

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

May 05, 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*

1. President Milovich recognized Mayor Grossman for a presentation. Mayor Grossman presented Mr. Jerrod Sullivan with a Proclamation recognizing his achievements and for receiving a Youth Service Award from the United Way. Typically, this is given to a group. So, being an individual recipient is truly an accomplishment. Mayor Grossman congratulated him on his exceptional work, volunteerism, etc. and declared May 5, 1997 as Jerrod Sullivan Day.
2. Mr. Faris moved to dispense with the reading of the minutes for April 21 & 28, 1997 and approve as written; seconded by Mr. Bennett.

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

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

1. Ordinance C-20-97 (Accept the Plat of the Resubdivision of Lot 12 and Dedication of SouthPark Place Extension, located west of Gantz Road) was given its second reading and public hearing.

Mr. Steve Wolf, Pizzuti Development, explained that they are asking for a resubdivision of Lot 12 in SouthPark and approval of the extension of SouthPark Place, west off of Gantz Road, to permit smaller developments on the 28 acre tract. Mr. Bennett asked what will happen to the balance of the tract, since they have only divided out one (1) small lot. Mr. Wolf said they first need to get approval for the road. Once it is in and they sell parcels within it, they will come back for lot splits once they know how big those parcels are. Mr. Eversman asked if this first split will be the first lot sold. Mr. Wolf said not necessarily. The west lot line for the resubdivision lines up with the end of the cul-de-sac and seems to be a logical place. They anticipate four to five parcels, between two to five acres, depending on the user.

Mr. Shannon Hamons, Dir. of Development, commented that this Plat is the first step in creating smaller lots in this area, which is in response to a request made by the City Administration several years ago. As development in SouthPark began north of Southwest Blvd., the Administration emphasized to Pizzuti that the area across from Tosoh would be ideal for a grouping of small buildings in a campus setting. Several residents of the area also expressed a desire for such an alternative to the larger industrial buildings seen elsewhere in SouthPark. Pizzuti is living up to this pledge by asking for the subdivision of Lot 12 and acceptance of the dedicated street extension. It is consistent with their continued dedication to make SouthPark the premier light-industrial location in the region. In addition, they have always met or exceeded the requests and demands of

the City. He mentioned that much discussion had been given to the fact that Cintas Company had expressed interest in locating along the SouthPark Place extension, however, no development plan has been submitted to the City. Review of these plans, by the Administration and Planning Commission, must take place and feels it is premature to place demands on a project before an actual development plan can be examined. He urged Council to approve C-20-97, with the knowledge that the City Administration and Planning Commission will be very demanding when reviewing plans for all projects at this site. *Mr. Bennett* asked if he received a piece of correspondence from Cintas regarding this site. *Mr. Hamons* indicated that Cintas phoned late today, leaving a message on the Clerk of Council's voice mail indicating that they are re-examining the site and are now looking to locate on the south side of SouthPark Place. He feels this is in response to some of the residents concerns and to minimize the impact. Mayor Grossman asked Council if *Mr. Hamons* could explain the Administrative and Planning Commission approval process of a development plan. *Mr. Hamons* commented that many companies contact his office with inquiries, but, many never transpire and until a development plan is submitted, he has no way of judging their seriousness. Once a development plan is submitted, there is an Administrative review of the plan and comments are submitted to the Planning Commission and sent to the petitioner. Planning Commission then reviews the plan and may recommend additional changes. These are submitted to Council in the form of stipulations. Council then has the final review and approval. *Mr. Eversman* asked if a development plan meets our Code requirements, isn't it impossible to deny. *Mr. Hamons* said the Code does set minimum standards and many times, developers are asked to exceed these. However, if the minimum is met, we can't force a higher standard to be met.

*Mr. Bennett* asked *Mr. Wolf* (Pizzuti) if any thought was given to putting in an island in the center of the cul-de-sac. He expressed concern for snow removal and where that snow could be placed with four or five curb cuts around the cul-de-sac. *Mr. Wolf* said he feels there would be plenty of room between the curb cuts to stack snow. He said they have placed islands in cul-de-sacs before and most communities have asked that they be removed. They do not help with snow removal. *Mr. Bennett* asked *Mr. Blackburn*, Dir. of Service, for his comments. *Mr. Blackburn* said if the Service Dept. had their way, there would be no cul-de-sacs. He said no matter how you plow them, it is difficult.

