

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

May 04, 1998

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

1. Mr. Radi moved to excuse Mr. Eversman; seconded by Mr. Bennett.

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

2. Mr. Bennett moved to excuse Mayor Grossman and Charles Boso, City Administrator, from this evenings meeting; seconded by Mr. Fulton.

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

3. Mr. Bennett moved to dispense with the reading of the minutes for the previous meeting and approve as written; seconded by Mr. Radi.

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

President Milovich read the Agenda and all items were accepted by unanimous consent.

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

1. Ordinance C-19-98 (Approve a PUD-I, with an underlying C-2, Zoning Classification for 22.6 acres located South of S.R. 665 and West of Hoover Rd. upon its annexation) was given its second reading and public hearing and at the advise of the Director of Law, Mr. Bennett moved it be withdrawn; seconded by Mr. Radi.

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

2. Ordinance C-1-98 (Annex 22.6 acres located south of S.R. 665 & west of Hoover Road) was given its second reading and public hearing.

Ms. Andrea O'Neal, contiguous property owner, opposed this annexation. She said the property owners adjacent to this ground can only hope that this Council will make a decision that will allow them, as much as possible, to maintain a safe residential-like area and consider what would have the least impact on them. She commented that the property she has owned for 13 years was rezoned five years ago by Jackson Township with no direct notice being given. She commented that she feels this is appalling. What use to be agricultural is now industrial. This is what her Township Trustees have done to her. In any event, she was grateful to receive a letter about this current annexation from the City. Now, she is fighting to hold on to as much of her present way of life as possible. She asked if Council will let more and more industrial development come closer and closer to residential areas. She asked if this was their vision for the City. She commented that she is not from Grove City. She grew up in a small town in northeastern Ohio, however, she loves Grove City. It is the best of both worlds - small town atmosphere with great people, near a larger city. Even though her home is Jackson Township, she regards herself as a Grove Citian. But, she gets more concerned when she sees more warehouses built and more industrial ground annexed to the City, so close to where people live. She realizes that it is too late for her to live in a rural-residential setting - thanks to Jackson Township. But, she never envisioned her neighborhood as an industrial park. The best she can hope for, is what she considers a win-win for everyone involved. That is, for the property owner to be annexed with a commercial zoning classification. The land owner gets annexed and can obtain sewer and water; the residents get a less obtrusive neighbor; and the City takes a step to start to put the brakes on becoming known as nothing more than a city of warehouses. As long as the property owner requests annexation with a PUD-I zoning, she hopes Council opposes the request. She thanked Council for their time and interest and hopes that this works out for the best.

Mr. Clark, Director of Law, clarified that, in Jackson Township's defense, the change in zoning for her property took place when the Township revised their entire zoning code and map. Ohio Law does require notification, just not individual notification in such a case. Mrs. O'Neal said she understood this and the fact that she was given due process, she just disagrees with it.

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

Mr. Radi	No
Mr. Bennett	No
Mr. Milovich	No
Mr. Fulton	No

3. Ordinance C-2-98 (Annex 8.8 acres located on the SW corner of S.R. 665 and Hoover Rd) was given its second reading & public hearing and Mr. Bennett moved it be approved; seconded by Mr. Radi.

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

4. Ordinance C-27-98 (Rezone 3327 Columbus St. from R-2, Single Family Residential to PSO, Professional Services) was given its second reading and public hearing.

Ms. Carol Hall, contiguous property owner, opposed the rezoning. She commented that the house in question is in the Historical Preservation Area & in that District, there are only about five all-brick homes. The last appraisal on their all-brick home, showed that as an advantage. Mr. Bennett commented that the home in question is actually a brick veneer.

Mr. Mark McLoud, attorney representing owners, showed a map of the area with green designations for commercial properties and blue designations for city-owned property. The parcel in question is surrounded by commercial or city-owned property, with the exception of Mrs. Hall, to the east. He commented that there is no intent to harm the residential flavor of the neighborhood. They are requesting a PSO zoning, with professionals occupying the neighborhood. The property would be upgraded. With regard to those signing the petition against this, the predominant number of them live next door to, or one house away from, a house that is currently being used as a doctors office, etc. office. *Mr. Bennett* asked if there was a potential user lined up. Mr. McLoud said it would be used for some type of accounting, legal or insurance office. Something along those lines. *President Milovich* commented that residentially zoned property may have an office in a portion of the home, under certain circumstances. He asked Mr. McLoud how many of the green spots were zoned residential with an office in them. Mr. McLoud said he is aware of that section of the Code and commented that there is only one (1) green spot that is zoned residentially.

