

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

May 17, 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 Budd Eversman Chris Fulton

1. President Milovich recognized Mayor Grossman, who administered the Oath of Office to Aaron "Casey" Grassel, for a Police Officer. Casey is currently a police dispatcher.
2. Mr. Bennett 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

The Chair read the agenda items and they were approved by unanimous consent.

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

1. Ordinance C-13-99 (Rezone 13.3 acres located on the Southeast corner of Broadway and Harrisburg Station Lane from C-2 to PUD-R) was given its second reading and public hearing.

There being no representation, President Milovich pointed out that this is strictly to rezone the property. Mr. Clark, Dir. of Law, affirmed this and explained that any development would have to be submitted for approval.

Mr. Fulton asked Mr. Stage, Dir. of Development, what would prohibit the parcel from being developed commercially. Are there some topography problems? Why would it not be appropriate for Commercial and why would Apartments be a better use. Mr. Stage said he couldn't say that the whole property could not be used for commercial, but, it has been for sale for almost 15 years with a C-2 zoning classification. He said commercial businesses facing Broadway could be developed, but a strip mall -which this was originally purchased for - is very doubtful, due to the topography of the lot.

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	No

2. Ordinance C-21-99 (Accept the Plat of Meadow Grove South, Section 4, located East of Mayflower Circle and North of Borrer Road) was given its second reading and public hearing.

Mr. Roland "Lum" Edwards, engineer, was present. Mr. Eversman asked how much land in Meadow Grove South was left undeveloped, after this platted area. Mr. Edwards said the owner has approximately 40 more acres. Mr. Eversman asked if that was all zoned PUD-R. Mr. Edwards said no. Of that, there is only one more section of about 25 lots.

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

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

3. Ordinance C-22-99 (Accept the Plat of Scioto Meadows Section 3, located East of Hibbs Road and North of State Route 665) was given its second reading and public hearing.

Mr. Richard Talbott, property owner, was present. Mr. Bennett asked for an explanation of the change. Mr. Talbott stated that when he recently sold the property, a few old deed restrictions surfaced, which precipitated the need to change the layout. This new plat shows three large lots (due to those deed restrictions) and reduces the total by five lots, for 21 lots. Mr. Bennett asked about the drainage. Mr. Talbott indicated that it has not changed.

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

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

4. Ordinance C-29-99 (Approve a Special Use Permit for the Town Center Plaza Music Performances located on the northwest corner of Broadway and Park St.) was given its first reading. Second reading and public hearing will be held on June 7, 1999.

Speaking to this Resolution was Ms. Beck Sommer, Sommer House Gallery. She read a letter of support for the Summer Sizzle Concert Series being held in the Town Center, on behalf of the Town Center Merchants. She submitted a list of 24 merchant signatures in support of this event. President Milovich asked if she had received any feedback from residents in the area. Ms. Sommer said she only asked the Merchants, but, has spoken to patrons of her shop and has received positive feedback from them.

President Milovich explained that one reason for the move is to breathe life back into this series that once was grander. He asked Ms. Sommer if she was aware of any obstacles that Council should be considering, since her letter suggests there is. Ms. Sommer said if the crowds became too large, a portion of Park Street could be blocked off to accommodate it. Mayor Grossman indicated that this would only be done, if necessary.

5. Ordinance C-30-99 (Accept the Plat of Hoover Crossing, Section 7) was given its first reading. Second reading and public hearing will be held June 7, 1999.
6. Resolution CR-40-99 (Approve the Final Development Plan for Hoover Crossing, Section 7) was given its reading and public hearing and Mr. Bennett moved it be postponed until June 7, 1999; seconded by Mr. Eversman.

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

7. Resolution CR-41-99 (Approve the Exterior Renovation of 3263 Park Street, located in the Historical Preservation Area) was given its reading and public hearing and Mr. Bennett moved it be postponed until June 7, 1999; seconded by Mr. Fulton.

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

8. Resolution CR-42-99 (Approve the Preliminary Development Plan for McDonalds Restaurant located in the Buckeye Grove Shopping Center) was given its reading and public hearing.

