

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

March 17, 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, roll was called and the following members were present:

*Vaughn Radi 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 dispense with the reading of the minutes of the previous meetings and approve as written; seconded by Mr. Bennett.

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

2. President Milovich announced that Mr. Radi has been appointed to Chair the Safety Committee.

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

1. Ordinance C-17-97 (Rezone 12.835 & 19.478 acres located east of Hoover Road and between Quail Creek Boulevard and State Route 665 from R-1b to PUD-C and PUD-R respectively) was given its first reading. Second reading and public hearing will be held on April 21, 1997.

Mr. Faris asked Ms. Kelly, Clerk of Council, to explain the notification procedure for rezoning requests. Ms. Kelly stated that all contiguous property owners and those directly across the street would be notified, by regular mail, that a request has been submitted and when the public hearing will be held.

Mr. Terry Morrison, White Oak Communities, explained that Quail Creek is a 200± acre planned community with approximately 100 condominiums developed and about 100 single-family residences developed and more to come. The attempt tonight is for Council to take a look at the northeast corner of State Route 665 and Hoover Road, which has been designated in the City's Master Plan as commercial, and they are proposing 12.8 acres as neighborhood commercial under PUD-C zoning and 12.6 acres, with an 8 unit density for condominiums - similar to what has been developed already, under PUD-R zoning. An additional 6+ acres, under PUD-R, as part of the Grove City Christian Church site, which is under contract and totals 21± acres is also proposed. There will also be additional single-family homes built to the east. *Mr. Faris* shared some concerns regarding the relocation of Hoover Road and the triangular shaped property between the proposed PUD-C and the New Hoover Road. Also, a questions was brought up about Quail Creek Boulevard and the median; what the right-of-ways are; and what the curb cuts would be. Mr. Morrison stated that Quail Creek Boulevard has an eighty (80) foot right-of-way (typical residential = 60 foot); the width is 34 feet (typical residential is 28-32 feet); and was designed & built with an additional depth of concrete base. It was preplanned and designed for something larger than a residential street for

purposes of handling traffic, such as a commercial site on the corner. The actual boulevard now has an ingress and egress lane with an island in the middle. If traffic needed additional lanes, this is something that could easily be taken care of through widening - since right-of-way already exists - or through removing the island. As far as accesses, there are some questions that remain because of the triangular tract and they hope that with the acceptance of Council regarding the Zoning, they can set out to answer some of those questions before bringing in a Development Plan on structures themselves. *Mr. Eversman* asked for clarification on the Church property. *Mr. Morrison* showed the area on the map, indicating that 14+ acres is already zoned PUD-R, directly east of the requested PUD-R zoning, and an additional 6+ acres, west of the tree line would be added to make up the 21 acres under contract. *Mr. Bennett* stated that there is strong sentiment in the area that commercial usage stop on the west side of Hoover Road. With the relocation of Hoover Road, he views the triangular tract as an additional commercial use property, if the PUD-C rezoning is approved. *Mr. Morrison* stated that he recalls the City's Master Plan showing some 30 acres as neighborhood commercial. It is likely that if the commercial site goes forward and with the change in the roadway, you would see retail going in that direction - possibly light offices. It may be that the entire site would move west, but, for the time being they do not own the triangular tract and must deal with what they have. *Mr. Bennett* asked if it would be a consideration to move the commercial section out towards the New Hoover Road and expand the PUD-R area. *Mr. Morrison* said yes. *President Milovich* asked if he was familiar with the zoning of this property in 1993 and the attempts made then. *Mr. Morrison* said yes. Actually, this ground was part of a larger picture then. They were purchasing 70± acres and were coming to the City for annexation and zoning. At that time, the City felt that it was a commercial, PUD and single-family type subdivision. In addition to the 70 acres, property to the west was annexed, making the total acreage 280+ being brought in. During this time, petitions were passed and a Referendum Petition was filed. They met with a committee and agreed that the single-family and condominium developments would be allowed to go ahead and the balance of the property would be brought in single family. It was also agreed that if White Oak's ever requested a zoning change of the remaining property, of any kind, that the committee would be notified. *Mr. Morrison* said the committee was contacted and he met with a group last week and explained the request - no surprises. Things have changed in the area with more rooftops; Hoover & S.R. 665 will be a major intersection; and the long range planning shows this as a commercial location.

2. Resolution CR-11-97 (Approve the Final Development Plan for Rieser Brothers, Inc. located at 3815 Grove City Road) was given its reading and public hearing.

*Mr. Joe Hull*, attorney representing petitioner, explained that this proposes a 50 x 100 foot building added to the Rieser Brother property. He feels that this will be a major improvement to the property as the gravel lot in back will be paved and much more landscaping will be added. They have revised the drainage plan and understand that it will be contingent upon the approval of the City's Consulting Engineer. They hope this will alleviate some of the drainage problems to the west of this property by increasing the pipe for additional flow. He indicated that *Mr Leach*, property owner to the west, was here and indicated that he was favorable to the idea of increasing the drainage tile in front of his home to a 10 or 12" line from the existing 4". *Mr. Faris* confirmed that this drainage proposal was something different than what Planning Commission reviewed and the stipulations set forth by Planning Commission addressed the old plan, which he reviewed.

