

**CITY OF GROVE CITY, OHIO
COUNCIL MINUTES**

May 06, 1996

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:

Todd Hurley *Steve Bennett* *Mike Milovich* *Jeff Warner* *Bruce Faris*

1. President Milovich, on behalf of Council, presented the Grove City High School Orchestra with a Resolution commending them on their accomplishments this season. This group entered their first competition in Myrtle Beach and brought home many awards including the title of CHAMPION in the Orchestra Division. Mr. McLaughlin, Orchestra Director, and many of the members were in attendance to receive the Resolution. President Milovich also commented on some upcoming trips to Chicago and Florida which the fund raising efforts for, will begin soon.

2. Mr. Warner moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Faris.

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes

3. Mr. Hurley moved to excuse Mayor Grossman; seconded by President Milovich

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

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

1. Ordinance C-25-96 (Approve a Special Use Permit for a Used Car Lot located on State Route 104) was given its second reading and public hearing.

Mr. Hurley moved to withdraw Ordinance C-25-96 pursuant to a letter from the applicant requesting same; seconded by Mr. Warner.

Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes

2. Ordinance C-31-96 (Annex 4.834 acres located west of Broadway, at Casa Blvd.) was given its second reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Warner.

Mr. Joe Hull, attorney representing the petitioner, was present to answer any questions. He explained that this piece is bounded on, almost, three sides by Grove City. There is a potential for a banquet facility to be located here and feels this would be a good use and enhance the area. He also commented that the zoning class in the Township is MUC (Mixed Use Corridor) and a compatible zoning in the City is PUD-C (Planned Unit Development - Commercial). Mr. Hurley noted that the zoning classification will be PUD-C upon annexation. There being no additional questions or comments, the vote was called.

Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

3. Ordinance C-32-96 (Accept plat of Scioto Meadows, Section 1, located east of S.R. 104 and north of S.R. 665) was given its second reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Warner.

Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes

4. Ordinance C-38-96 (Approve the Special Use Permit for a Warehouse/Dog Kennel/Veterinary Office located in the Jackpot Road Office Building) was given its first reading. Second reading and public hearing will be held on May 20, 1996.

5. Ordinance C-39-96 (Approve the rezoning of 112± acres, Parcel No's. 4961 & 4975, located on State Route 665 and east of I-71 from SD-3 & C-2 to PUD-C & PUD-I) was given its first reading. Second reading and public hearing will be held on June 17, 1996.

Mr. Tim Kelton, Ruscilli Construction, commented that unanimous approval was received by Planning Commission and the stipulations set forth have been corrected. Mr. Hurley review the three stipulations (1. a 60' setback for outlots on State Route 665 in Sub-Area 1; 2. Sub-Area 3 to be IND only; and 3. Right-of-way on State Route 665 be increased to 50' from centerline) and Mr. Kelton stated that 2 & 3 have been changed, but, asked that #1 stay at 50', as allowed by Administration. Mr. Hamons, Development Director, concurred that upon discussions with Ruscilli, the 50' setback would be sufficient since there is an additional 50' from the center line - making it a 100' total setback from the centerline and noting that the Code only calls for 30 feet. President Milovich asked what the setback was before Planning Commission recommended the 60'. Mr. Hamons stated 50'. Mr. Bennett commented that there is an existing Sonoco/Mini Mart just in front of this proposal and asked what their setback was. Mr. Kohman said approximately 30 feet. President Milovich stated that in reading the Planning Commission minutes, it appears that the setback was decided before the additional right-of-way. Mr. Kelton said that was correct.

Mr. Hurley moved to amend Stipulation #1 to read a 50' setback rather than 60'; seconded by Mr. Bennett.

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes

6. Resolution CR-21-96 (Municipal Services that can be provided to a 1.796 acre tract located south of Casa Blvd. and west of Haughn Road, upon annexation) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Warner.

Mr. Joe Hull, attorney representing the petitioner, was present to answer any questions. There being none, the vote was called.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

7. Resolution CR-22-96 (Approve the Preliminary Development Plan for Gateway Business Park, located on State Route 665, east of I-71) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Warner.