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

Mr. Milovich	No
Mr. Fulton	No
Mr. Radi	No
Mr. Bennett	No

5. Ordinance C-35-98 (Rezone Lots 93 & 94 of the Woodlawn Add., located on Bruce Ave. from R-2 to PUD-R) was given its first reading. Second reading and public hearing will be held on June 15, 1998.
6. Ordinance C-36-98 (Approve an R-1 Zoning Classification for an 81.65 acre tract located at 2275 Holton Road upon its annexation) was given its first reading. Second reading and public hearing will be held on June 15, 1998.
7. Ordinance C-37-98 (Approve the Plat dedicating Quail Creek Blvd. right-of-way, east of Quail Creek Sec. 4) was given its first reading. Second reading and public hearing will be held on May 18, 1998.
8. Resolution CR-32-98 (Approve the Final Development Plan for Grater's Ice Cream located at the northwest corner of Park Street and Broadway) was given its reading and public hearing.

Mr. Maury Levine, owner, commented that they are excited to be coming to Grove City and are honored to have such a prestigious corner in the community. *Mr. Bennett* commented that the Planning Commission revised their approval, based on a request by the owners and asked for

some explanation. Mr. Levine commented that the original plan showed two (2) windows on the north side of the building. However, they found that the second window looked right into the cash register, and for security reasons requested that this window be removed and the wall extended with the same material. In addition, they have added wood columns and drop lights along this wall to break up the long expanse.

Mr. Radi requested that he be allowed to abstain from voting due to his employment at Cauldwell Banker and their association with Graters on this building. President Milovich moved to excuse Mr. Radi from voting; seconded by Mr. Fulton.

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

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

Mr. Radi	Abstain
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Fulton	Yes

9. Resolution CR-33-98 (Approve the Revision to the Final Development for the Office Building for the Buckeye Ranch) was given its reading and public hearing.

Mr. John McCarty, Excel Contract Management, commented that this is a resubmittal of the development plan. It was redesigned due to cost factors and requested approval. *Mr. Bennett* asked if Planning Commission had any comments. Mr. McCarty said they did not and approved the plan as submitted. *Mr. Fulton* asked for further explanation of cost considerations, since the previous approval was based on keeping the contractors from the Equestrian Center on site to keep costs down. Mr. McCarty agreed that the original intent was to use the contractors from the Equestrian Center. However, the original building was "T" shaped and required much exterior skin. The additional cost due to the shape, far outweighed the benefits derived from taking contractors from the Equestrian Center. The new building is more of a rectangle shape and has been simplified somewhat. *Mr. Fulton* asked if they cut back on the square footage. Mr. McCarty said it is about 400 square feet smaller.

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

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

10. Resolution CR-34-98 (Approve the Final Development Plan for ELW Company, Building #4, located at 6483 Seeds Road) was given its reading and public hearing.

Mr. Eric Walls, owner, was present to answer any questions. Mr. Bennett reviewed the stipulations set forth by Planning Commission, to which Mr. Walls agreed. Mr. Bennett asked if the lighting would reflect on adjacent property owners. Mr. Walls said no. It will shine down into the parking lot and there are no buildings adjacent to his property in that area.

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

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

11. Resolution CR-35-98 (Approve the Final Development for Our Lady of Perpetual Help Church, located at 3710 Broadway) was given its reading and public hearing.

Mr. Dennis Meacham, Meacham & Apel Architects, representing Our Lady of Perpetual Help and requesting approval. Mr. Bennett reviewed the stipulations set by Planning Commission and Mr. Meacham agreed to all, noting that some have already been completed. Mr. Fulton asked what the total square footage of the addition would be. Mr. Meacham said between 25 - 26,000 square feet. Mr. Bennett commented that it was his understanding that the residents surrounding this addition have been notified and have voiced no objection.

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

12. Resolution CR-36-98 (Approve the Prelim. Dev. Plan for a Twin-Single on Lots 93 & 94 of the Woodlawn Addition, on Bruce) was given its reading and public hearing and Mr. Bennett moved it be approved; seconded by Mr. Radi.

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

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

1. Resolution CR-37-98 (Intent to Appropriate a Fee Simple Interest in Certain Lands for the extension of Quail Creek Boulevard to Borrer Road) was given its reading and public hearing.

