

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

March 15, 1999

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:

*Vaughn Radi Steve Bennett Mike Milovich Chris Fulton Budd Eversman*

1. President Milovich recognized Todd Hurley, Information Systems Supervisor, for a presentation. Mr. Hurley updated Council on the City's compliance readiness for Y2K. He noted that the State Auditor's have submitted a 50 page document that the City will be audited from for Y2K compliance. He explained that while the City may be in compliance and have letters from suppliers that they are compliant, their suppliers may not be (e.g. Utilities). So, the City is doing as much as it can to be ready. There is contingency planning being performed between the City and Jackson Township. President Milovich asked if we were maintaining documentation on testing our programs, etc. Mr. Hurley said yes. He plans to schedule a second phase sometime in Sept./Oct. He said there are several significant dates, other than the turn of the century that need to be watched. Mr. Bennett asked about assurance from the phone provider for undisturbed service. Mr. Hurley said they are working on it. Ameritech has been difficult.
2. Mr. Eversman moved to dispense with the reading of the minutes for the previous meeting and approve as written; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

3. President Milovich read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-8-99 (Accept the annexation of 0.974 acres, located east of Borrer Road and north of State Route 665, to the City of Grove City) was given its second reading and public hearing.

Mr. Joe Hull, attorney representing petitioner, was present and explained that this is for two (2) existing homes on Borrer Road, adjacent to Indian Trails, that wish to receive City services.

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

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

2. Ordinance C-10-99 (Approve a Special Use Permit for CVS Pharmacy located on the northwest corner of Stringtown and McDowell Roads) was given its first reading. Second reading and public hearing will be held on April 05, 1999.
3. Ordinance C-11-99 (Approve a Special Use Permit for a Special Event Music Concert, located at 3664 Grant Ave., for June 12, 1999 ONLY) was given its first reading. Second reading and public hearing will be held on April 05, 1999.
4. Resolution CR-14-99 (Authorize the Mayor to Enter into a Contract for the Operation of the Concessions at the Big Splash at Evans Park) was given its reading and public hearing.

Mayor Grossman commented that this will allow the City to provide concessions at the new pool, through a private contractor and the Director of Law is working on the contract.

Mr. Radi stated that he understood that this was put out for bid and none were received. Mayor Grossman said that was correct.

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

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

5. Resolution CR-15-99 (Authorize the City Administrator to Sign a Declaration of Easements and Covenants) was given its reading and public hearing.

Mr. Boso, City Administrator, explained that this is for the Tim Horton's store on Stringtown Road. There is a public storm sewer going through the property, which is not in a recorded easement. He said the City would receive an easement for this storm sewer line and grant an easement back to Tim Horton's in another area.

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

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

6. Resolution CR-16-99 (Approve the Final Development Plan for Roadhouse Grill, located between 1998 and 2096 Stringtown Road) was given its reading and public hearing.

Mr. Mark Dunn, Woolpert, was present to answer any questions. Mr. Bennett read the stipulations set by Planning Commission, which Mr. Dunn agreed to. He also stated that drainage has been added and drawings will be submitted to the city's Consulting Engineer. Mr. Bennett asked about the patio area and whether or not it will be used for outdoor dining. Mr. Dunn stated that he didn't believe the use had been determined yet. Mr. Bennett stated that he would like plans for the patio brought back to Council once that has been determined. Mr. Robbie Edington, Roadhouse Grill, commented that the patio was added at the Planning Commission's request. He said they would be willing to bring it back to Council for review. He also noted that there will be no neon on the building or for their exterior lighting. Mr. Bennett commented that the parking lot lighting needed to be contained on the premises. Mr. Dunn stated that they feel comfortable that they have kept spillage off of Stringtown Road and the west side of the building. Where there is shared parking to the north and east, they have spilled light on to those parking areas. Mr. Eversman asked if the liquor permit request would include the patio. Mr. Edington said he didn't know. Mr. Eversman commented that the concern over the patio has to do with the liquor permit. If the patio is included, the liquor department will require the perimeter of the area to be fenced or other material used to mark the boundaries. Council would like input for the perimeter. Mr. Edington said he understood.

Mr. Eversman then proposed moving the west entrance into the property to the north a few feet. After several possible remedies, a change was agreed to by all parties.

President Milovich moved to amend Section 1 to include the following stipulation: 1. Southwest entrance to property to be adjusted to accommodate right turn in only, with appropriate signage; seconded by Mr. Radi.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

7. Resolution CR-17-99 (Approve the Final Development Plan for Suburban Propane Office Addition and Remodeling, located at 4371 Broadway) was given its reading and public hearing.