Mr. Robin Holderman, President of Ruscilli, reviewed the plans for a commercial and industrial development. He stated that all stipulations set forth by Planning Commission have been complied with and incorporated into the Final Development Plan. Mr. Bennett expressed concern over the operations of the units with regard to incoming and outgoing truck traffic, in and around the residential area. He realizes that they have tried to buffer the residents, but, asked if trucks would be able to access the building from both ends, off North Meadow Drive. Mr. Holderman said yes, it is most likely that they could enter from either end. Mr. Bennett said he would like to see access entering the building, to take place at the north entrance only in order to limit the disturbance for the residents. He asked if there was any stipulation on end time for the trucks. Mr. Holderman stated that the reason for the two (2) entrances was for circulation and safety. Generally, trucks will pull in one way, back up and pull out the other way. Mr. Bennett said if the occupancy is going to be a 24 hour operation, it will conflict with the existing uses directly^sof the proposed building. If it would end around 7:00 p.m., it may be acceptable. Mr. Holderman said it is difficult to say what the hours of operation will be since these buildings are speculative in nature. He said he isn't sure how to address the noise issue. Mr. Bennett asked if there was some type of sound absorbing material for the south wall. Mr. Holderman said he was not aware of anything. The walls are a tilt-wall concrete material and doesn't know of anything that could be applied to them to absorb the sound. Mr. Faris said that the frequency waive of the low truck rumble is so large that it wouldn't help. Even the mounding and landscaping won't reduce it - just the height of the frequency. He said sound walls are really a misnomer and the best you could ask for are the planting of the evergreen trees. He then asked if the new landscape Code requires three (3) rows of evergreen trees along the south side. Mr. Bob Lathrop, Urban Forester, said yes. The plan for this development actually exceeds the new Code. Mr. Bennett asked about the fountain feature in the pond. Mr. Holderman explained that three (3) fountains will be placed in the pond, in a triangle format, with

internal lighting for each. There will also be a mulch walking path around the pond area in order to give it some character and interest. They want to create an amenity with seating around the pond. Mr. Warner asked if the contiguous residential property owners have been contacted or approached about selling yet. Mr. Holderman said no, but, would have an appetite for doing so. They have been on such a fast track that he hasn't had the opportunity yet. Mr. Warner stated that marrying residential with commercial/industrial is very difficult. Mr. Holderman agreed. President Milovich asked the evolution of the entrance from a boulevard to three (3) lanes. Mr. Holderman said they had originally designed a boulevard, but, after staff review, it was changed to accommodate the alignment of the intersection and address potential traffic problems. He showed the current design with two lanes out and one lane in, with trees aligning the street, however, they would have no problem doing either. President Milovich commented on the radius of the access ways for the industrial buildings. He said, in the past, trucks seem to miss the entrance and tear up the curbing. Mr. Holderman said they were also concerned and their engineer feels there is enough room for the trucks to enter and exit, however, they will be happy to look at it again. He then showed a color rendering of the exterior design of the industrial buildings. He noted that quite a bit of architectural design had been put into the exterior, including windows to give the appearance of a second story on the first building, archways, etc. He also noted that all mechanical equipment will either be inside or hidden on the roof by the parapet. Mr. Hurley recalled some discussion that took place in the Planning Commission meeting regarding the second story windows for the second building. Mr. Holderman said there was discussion on that and it was considered. However, he estimates the cost to be approximately \$60,000.00 to add those windows because the second building has five entrances. The first building only has three and it is anticipated that the first building will house companies that would require some office space. He said they have tried to everything reasonably possible. Mr. Warner asked if the windows could be done on just the corners. Mr. Holderman said probably, but, would consult with the architect to see if it would look alright. Mr. Hurley thanked Ruscilli for their attention to the detail on the exteriors. It is obvious that it exceeds the architectural and landscape Code and expressed his appreciation on their efforts. He also thanked Mr. Holderman for attending the Student Government Day council meeting. It really helped provide the students with a taste of what Council deals with.

There being no additional questions or comments, the vote was called.

Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes

8. Resolution CR-23-96 (Approve the Sign request for the G.C. Area Chamber of Commerce located at 4069 Broadway, in the Historical Preservation Area) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by President Milovich.

Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

The Chair recognized Mr. Fairs, Chairman of Safety, for discussion and voting of items under said committee.

1. Resolution CR-24-96 (Authorize the Police Chief and Mayor to apply for funding from the DARE Grants Program) was given its reading and public hearing and Mr. Faris moved it be approved; seconded by Mr. Bennett.

Mr. Faris explained that the primary purpose of this Program is to assist the local enforcement agency in funding the salaries of Certified DARE officers and others associated costs. There being no additional questions or comments, the vote was called.

Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes

The Chair recognized Mr. Warner, Chairman of Finance, for discussion and voting of items under said committee.

1. Ordinance C-33-96 (Appropriate \$35,000.00 from Street Fund for the current Expense of Cost Sharing the Improvement of McDowell Rd. & Sonora Dr.) was given its second reading and public hearing and Mr. Warner moved it be approved; seconded by Mr. Hurley.

Mr. Warner explained that the City and Jackson Township have agreed to improve McDowell Road and Sonora Drive and the majority of the project is within Jackson Township. So, Jackson Township will manage all aspects of this project which will include certain improvements that are within Grove City. There being no additional questions or comments, the vote was called.

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes

2. Ordinance C-34-96 (Appropriate \$1,348.50 from the General Fund for the Current Expense of Property Repair) was given its second reading and public hearing and Mr. Warner moved it be approved; seconded by Mr. Hurley.