*Mr. Faris* asked *Mr. Clark*, Dir. of Law, to explain what is being voted on. *Mr. Clark* explained that this request is for the resubdivision of a lot. It has no bearing on any development upon the lots. That comes later and is reviewed very extensively. The only issue is the resubdivision and the dedication of the street. In discussing this with the City's Consulting Engineer and Chief Building Inspector, dedication of a street is safer and provides better management of snow removal, water & sewer lines, etc. *Mr. Faris* asked if he felt it met our Code requirements. *Mr. Clark* said that is what he understands with regard to the review - that is why Planning Commission goes over it. *Mr. Faris* asked if something does come through and it meets our Code, but, it doesn't meet the satisfaction of Planning Commission, should it still be passed. *Mr. Clark* said we have had this situation in the past, where a plan met our standards and Council denied it. That decision was overturned in Common Pleas Court. *Mr. Faris* asked *Mr. Wolf* what commitment Pizzuti could make to the residents to assure them that if Cintas came in they would hold Cintas to the south side of SouthPark Place. *Mr. Wolf* said he didn't know if they could legally say - you cant buy this piece of ground. He indicated that they have been talking to Cintas and they are certainly willing to do what they can to make things go through easier. *Mr. Faris* asked about placing a stipulation on the Plat indicating that the setback would be a minimum of 100 feet. *Mr. Wolf* stated that this Plat already shows 100 feet. The 50' line was from the original plat when the subdivision was platted. *Mr. Eversman* asked if splitting the lot would increase the value of the property. *Mr. Wolf* said he hopes so - it has cost \$400,000.00 to put the road in. *Mr. Faris* noted that Clerk of Council *Ms. Kelly* has received approximately 94 letters from surrounding residents opposing this ordinance.

Mr. Jerry Dodd, 2217 Marshrun Dr., spokesperson for the Farmbrook & Ziner Farm Subdivision residents stressed the opinion that new development should be harmonized with existing residential use. He said it is critical to understand that Pizzuti was part of the existing residential development. The surrounding residents want to develop a win/win situation for Grove City and Pizzuti. They feel that a NO vote this evening will allow for the ability to develop such a win/win situation.

Mr. Bennett asked Mr. Wolf what the other sections may look like. Mr. Wolf showed a sketch of four parcels and indicated that this is just a guess. He said once they get the first one in, they will continue to develop around that.

President Milovich indicated that the company he works for is doing business with Pizzuti Development, at this time, and requested to be excused from voting. Mr. Faris moved to excuse President Milovich from voting; seconded by Mr. Eversman.

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

Mr. Faris commented that the residents of the area have expressed their concern and it has been heard loud and clear. This is a unique situation in that the IND zoning is directly abutting residential property. Council has taken a long, hard look at this and they all understand where Mr. Clark is coming from. With that, Mr. Faris moved Ord. C-20-97 be approved; seconded by Mr. Radi.

Mr. Milovich	Abstain
Mr. Eversman	No
Mr. Faris	No
Mr. Radi	No
Mr. Bennett	No

2. Ordinance C-24-97 (Accept the Plat of Meadow Grove South, Section No. 2) was given its first reading. Second reading and public hearing will be held on May 19, 1997.

Mr. Roland "Lum" Edwards, representing Rockford Homes, commented that this will complete the development between Grant Run and the existing Meadow Grove, Section 1.

3. Ordinance C-25-97 (Approve the rezoning of four tracts of land located on State Route 665 & on Hoover Road) was given its first reading. Second reading and public hearing will be June 16, 1997.

Mr. Joe Hull, attorney for The Buckeye Ranch, indicated that this rezoning will match the existing zoning of the Ranch. Part of this area will be used for a proposed Equine Therapeutic program.

4. Ordinance C-26-97 (Approve a Special Use Permit for the City of Grove City for an Outdoor Concert during the CC Classic on June 7, 1997) was given its first reading. Second reading and public hearing will be held on May 19, 1997.

Mr. Shannon Hamons, Dir. of Development, indicated that during the CC Classic the City wishes to provide outdoor entertainment. A band will play between 2:00 - 5:00 p.m. and from 8:30 - 11:00 p.m. Mr. Faris asked if the band would be family oriented. Mr. Hampson said yes.

5. Resolution CR-28-97 (Approve the Final Development Plan for the Village at Pine Manor located on Home Road) was given its reading and public hearing.

There being no representation, Mr. Faris reviewed the stipulations set forth by Planning Commission. Mr. Kohman, Consulting Engineer, indicated that the Jackson Township Fire Chief had reviewed the plans and concurred that he had no problem with access for fire vehicles on the site. He also recalculated the density which is 5.7 units per acre and after taking out the floodway it is 5.9 units per acre. Mr. Faris noted that the density is well below the maximum 8 units per acre.

Mr. Faris moved to amend Section to include the following stipulations: 1) Widening of the entry, as approved by the City's Consulting Engineer and Jackson Township Fire Chief; and 2) The City agrees to participate in the cost of oversizing the storm sewer, per Grove City Code; seconded by Mr. Bennett.

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

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

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

6. Resolution CR-29-97 (Approve the Sign Request for Boggs Insurance Agency located at 4164 Broadway in the Historical Preservation Area) was given its reading and public hearing.

There being no representation, Mr. Faris reviewed the three stipulations set forth by Planning Commission and moved to amend Section 1 to include the following stipulation: 1) Setback of Sign to be approved by City's Consulting Engineer; seconded by Mr. Eversman.

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

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

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

a domestic - and all concerns have been addressed in the Plan. This is a very good event for the community and they have received only positive feedback from the residents.

