

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 7, 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 presented Mr. Joe Endres with a Proclamation and city golf shirt for his retirement from the City's Building Department. She also presented a Proclamation to the Grove City Police Explorers Post #886 and a special recognition to Explorer, Elizabeth Lanning. Out of over 900 Posts, Grove City's Explorer's was awarded the 1998 Explorer's Post of the Year and Elizabeth was designated the 1998 Post President of the Year.
2. President Milovich recognized Mr. Rennie Molino, Finance Chairman for the local YMCA, who gave an update on the YMCA campaign. He explained that they need to raise 1.8 million dollars and since the March 18, 1999 kickoff, has reached just \$100,000.00. Their first donation was from ACE for \$3,000.00 and more recently, Wal-Mart committed to \$30,000.00. He explained that our facility will be different from the other communities (Hilliard, Gahanna) that are also part of this campaign. The OSU Medical Center wants to add space and supply services as part of our facility. He introduced Mrs. Jody Burris, who is also chairing a committee to help raise funds. She explained that they have targeted many community events to be at (Arts-in -the-Alley, Softball Tournament, etc.) and make their cause known. She said that she will be asking for Council assistance to man their booths, for just a short time, during these events.

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-23-99 (Rezone 3800 Broadway from PSO to PUD-R) was given its second reading and public hearing.

Ms. Aldine Honeycutt, representing the petitioner, was present to answer any questions. Mr. Bennett referenced a letter from the petitioner explaining his inability to attend the meeting and the desire to replace an existing garage with a new structure, which would include an apartment above for his mother-in-law. Since the mother-in-law is currently living in their home and they are expecting a baby on August 4, the petitioner also requested that the 30 day grace period be waived. Ms. Honeycutt confirmed those statements and said the petitioner has been waiting since January. They are anxious to complete this before the arrival of their child.

There being no additional questions or comments, Mr. Bennett moved that the Rules of Council be suspended and the Waiting Period waived; seconded by Mr. Radi.

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

Mr. Bennett moved it be approved as an emergency; seconded by Mr. Radi.

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

2. 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 second reading and public hearing.

Ms. Kim Conrad, Asst. Dir. of Parks & Rec., explained that attendance at the Summer Concert Series has been declining over the past two years and it was decided to move it this year to the new Town Center Plaza, in the hopes that it would generate new interest. She commented that there was a "non-amplified" concert there last Friday and it was very well attended (approx. 100 people). There is a plan in place to close off part of Park Street if the crowds get too big for the Plaza.

Ms. Becky Sommer, Sommer House Gallery, commented favorably on the Concert Series. She said she attended the one last Friday and it was very nice. She requested Council's support for this Ordinance.

Chief McKean commented that the Police Department has planned for foot patrols and barricades during the Series. He said they will continue to monitor the concerts and make any necessary changes in their Plan, as they go along. Mr. Fulton asked what will determine if Park Street gets shut off. The Chief said they would be ready at each concert to close off part of the street, if the crowd got too big.

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

3. Ordinance C-30-99 (Accept the Plat of Hoover Crossing, Section 7) was given its second reading and public hearing and Mr. Bennett moved it be approved; seconded by President Milovich.

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

4. Ordinance C-33-99 (Rezone 0.4958 acres from C-2 and A-1 AND 1.15 acres from SD-1 to PUD-R, located south of Harrisburg Station Lane and East of Broadway) was given its first reading. Second reading and public hearing will be held on July 19, 1999.
5. Ordinance C-34-99 (Accept the Plat of Creekside, Section 1, N of Holton Road and E of Hoover Road) was given its first reading. Second reading and public hearing will be held on June 21, 1999.
6. Ordinance C-35-99 (Vacate a portion of Enterprise Parkway, east of Seeds Road to Northerly Terminus) was given its first reading. Second reading and public hearing will be held on July 19, 1999.

Mr. Dane Palsgrove, representing petitioner, was present. Mr. Bennett reviewed the two stipulations set by Planning Commission to which Mr. Palsgrove agreed. Mr. Bennett explained that this requires notice for six consecutive weeks and will look forward to seeing them again for the second reading and public hearing.