Mr. Warner explained that the Evans Center sustained damage from which the City received insurance money to fix it and it is necessary for the Council to appropriate this money for the purpose of instituting this necessary repair. There being no additional questions or comments, the vote was called.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

3. Ordinance C-35-96 (Appropriate \$10,000 from General Fund for the Construction of the Sidewalk Improvements on Grove City Road) was given its second reading and public hearing and Mr. Warner moved it be approved; seconded by Mr. Hurley.

Mr. Warner explained that Ordinance C-18-96 appropriated \$20,000 of City funds for the City's portion of the sidewalk improvement project and the bids for this project came in higher than the monies appropriated for the project. It is necessary to appropriate additional monies for this project to begin. There being no additional questions or comments, the vote was called.

Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes

4. Ordinance C-36-96 (Appropriate \$15,000 from the Grove City Road Sidewalk Project Fund for the Current Expense of construction of sidewalk improvements on Grove City Road) was given its second reading and public hearing and Mr. Warner moved it be approved; seconded by President Milovich.

Mr. Warner explained that Ordinance C-19-96 appropriated \$25,000 of monies pledged by Jackson Township for their portion of the sidewalk improvement project and the bids for this project came in higher than the monies appropriated for the project. It is now necessary to appropriate additional monies pledged by Jackson Township for this project to begin. However, the ordinance reflects an incorrect amount and moved that it be amended to \$10,034.25; seconded by President Milovich.

Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

There being no additional questions or comments, the vote was called for approval, as amended.

Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes

5. Ordinance C-40-96 (Appropriate \$905.14 from the General Fund for the Current Expense of Vehicle Repair) was given its first reading. Second reading and public hearing will be held May 20, 1996.
6. Ordinance C-41-96 (Appropriate \$1,886.50 from the DARE Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on May 20, 1996.
7. Ordinance C-42-96 (Appropriate \$19,833.17 from the Sewer Fund for reimbursement of Tap Fees to the City of Columbus) was given its first reading. Second reading and public hearing will be held on May 20, 1996.

8. Mr. Warner moved that Ordinance C-43-96 be added to the agenda; seconded by President Milovich.

Mr. Hurley	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes

Ordinance C-43-96 (Appropriate \$5,000.00 from the Community Development Fund for the Current Expenses associated with the Olympic Torch Ceremony) was given its first reading.

Ms. Nancy Schlagcheck, Public Information Coordinator, explained that the Administration started six (6) weeks ago to acquire funds from outside sources to put together this celebration. Initially, there was little support, however, corporate sponsors are starting to come in now. The reason for the appropriation is to cover costs already incurred. Because of the short time, it was necessary to order items and get the ball rolling. Mr. Warner asked if the total cost was \$15,000.00. Ms. Schlagcheck said yes, and with the corporate commitments so far, the City would only be incurring a third of the cost. President Milovich asked why they were requesting an emergency. Ms. Schlagcheck said expenses have already been incurred that need to be covered. President Milovich also noted that there were only 30 days within which to pull it all together.

There being no additional questions or comments, Mr. Warner moved to suspend the Rules of Council and waive the waiting period; seconded by President Milovich.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes

Mr. Warner moved to approve C-43-96 as an emergency measure; seconded by Mr. Faris.

Mr. Milovich	Yes
Mr. Warner	Yes
Mr. Faris	Yes
Mr. Hurley	Yes
Mr. Bennett	Yes

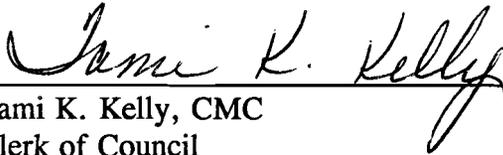
President Milovich asked that any new business to be brought before the attention of Council be done so at this time.

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

1. Mr. Barry Babbert, Director of Parks & Rec., commented on Student Government Day last Friday. He said it was very successful and thanked everyone who participated.

2. Chief McKean announced that Safety Director Kulp experienced chest pains over the weekend and underwent angioplast surgery today to open a 75% blockage. The report is that the operation was very successful and is in Doctors North.
3. Mr. Faris & Mr. Bennett thanked Mr. Clark, Dir. of Law, and Clerk Kelly for meeting with Council early Saturday morning for an orientation. Council also expressed appreciation for the efforts made for Student Government Day.
4. President Milovich extended special thanks to Mr. Holderman and Mr. Joe Hull for taking time out of their day to join in Student Government Day. Also, on Saturday he had the opportunity to be a part of the Annual Driving Championship Rodeo at WalMart, consisting of an obstacle course for their drivers and allows them to go on to different championship levels. From a local level they will have an opportunity to send five (5) drivers to the State Level; from the State level they go on to a Regional and then National Level. In order to show how sincerely WalMart takes the professionalism of the truck drivers, they have offered such things as a trip to Hawaii for the winning driver and guest. He thanked them for allowing to be a part of the professional efforts that they go to make sure their drivers know the safety and handling of their equipment.
5. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:05 p.m.



Tami K. Kelly, CMC
Clerk of Council



Michael Milovich, Jr.
President