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

Mr. Eversman	Yes
Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	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-27-97 (Amend Section 1323.15(e)(1) titled Monument & Pole Free Standing On-Premise Signs) was given its first reading. Second reading and public hearing will be held on May 19, 1997.

President Milovich commented that as we move from a business district to an industrial district, we find ourselves in a situation where there are commercial properties that have been regulated to have a maximum sign height of eight (8) feet. Industrial properties are permitted to have signs as high as twenty (20) feet. It is his intent, at this time, to introduce legislation that would reduce the maximum sign height in Industrial properties to eight (8) feet.

2. Resolution CR-32-97 (Authorize the Chief of Police & Mayor to apply for Funding from the D.A.R.E. Grants Program) was given its reading and public hearing.

Mayor Grossman explained that as a result of the OMVI law, money to support half a D.A.R.E. officers salary is available. The D.A.R.E. program plans to expand into the middle school level next school year. This is an annual request that will allow the City to apply for a Grant for the DARE Program.

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

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

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

1. Ordinance C-22-97 (Appropriate \$28,400 from the General Fund for the Current Expense of a Building Inspector) was given its second reading and public hearing.

Mr. Bennett explained that this will help lessen the burden on our Building & Planning Department. Mr. Lotz, Chief Building & Zoning Official, explained that it is necessary to employ an additional electrical inspector in his department, which is State Certified. Mr. Bennett asked how many inspections are done on a commercial site. Mr. Lotz said it is impossible to count the number on

a commercial site. For a residential site, if everything goes smooth, he will put an inspection in a home about ten (10) times.

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

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

2. Ordinance C-23-97 (Appropriate \$10,016.38 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.

Mr. Bennett explained that this is the first quarterly Tap Fees collected for the City of Columbus which must be reimbursed.

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

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

3. Ordinance C-28-97 (Appropriate \$255,000 from the County Contribution Fund for the Current Expense of the Reconstruction of Hoover Road and State Route 665) was given its first reading. Second reading and public hearing will be held on May 19, 1997.

Mayor Grossman announced that a portion of State Route 665 will be closed, effective May 12, 1997, for approximately six (6) weeks for this realignment. She said the project is anticipated to be completed by August, 1997.

4. Resolution CR-33-97 (Authorize the Administrative Assistant to request \$450,000 from the Franklin County Five Dollar License Fee Fund for Improvements to Haughn Road) was given its reading and public hearing.

Mr. Behlen, Dir. of Finance, explained that this will allow the Administrative Assistant to request funds for the Haughn Road Improvement Project, which qualifies as an eligible project under Chapter 4504 of the Ohio Revised Code.

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

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

5. Resolution CR-34-97 (Authorize the Administrative Assistant to execute Amendment No. 2 to the Central Ohio Health Care Consortium Joint Self-Insurance Agreement) was given its reading and public hearing.

Mr. Behlen explained that our current Agreement with COHCC requires each participating community to express their intent to continue in the "Pool" by July 1, 1997. This Amendment will allow that notification to be extended to September 1, 1997. This request is being made due to some federal obligations that must be met.

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

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

**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 submitted her Monthly Report and requested it be accepted.

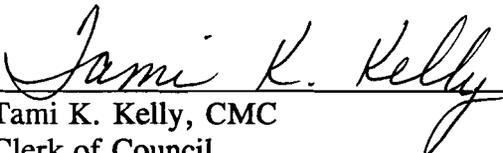
Mr. Faris moved to accept the Mayor's Report; seconded by Mr. Eversman.

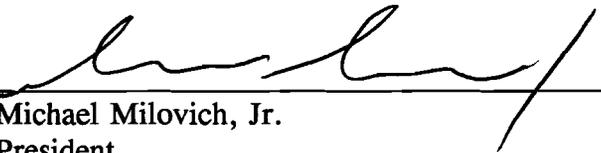
Mr. Faris	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

In closing, Mayor Grossman congratulated Jerrod Sullivan for the outstanding citizen he is. She said he is the type of citizen that makes Grove City look very special. She also commented that 36 students from Grove City High School were here last Friday for Student Government Day. She said it was a very fun and educational day for everyone.

2. Mr. Faris announced a Special Meeting of Council for May 12, 1997 at 8:00 p.m. This will be for informal discussion of the Landscape Code. Council Members commented on Student Government Day, encouraged everyone to vote tomorrow, congratulated Jerrod Sullivan and the expansion of the DARE Program. Mr. Eversman commented that he hoped Pizzuti will come back with a development that has the blessing of the people around it and the vote tonight should not be construed as anything negative toward Pizzuti. Mr. Radi stated that he firmly believes that Pizzuti has the right to make a profit and develop their land, but, feels that placing industrial zoning next to residential zoning was a mistake. He hopes an agreement can be reached that will fit both residents and industrial needs.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:15 p.m.

  
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Tami K. Kelly, CMC  
Clerk of Council

  
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Michael Milovich, Jr.  
President