Mr. Rick Turkal, McDonalds Corp., was present. President Milovich said he was assuming that McDonalds would be applying for a Special Use Permit for a Drive-Thru window. Mr. Turkal said yes, they would be. President Milovich read Section 1135.09(b)(1) of the Code, regarding the ability to approve a Special Use Permit, if it is not contrary or injurious to nearby properties. He voiced concern over the traffic flow and its effect that it will have on the Township Fire Department emergency medical equipment, next door. He suggested that a stipulation be added to require a traffic study to be completed, prior to the final development plan, by a firm experienced in emergency medical traffic. Mr. Turkal said he had no

comment on that. He said with the design of the window and the stacking, he couldn't see how it would affect the emergency vehicles. Mr. Bennett asked if they had statistics on their high volume hours. Mr. Turkal said no. Mr. Bennett reviewed the nine (9) stipulations set by Planning Commission and Mr. Turkal agreed to all of them. Mr. Bennett also shared a concern over the remaining portion of the lot, to the east. Mr. Turkal stated that McDonalds didn't own this parcel, they were only leasing a portion of it and couldn't answer questions about the remaining portion. Much conversation took place over the layout and use of this parcel. Mr. Clark reminded Council that this Resolution was for the Preliminary plan and their decision was not binding on the Final Development Plan. Council, being aware of this, wanted McDonalds to be aware of their concerns before proceeding with their Final Plan, so they could be addressed. Mr. Joe Smiley, McDonalds, commented that he understands Council's concerns, but wanted to share Skilkin's comments from the Planning Commission meeting - they have no user at this time and understand that the size will dictate the potential user. They also understand that any development for the remaining lot will need to come back to Council for approval.

There being no additional questions or comments, President Milovich moved to amend Section 1 to include the following stipulation: *1. When a Special Use Permit for a drive-thru is brought for approval, it will be accompanied by a Traffic Study by an expert in EMS Traffic Flow Civilization and Design, for review and approved by the Jackson Township Fire Department and the City's Consulting Engineer;* seconded by Mr. Bennett.

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

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

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

9. Resolution CR-43-99 (Approve the Sign Request for 3999 Broadway located in the Historical Preservation Area) was given its reading and public hearing.

Ms. Karen Evans, Robinson Group, was present. She displayed the portion of the sign that will attach to the frame, which is made of wrought iron - similar to the trash cans in the Town Center. Both, existing, signs will be replaced and the colors match the Pratt & Lambert Color Chart. The new signs are slightly smaller than the existing signs and meet Code.

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

10. Resolution CR-44-99 (Approve the Sign Request for the Grove City Area Visitors & Convention Bureau located at 4052 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Ms. Debbie Stith, Executive Director of the VC Bureau, showed a picture of their proposed sign. She said they are looking at constructing it out of wood with paint, or sandblasted wood - which ever is more cost effective. She indicated that the color meets the Historical Color Chart and they will be using the existing post & lighting.

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-45-99 (Approve the Final Development Plan for the Grove City Christian School Addition located at 4770 Hoover Road) was given its reading and public hearing.

Mr. David McKnight, McKnight Group, was present to answer any questions. There being none, Mr. Bennett moved it be approved; seconded by President Milovich.

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

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

1. Resolution CR-46-99 (Authorize the City Administrator to Enter into an Agreement for a Police Accreditation Program) was given its reading and public hearing.

Chief McKean explained that this would allow entry into the Accreditation Program. The Department has been adhering to the Program's standards since 1990. Being part of the Program will allow the City to receive a discount in insurance premiums. He also noted that Asset Forfeiture money would be used to pay for the on-site review and have the agency accredited. Mr. Radi asked what Standards we were talking about. Chief McKean said they

are standards that apply to the organization and administration of the Agency. President Milovich read a letter from William Capretta, President of the Fraternal Order of Police - Capital City Lodge #9, voicing support for this Resolution and the Appropriation Ordinance for this Program (letter attached to Minutes).

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

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

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

1. Ordinance C-24-99 (Establish the Midland Ave. Project Fund and Appropriate \$200,000.00 for Current Expenses) was given its second reading and public hearing.

Mr. Eversman explained that the City has received this Grant money and it is necessary to appropriate it for the specific use.

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

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

2. Ordinance C-25-99 (Appropriate \$455,000.00 from the General Fund for the Current Expense of Reconstructing Midland Avenue) was given its second reading and public hearing and Mr. Eversman moved it be approved; seconded by Mr. Fulton.

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

3. Ordinance C-26-99 (Appropriate \$29,000.00 from the General Fund for the Current Expense of the Construction of the Seeds Road Sanitary Sewer Phase 2) was given its second reading and public hearing.