7. Resolution CR-32-99 (Approve the Final Development Plan for A Garage/Apartment located at 3800 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Bennett explained that this plan is for the parcel that was rezoned under Ordinance C-23-99. Ms. Aldine Honeycutt was, again, present for the petitioner. Mr. Bennett asked if the surrounding residents were aware of the proposal. Ms. Honeycutt said yes, and some had signed a letter stating they had no problem with it.

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

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

8. Resolution CR-40-99 (Approve the Final Development Plan for Hoover Crossing, Section 7) was given its reading and public hearing

There being no representation, Mr. Bennett review the stipulations set by Planning Commission, to which Mayor Grossman stated that the petitioner's representative agreed to them at the Planning Commission meeting.

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	Yes

9. 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.

Mr. John Ellis, petitioner, explained that he wished to install light grey vinyl siding with white trim to this home. President Milovich asked if the house could be painted. Mr. Ellis said yes, but, there are five other homes on the street that have siding. He said he can't expand the home, but, would like to update it a little. He doesn't feel this goes beyond anything that is there now.

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

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

10. Resolution CR-47-99 (Approve the Final Development for an Addition to the Ohio Auto Auction, at 3775 Jackson Pike) was given its reading and public hearing.

Mr. John Oney, representing petitioner, was present to answer any questions. Mr. Bennett reviewed the one stipulation from Planning Commission regarding raising the parapet to screen the roof-top mechanical units. Mr. Oney said he did agree to this in Planning Commission, however, after reviewing the roof and the equipment, he requested that they be allowed to screen only three sides, leaving the rear of the building free of screening. He explained that the roof is designed to allow for runoff to the rear and there is a gutter along the back. He, also, noted that there is 600 feet of depth to the rear of this property. Mayor Grossman noted that this is a change from what Planning Commission agreed to. Mr. Oney said this was his error. He didn't realize the amount of roof drainage planned. Mr. Bennett stated that the reason for requiring the parapet screening is because of all the HVAC units on the roof. Mr. Oney explained that this is a single slope, to the rear. He offered to screen the units, themselves, at the rear. Mr. Bennett asked about any additional lighting for the project, specifically the parking area. Mr. Oney said they only planned for down lighting over the doors. No new pole lights will be installed and there will be no bleed-off of light from the property. He said they will have cut-off style fixtures. After additional discussion regarding the screening of the roof-top mechanicals, it was discovered that Mr. Oney anticipated

screening the units, on three sides, by placing screening material approximately 20 feet back from the wall of the building, rather than extending the walls to create a parapet. It was explained to Mr. Oney that the Code requires a parapet wall, in the same materials as the building, to screen the HVAC units. Due to this, it was suggested that the Resolution be postponed so that this issue could be addressed.

There being no additional questions or comments, Mr. Bennett moved it be postponed until July 19, 1999; seconded by Mr. Radi.

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

11. Resolution CR-48-99 (Approve the Exterior Renovation for Mary's Kitchen, located at 4034 Broadway in the Historical Preservation Area) was given its reading and public hearing.

There being no representation, Mr. Fulton asked if this had already been done. Mr. Stage, Dir. of Development, said yes. Actually, it has been done twice.

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

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

12. Resolution CR-49-99 (Approve the Final Development Plan for Creekside, Section 1 subdivision, located north of Holton Road and east of Hoover Road) was given its reading and public hearing.

Mr. Bill Adams, representing petitioner, was present to answer any questions. Mr. Bennett reviewed the stipulations set by Planning Commission, to which Mr. Adams agreed.

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

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

13. Resolution CR-50-99 (Approve the Final Development Plan for Heritage Glen Apartments, located on the southeast corner of Broadway and Harrisburg Station Lane) was given its reading and public hearing.

