing.

Mr. Boso explained that this is a grant from the Ohio Department of Transportation through Mid-Ohio Regional Planning Commission. The grant calls for the City to provide 20 percent of the total cost and this project will be for landscaping the On-Ramps and Off-Ramps of I-71 from Stringtown Road. Mr. Mountain stated that the sketch he has seen is very impressive. Mr. Schreck concurred.

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

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

President Grossman asked that any New Business to be brought before Council, be done so at this time.

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

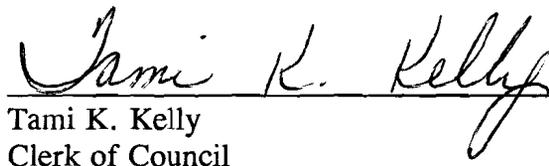
1. Mayor Stage submitted his monthly report and requested it be approved. Mr. Hurley moved to accept the Mayor's Report; seconded by Mr. Milovich.

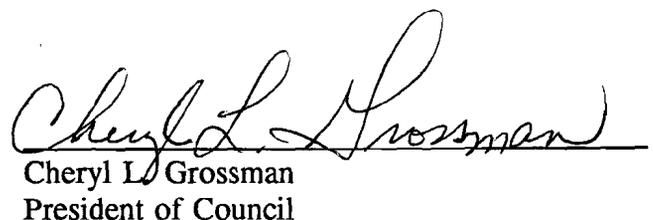
Mr. Schreck	Yes
Mr. Mountain	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes

In closing, Mayor Stage wished to recognize Boy Scout Troop 136 from the Presbyterian Church who was attending for a merit badge. He also commented on a copy of a letter he received from Congresswoman Deborah Pryce. He stated that although they have received no response to the two (2) letters sent to the Federal EPA, Ms. Pryce had received correspondence from them and she had passed it along to him. Mayor Stage said that the letter states that they are relying heavily on the Ohio EPA. He also announced that the City has lost a dear friend, Ms. Fay "White" Moreland, a long time resident and member of one of the founding families of Grove City.

2. Mr. Schreck announced that he had made some phone calls regarding Mr. Joseph Clifford, candidate for the Mayor's Magistrate position, and supports Administration in the appointment of Mr. Clifford to this post. In addition, Mr. Schreck asked that the entrance to the Willows at Quail Creek be reviewed as it appears to pose a safety hazard for fire trucks who may need to get in and out.
3. Mr. Milovich stated that he rode with the police department prior to the new radio system going in and he has heard many positive comments since it has gone in. He wanted Administration and past Council's to know that he felt they were justified in obtaining this new radio system.
4. President Grossman commented on Court Liaison, Mr. Larry Finely. She said that she spent the day with Mr. Finely and can see the need for his position. She applauded this system and said it saves time and money for the City. President Grossman also congratulated Mr. Shannon Hamons, Director of Development, on the first "City Scene" newsletter. She also announced that the Ohio Environmental Protection Agency, Ohio Health Department and Solid Waste Authority of Central Ohio have been invited to make a presentation at the March 21, 1994 Council Meeting and there will be time after the regular council meeting for a question/answer period with these agencies.
5. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:35 p.m.


 Tami K. Kelly
 Clerk of Council


 Cheryl L. Grossman
 President of Council