Mr. Eversman explained that this would, primarily, remove a lift station.

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

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

4. Ordinance C-27-99 (Appropriate \$4,975.00 from the Law Enforcement and Education Fund for the Current Expense of Police Accreditation Program) was given its second reading and public hearing.

Mr. Eversman explained that this is to fund the Accreditation Program, which the Chief explained earlier. Mr. Behlen, Dir. of Finance, commented that this would pay for the first of three installments. Further appropriation for the next two installments will be necessary to retain membership in this Program.

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

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

5. Ordinance C-28-99 (Appropriate \$3,700.00 from the Community Environment Fund for the Current Expense of the Grove City Area Clean Community Program) was given its second reading and public hearing.

Mr. Eversman explained that this would pay for materials, not labor, for various clean-up projects.

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

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

6. Ordinance C-31-99 (Appropriate \$5,000.00 from the Community Development Fund for the Current Expense of Cost Sharing Improvements associated with the Development of the Southeast corner of Stringtown and McDowell Road) was given its first reading. Second reading and public hearing will be held on June 7, 1999.

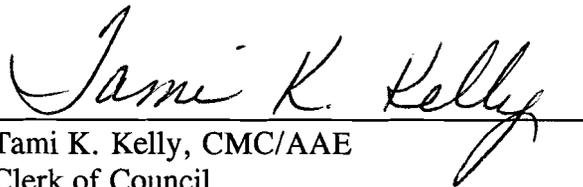
7. Ordinance C-32-99 (Appropriate \$24,000.00 from the General Recreation Fund for the Current Expense of Adult Travel) was given its first reading. Second reading and public hearing will be held on June 7, 1999.

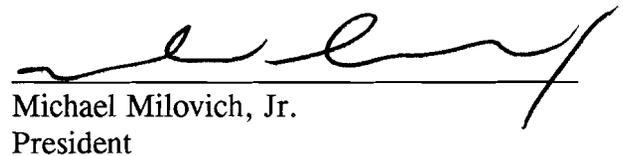
The Chair asked that any new business to be brought before the attention of Council be done so at this time.

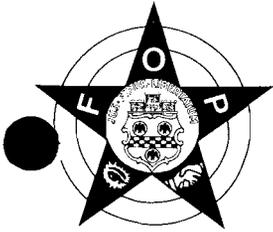
There being no new business, the Chair recognized members of Administration and Council for closing comments.

1. Mayor Grossman made various comments including the total from the Herb Sale, which was \$11,000.00. She said they had "Tailgaters" waiting for it to open this year. She also announced that the German Exchange Students were in City Hall, for their annual breakfast visit, last Wednesday; today was Student Government Day - and recognized Ms. Cindy Holderman who had returned for the Council Meeting; announced that there would be a dedication ceremony for the fountain in the Town Center Plaza next Sunday; and that there would be a Memorial Day Parade on May 31, 1999, downtown. She also congratulated Officer Grassel; noted that 1078 passes have been sold for the Big Splash @ Evans Park; and announced that a new contractor has been selected to finish Hoover Road and South Broadway.
2. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:10 p.m.


Tami K. Kelly, CMC/AAE
Clerk of Council


Michael Milovich, Jr.
President



FRATERNAL ORDER OF POLICE

CAPITAL CITY LODGE #9 • 520 South High Street, Suite 205 • Columbus, Ohio 43215-5685
(614) 221-0180 FAX (614) 221-0815

May 13, 1999

Michael Milovich Jr., President of Council
City of Grove City
4035 Broadway
Grove City, Ohio 43123

Dear President Milovich:

It has come to my attention that on May 17, 1999, the Council of the City of Grove City will be voting on two very important matters affecting the Bargaining Unit Members of the Division of Police

The first matter is a resolution allowing the City Administrator to enter into an agreement with the Commission on Accreditation for Law Enforcement Agencies, Inc. (CALEA)

The second matter is an ordinance to appropriate funds for the accreditation process.

I would like to take this opportunity to support both of these endeavors. I would commend the City of Grove City for caring enough about the Division of Police and the community to seek this accreditation. This process will increase the professionalism of the Division, as well as all of its members.

Please feel free to contact me if you have any questions concerning this endorsement.

Sincerely,

William A. Capretta
President, Capital City Lodge #9

WAC/gg