Mr. Ben Hale Jr., attorney representing petitioner, announced that revised Development Plans have been submitted, reflecting the stipulations set by Planning Commission. Mr. Bennett reviewed these stipulations and Mr. Hale agreed to all of them. He then introduced Mr. Bill Riat, architect for project. Mr. Riat explained the changes from the preliminary plan up to now (sidewalks along roadway and inside fencing; the exterior for the three unit building will have two units brick to one unit vinyl siding; door covers for the brick units; etc.). He showed a rendering of the carports and explained that he designed them to appear somewhat invisible. Mr. Bennett reviewed the stipulations set by Planning Commission, to which Mr. Hale agreed. Mr. Bennett asked about the use of "white" vinyl siding. Mr. Hale stated that the color issue came up last week and they would like to submit a color palate for approval later. They would, also, like to submit the fencing material later and even install a couple different types on site for the City to review. Mr. Eversman asked if there were any breaks in the fencing. Mr. Riat said that is something they didn't think about, but, could consider. Most of the guests are received from the back. Mr. Fulton voiced concern over the alignment of Heritage Glen Place to Fourth Street. They are offset from one another and he feels this may be a safety problem. Mr. Bill Adams commented that this was reviewed earlier and their engineer said it would be safer if they were offset, due to stacking and turning onto those streets. Mr. Riat suggested that a study be conducted and submitted to the City's consulting engineer for approval. President Milovich asked if this falls in line with the Greenways plan. Mr. Adams said yes.

There being no additional questions or comments, President Milovich moved to amend Section 1 to add the following stipulations:

1. The Broadway entrance to the development be reviewed and a study conducted and approved by the City's Consulting Engineer;
2. The exterior building colors and fence material, color and design to be submitted through Planning Commission for Council approval;
3. Add curb and gutter along the south edge of pavement of Harrisburg Station Lane to the east property line.

Seconded by Mr. Bennett.

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

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

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

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

1. Resolution CR-51-99 (Authorize the Mayor to enter into an Agreement with the Southwestern Fr. Co. Historical Society) was given its reading and Mr. Eversman moved it be postponed until July 6, 1999, in order to receive more clarification on the Agreement with the Dir. of Law; seconded by Mr. Fulton.

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

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

1. Mr. Radi moved to postpone Ordinance C-17-99 (Amend Chapter 1136 of the Codified Ordinances, titled Landscaping) and Ordinance C-18-99 (Amend Chapter 1101 of the Codified Ordinances, titled Development Standards) until July 06, 1999; seconded by Mr. Eversman.

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

2. Ordinance C-19-99 (Amend Section 1135.14(b)(1) of the Codified Ordinances, titled Planned Unit Development Districts) was given its second reading and public hearing and Mr. Radi moved it be approved; seconded by Mr. Eversman.

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

3. Resolution CR-52-99 (Authorize the Mayor to Contract with the Board of County Commissioners, Franklin County, Ohio on behalf of the City for a Community Development Block Grant and Home Programs and Provide Acquisition Services Therewith) was given its reading and public hearing.

Mayor Grossman explained that over the years, the City has received 1.5 million dollars through this program for projects throughout the City (street improvements, Senior Center Addition). In order to be able to continue to participate in this program, we need to renew our contract.

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-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 second reading and public hearing.

Mr. Eversman explained that this is approximately one-third of the cost of the project. The other two (2) property owners will be contributing towards this fund.

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-32-99 (Appropriate \$24,000.00 from the General Recreation Fund for the Current Expense of Adult Travel) was given its second reading and public hearing.

Mr. Eversman explained that this appropriates monies collected for an Adult Trip, offered through the Parks & Recreation Department. He also explained that additional monies have been received since the introduction of this legislation and moved to amend the amount of the appropriation to be \$24,362.00; seconded by Mr. Radi.

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

Mr. Eversman moved it be approved, as amended; seconded by Mr. Fulton.

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

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

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

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 submitted the Mayor's Monthly Report and Mr. Eversman moved to accept same; seconded by Mr. Bennett.

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

2. Chief McKean expressed his appreciation for the recognition of the Explorers Post.

3. Mr. Stage, Dir. of Dev., gave Council a copy of a Land Use study for the community, specifically the Stringtown/White Road area.

4. Council commended Joe Endres and wished him well on his retirement and congratulated the Explorers Post.

5. President Milovich announced that Council would not be meeting to review the amendments to the Landscape Code. This will be scheduled for a later time.
6. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:56 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Michael Milovich, Jr.
President