Mr. Clark, Director of Law, explained that this is the first step in the process of acquiring land that will allow for the extension of Quail Creek Boulevard to Borrer Rd.

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

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Fulton	Yes
Mr. Radi	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-29-98 (Amend Section 521.20(a) of the Codified Ordinances titled Smoking Prohibited) was given its second reading and public hearing and Mr. Radi moved that it be postponed until June 1, 1998; seconded by Mr. Bennett.

President Milovich commented that the Administration is currently working with the different employee's and union organizations to come to some agreement.

There being no further discussion, the vote was called:

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

2. Resolution CR-38-98 (Support the placement of Warning Devices at the CSX Railway Track located on Urbancrest Industrial Parkway) was given its reading and public hearing.

Mr. Blackburn, Director of Service, explained that the City met with PUCO and Urbancrest. This support is necessary for the placement of warning devices at the referenced intersection and provides that the City will mark the street, within our corporation limits, accordingly, put up a couple of signs and maintain such markings & signs.

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

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

In the absence of Mr. Eversman, President Milovich chaired the Finance Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-31-98 (Appropriate \$39,767.70 from the Sewer Fund for the Current Expense of Reimbursing the City of Columbus for Tap Fees Collected) was given its second reading and public hearing.

President Milovich explained that this is the quarterly money collected for Sewer Tap Fees that must be submitted to the City of Columbus.

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

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

2. Ordinance C-32-98 (Appropriate \$50,000 from the Sewer Fund for the Current Expense of the Construction of a Sanitary Sewer) was given its second reading and public hearing.

Mr. Behlen, Dir. of Finance, explained that this is in response to a voluntary assessment to install a sewer line as it became available through the Haughn Road Project. The cost to the property owners includes the plans and construction of the project.

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

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

3. Ordinance C-33-98 (Appropriate \$65,000 from the General Recreation Fund for Current Expenses) was given its second reading and public hearing.

Mr. Behlen explained that this program was not originally budgeted for and this money was collected by program fees. It will go toward uniforms, equipment, umpire fees and general use for the baseball program.

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

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

4. Ordinance C-34-98 (Appropriate \$16,039 from the General Fund for the Current Expense of Site Improvements to 2728 Hoover Road) was given its second reading and public hearing.

President Milovich explained that this is the ground immediately north of the Jackson Township Administration Building, which use to be the City's sewer treatment plant. This will repair the existing building; pave the drive; and install a small nursery.

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

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

5. Ordinance C-38-98 (Appropriate \$775.74 from the General Fund for the Current Expense of Vehicle Repair) was given its first reading. Second reading and public hearing will be held on May 18, 1998.

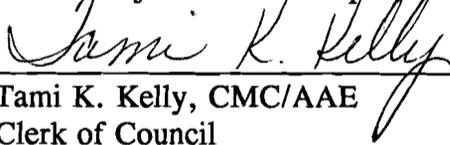
President Milovich asked that any new business to be brought before the attention of Council be done so at this time.

1. Mr. John McKensie, President of the original 95 homes in Indian Trails Homeowners Association, commented that he just came from their meeting and wished to express their enthusiastic support for the bike path. They feel this is something good being done for their community and hopes it continues in other areas. *Mr. Boso* commented that the plans for the Hawthorne Parkway Bike Path would be available for review at City Hall on Thursday (5/7/98). Also, the Administration received a petition from 48 other individuals in the Indian Trails area supporting the bike path.

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

1. President Milovich recognized Boy Scouts from Troop #345 and #385.
2. Mr. Fulton commented that he participated in Student Government Day last Friday. He recognized Ms. Carrie Moscato, who was a Council Member on Friday. He said it was a great opportunity to see the young people come in and find out how the governmental process works. The students representing Council actually took items from this Agenda and had a mock meeting. It was a great opportunity for the students and the staff. The future is in good hands with our students.
3. Mr. Radi appreciated the comments from those addressing Council this evening. The comments Mrs. O'Neal made regarding the vision of Grove City hit right on the heart of the matter. The vision is very important and the comments from the residents and businesses is very important in Council's decision making.
5. President Milovich commented that leadership is actions and not position. He said there wasn't a better example of that than Mr. Les Bostic, who is completing a service to his wife this evening (Jo Bostic). He wanted to take a moment to recognize Les and his leadership in the community, and to relay Council's mourning with him in the loss of his wife.
4. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:55 p.m.


Tami K. Kelly, CMC/AAE
Clerk of Council


Michael Milovich, Jr.
President