There being no representation, Mr. Bennett moved it be postponed to 4/5/99; seconded by Mr. Radi.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

8. Resolution CR-18-99 (Approve the Final Development Plan for McKnight Group Office Addition located at 3351 McDowell Road) was given its reading and public hearing.

Mr. Dave Bowman, architect for McKnight Group, was present to answer any questions. Mr. Bennett reviewed the one stipulation and Mr. Bowman agreed to it. Mr. Bennett asked if there was a color rendering and Mr. Bowman displayed it.

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

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

9. Resolution CR-19-99 (Approve the Final Development Plan for CVS Pharmacy, located on the northwest corner of Stringtown and McDowell Roads) was given its reading and public hearing and at the request of the petitioner, Mr. Bennett moved it be postponed until April 05, 1999; seconded by Mr. Eversman.

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

10. Resolution CR-20-99 (Approve the Sign Request for the Jungle Gym, located at 4050 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Kent Bielerght, owner, was present. Mr. Bennett read the stipulations set by Planning Commission, which Mr. Bielerght agreed to.

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

11. Resolution CR-21-99 (Approve the Amendment to the Final Development Plan for Tim Horton's located on Stringtown Road) was given its reading and public hearing.

Mr. Richard Sokel, representing Tim Horton's, was present. He showed the previously approved equipment screening for the building and the proposed change. The change would extend the brick wall around the building to hide the rooftop mechanical units, rather than the previous metal screening.

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	No
Mr. Eversman	Yes
Mr. Fulton	Yes

12. Resolution CR-22-99 (Approve the Final Development Plan for the Village at Scioto Meadows, located north of Scioto Meadows Blvd.) was given its reading and public hearing.

Mr. Richard Braum, attorney, was present. He said it comes to Council with Planning Commission approval with various stipulations. Mr. Bennett reviewed the stipulations, which Mr. Braum agreed to, on behalf of his client. Mr. Braum stated that Building #40 has been removed to provide a green space area and the other buildings adjusted to provide more space between them. He noted that most of the stipulations have been shown on the revised plan. Mr. Bennett asked about the exterior material. Mr. Fred Forester, Sentry Builders, stated that the outside would be a gypsum material with a brick band at the bottom. The color would be cream. President Milovich asked if the color was mixed into the material. Mr. Forester stated that it was not. It would be painted on. Mr. Eversman asked of all the buildings would be the same color. Mr. Forester said yes. Council reviewed the landscape changes, per the stipulations. Mr. Fulton asked about the lighting and how it would affect the existing single-family homes. Would there be a large pole light visible from those residents. Mr. Forester

said no. Mr. Bennett asked if light fixtures had been chosen. Mr. Forester said the plans show where they will be installed, but, they have not selected a design yet. Mr. Radi asked who would be responsible for replacing any landscaping that died. Mr. Lathrop, City's Urban Forester, said it is the property owner's responsibility. Mr. Forester said it would be the responsibility of the Homeowner's Association. Mr. Eversman asked Mr. Lathrop if he felt the three foot height of the shrubs would block headlights. Mr. Lathrop said yes. Mr. Fulton asked if there were any existing projects of this kind. Mr. Forester said no, but, did show a color rendering of the clubhouse.

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

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

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

**There being no new business, the Chair recognized members of Administration and Council for closing comments.**

1. Mayor Grossman submitted the monthly report from the Clerk of Courts that was omitted from the Mayor's Report at the last meeting.

President Milovich moved to accept this portion of the Report; seconded by Mr. Radi.

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

In closing, the Mayor commented that we have had some problems with the Contractor for the South Broadway and Hoover Road Improvements. The Administration is making every effort to work through these. She noted that on March 20, there will be an Herb Symposium at Gantz Farm and the Easter Egg Hunt will be held on March 27 at 10:00 a.m. Pictures will be taken with the Easter Bunny and the proceeds will go to TWIG #486.

2. Mr. Radi commented that he is working on setting up a Ward 1 meeting to present the Storm Sewer Report for the west area to the affected residents and anyone else interested.
3. After additional comments from Administration, the Chamber and Council, a motion was **made to adjourn and seconded. Motion carried.**

Council adjourned at 9:20 p.m.



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Tami K. Kelly, CMC/AAE  
Clerk of Council



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Michael Milovich, Jr.  
President