*Mr. Mike Leach*, 3797 Grove City Road, indicated that the drainage plan proposed tonight was new to him, but, sounded logical. Before, the plan was to discharge the water at the lowest point of Rieser's property, at the back, and provide a tile. The problem with this is that the existing tile runs from his property to the cemetery and has been broken and clogged through the years. He felt like no matter what they came up with for the back, it would result in water still standing back there.

He currently has standing water in his back yard that is green because it can't go anywhere. He said running a tile out to the front seems to be a reasonable approach to the issue.

There being no additional questions or comments, Mr. Faris moved to amend Section 1 to read, in part ". . . , contingent upon stipulation No. 2, set forth by Planning Commission, and the following stipulation: 1. Storm Water Plan shall be approved by the City's Consulting Engineer; seconded by President Milovich.

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

Mr. Faris moved it be approved, as amended; seconded by Mr. Bennett.

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

3. Resolution CR-12-97 (Approve the Sign request for Lee's Carpet Outlet located at 3827 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Glen Stern, owner, was present and requested that the sign request be approved. It is not an illuminated sign, however, the roof is already illuminated. Colors for the sign match the historical district.

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

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

4. Mr. Faris moved to add Resolution C-13-97 to the agenda; seconded by President Milovich.

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

5. Resolution CR-13-97 (Approve the Final Development Plan for SouthPointe Business Park, Buildings D & E located on the northeast corner of Gantz & Ohio Dr.) was given its reading and public hearing.

Mr. Jeff Palmquist, Duke Realty, was present to answer any questions. Mr. Faris reviewed the stipulations set forth by Planning Commission and Mr. Palmquist agreed to all ten. Mr. Palmquist went on to briefly describe the development, consisting of two buildings, much smaller than the two

across the street, to attract a more "office user" market - rather than the traditional bulk distribution facilities. He feels these buildings have been laid out to present a very nice image for the site. The truck bays are in the rear and there is a screen wall to shield their view from Gantz Road. The first building is designed for a smaller user of 10,000 to 20,000 square feet and designed for 20% office building. The back building is designed for a 20,000 to 30,000 square foot user and 10% office. They feel they have enhanced the exterior by providing glass entry ways that are stepped out four feet from the building, with another area stepped out two feet in-between. All landscaping requirements have been met and a bike path will be placed on Gantz and Ohio Drive. *Mr. Faris* asked what the exterior material was. *Mr. Palmquist* indicated it was a precast concrete building, with eight foot wide panels, drivet facade overhang, structural steel membrane for color and glass doorways with punched-out windows. *Mr. Faris* asked if this was the same plan Planning Commission saw earlier today. *Mr. Palmquist* said yes.

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

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

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

1. Ordinance C-18-97 (Amend Section 521.11(a) of the Codified Ordinances titled "Storage of Waste Materials Prohibited") was given its first reading. Second reading and public hearing will be held on April 07, 1997.

*Mr. Lotz*, Chief Building & Zoning Official, explained that they are asking for the word "appliance" to be added. There have been some individuals storing appliances in their yards and we currently have no leverage to get them removed.

2. Ordinance C-19-97 (Amend Section 1411.02(j) of the Codified Ordinances titled Property Maintenance Code - Amendments & Changes) was given its first reading. Second reading and public hearing will be held on April 07, 1997.

*Mr. Clark*, Director of Law, explained that due to some changes made to the Code last month, it is necessary to update this portion of the Property Maintenance section to clarify where appeals will go.

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

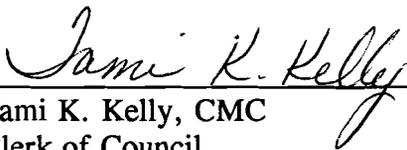
**There being no new business, President Milovich recognized members of Administration and Council for closing comments.**

1. Mayor Grossman congratulated the Tree Commission on their very successful Round Table that was held in City Hall. They anticipated 17 and had over 50 attendees. She then announced that *Mr. Ralph Albertson*, Asst. Principal at Grove City High School, is arranging a Community Flood Relief effort in the City with Manchester, Ohio. Ironically, their mascot it also a Greyhound and she offered to provide information to the media, after Council. She wished the Symphonic & Marching

Band good luck in a competition they will be participating in this coming week in Orlando, FL. She reminded everyone of the Boy Scout Breakfast, Thursday, March 20, 1997 at the Grove City United Methodist Church. Also, on Wednesday, March 19, 1997 from 9:00 - 11:00, we will be hosting the first quarterly meeting of State Auditor, Jim Petro, for the Regional County Advisory Group.

2. 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, CMC  
Clerk of Council



Michael Milovich, Jr.  
President