

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

June 19, 1995

Regular Meeting

The regular meeting of Council was called to order by President Grossman 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:

*Mike Milovich Todd Hurley Cheryl Grossman
John Schreck Jeff Warner*

1. President Grossman recognized Chief McKean for a presentation. Chief McKean introduced Mr. Harvey Nesser, Human Resources Department of South Western City Schools, for the presenting of an award. Mr. Nesser said that he was representing both SWCS and the Directory Schools Consortium, as chairperson of the Awards Committee. He explained that each year they recognize someone that has made a significant contribution to the Drug Free Youth of Franklin County and this year's award was easy to select because of the outstanding person in mind. Detective Skip Edwards was selected as this year's recipient and Mr. Nesser presented him with the award. Mr. Nesser also commented that Det. Edwards was recognized throughout the State as one of the leaders in Diversion Programs, he was one of the first Officers trained in the D.A.R.E. Program, he has worked on several committees within the District, he is at the beck and call of all the schools in the District, he has presented workshops on gangs and, basically, has been an intrinsical part of the entire school team in the area of alcohol and drug prevention.

President Grossman congratulated Detective Edwards on behalf of Council. She said this is a very important concern that they all have in the community - to address it and be proactive. Detective Edwards commented that this is a two way street and they have enjoyed a very good relationship with the School District for many years. He said Council, the Chief's Office and City Administration has always supported the diversion of Programs and all the ideas that have been able to be implemented without many restraints and he thanked them for being able to work in such an environment.

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

Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Warner	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-33-95 (Accept Plat of Concord Lakes, Section 1, Phase 1 located on the south side of Big Run South and east of Holt Road) was given its second reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Warner.

Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Warner	Yes
Mr. Milovich	Yes

2. Ordinance C-34-95 (Accept Plat of Concord Lakes, Section 1, Phase 2 located on the south side of Big Run South and east of Holt Road) was given its second reading and public hearing and Mr. Hurley moved it be approved; seconded by President Grossman.

Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes

3. Resolution CR-55-95 (Approve Final Development Plan for Capital Park South, located on the north side of Justus Road) was given its reading and public hearing.

Mr. Brian Marsh, representing Security Capital, said this is a project that they are very excited about. It is being built for Amana Refrigeration, who looked throughout Central Ohio and was focused on Rickenbacker. They were able to convince them to look at Grove City and the facility at Capital Park South. It will employ approximately 100 people and have an annual payroll of \$3.2 million. It is a distribution facility with an office component as well as a parts and service department. This will be the second building in the Park.

Mr. Hurley reviewed the stipulations set forth by Planning Commission and reiterated concerns discussed in Caucus over trailers that will be stored on the North side of the property and providing as much screening as possible for those. Along the same lines and as he commented in Planning Commission, the whole concept for all three buildings is something he would like to take a better look at. With these buildings abutting I-270, it is a very visual point of access into Grove City and they want it done right.

Mr. Warner also commented on the considerable discussion in Caucus over adding landscaping to screen the trucks on the North side. It was stated that Amana requires approximately 130 docks, making it necessary for storage on the north side. Mr. Warner moved to add a stipulation to require a final landscape plan be submitted for all three properties, subject to Council approval; seconded by Mr. Schreck.

Mr. Schreck	Yes
Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes

Mr. Schreck noted that several different suggestions were discussed, from different trees to a wall, and said they want to make sure it is the best it can be. The building itself is a nice design. He just wants to make sure that with such a viable access in I-270, there aren't a band of trailers seen. Mr. Marsh said they have been as sensitive as they can. There will be 200,000 lineal feet along the freeway and what they are proposing is roughly 300 feet of trailer storage with as much screening as possible. With the design of the three buildings and the whole context, he feels they will be able to come up with an acceptable layout.

Mayor Stage then asked for clarification on the added stipulation. He said it implies that it would have to come back and get Council's approval. Mr. Clark, Director of Law, agreed. Mayor Stage said that the whole plan would not be reviewed again, just the landscape plan. Mr. Warner said that was correct. Mr. Clark indicated that a separate Resolution would need to be submitted for approval of the landscape plan. Mayor Stage said that not only will they be bringing only a portion of this issue back to them, the resolution already stipulates that the landscaping be improved with six foot mound, etc. and then on top of that, Council want to see the landscape plan again.

Mr. Hurley moved to reconsider the amendment to add Stipulation #5; seconded by Mr. Milovich.

Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes

Mr. Warner moved to rescind his amendment of adding Stipulation #5; seconded by President Grossman.

Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	No
Mr. Warner	Yes

Mr. Warner moved to remove Stipulation #4 and replace it with the following: 4. Submit a comprehensive landscaping plan for entire project to Building & Zoning Department and Service Department for approval; seconded by President Grossman.

Mr. Lotz asked what would happen if he did not approve the landscape plan or if he approved it and Council did not like it? Mayor Stage said that he felt Council should be extended the courtesy of reviewing the plan and giving input, but, once he approves the plan, it is approved. Mr. Schreck said he understood courtesy, but, would rather have it come back to Council.

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

Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	No
Mr. Warner	Yes
Mr. Milovich	Yes

Mr. Schreck moved that this Resolution be tabled. There being no second, motion died.

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

Ms. Grossman	Yes
Mr. Schreck	No
Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes

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

1. Ordinance C-37-95 (Amend Section 1135.09(b)(9), (10) & (11) of the Codified Ordinances relating to Permitted Uses in SD-4, IND-I and IND-II Classifications) was given its first reading. Second reading and public hearing will be held on July 5, 1995.

Mr. Shannon Hamons, Director of Development, explained that this is an attempt to remove items that may be detrimental to the community, such as: mining, quarrying, petroleum refining, etc. It will also update some of the classifications with the adopted 1987 SIC Manual.

Mayor Stage stated that this goes back to the original concern with warehouses on Gantz Road, and the alternatives that are eligible for IND-1 and IND-2. This further defines IND-1 & 2 and cleans-up the approved uses. Mr. Schreck said he feels this will be very helpful and appreciates the Ordinance.

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

1. Ordinance C-36-95 (Appropriate \$560.00 from the Senior Stage Fund for Current Expenses) was given its second reading and public hearing.

Mr. Milovich explained that the City has received monies from fund raising efforts of the Grove City Area Senior Citizen Club for the specific purpose of funding enhancements to the stage at the Evens Center. He said he is encouraged to see the Seniors enhance that facility for themselves and the community and should be proud of their accomplishments.

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

Mr. Schreck	Yes
Mr. Warner	Yes
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes

2. Ordinance C-38-95 (Establish the Kingston Avenue Project Fund and Appropriate \$900,587.00 for the Current Expense of Construction) was given its first reading. Second reading and public hearing will be held on July 5, 1995.

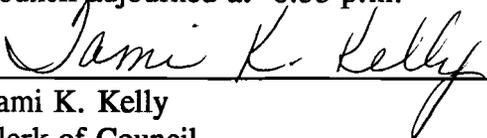
Mr. Milovich commented that it is encouraging to see the efforts the City has gone through to secure outside funding to enhance our public right-of-ways. Mr. Schreck commented that he has received two (2) calls regarding Kingston Avenue and they both expressed appreciation to the City for their efforts in getting it repaired. Mayor Stage asked if we had heard anything on the traffic light at Kingston and Hoover? Mr. Kohman, City's Consulting Engineer, said the County said it was on their Capital Improvement Program for construction later this year.

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

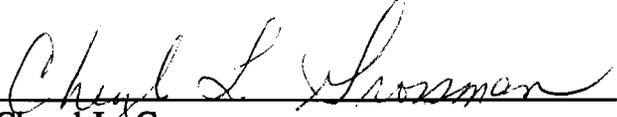
There being no new business, President Grossman recognized members of Administration and Council for closing comments.

1. Mayor Stage said he appreciated the time and commitment of the Council and Planning Commission members who toured the City Saturday and feels it is quite helpful in getting an understanding of what all takes place. He said there are quite a numbers of activities planned this summer and for the Fourth of July.
2. Tom Clark, Director of Law, announced that a decision regarding Beulah Park has been reached. He explained that Beulah Park has filed a request with the Court to determine if: 1. they had a valid Special Use Permit and/or if they even needed one; and 2. if they were grandfathered? A previous decision determined that since it was a zoning matter, they would be grandfathered. The City asked for a definition of what areas would be grandfathered and that decision was made last week. Judge Bessy decided that only the portions of ground where concerts were played in 1990 & 1991 would be grandfathered. This area is the grandstand area and parcel #1. All other areas, used for parking, dressing rooms, storage of concert equipment, etc. are not grandfathered. Mr. Clark said that this was a final, appealable decision, which is where we want to be. Mayor Stage asked what the legal fees were, to date. Mr. Boso, Administrative Assistant, estimated \$50,000.00 or more.
3. Mayor Stage recognized Chief McKean and congratulated him on receiving his Masters Degree.
4. Mr. Barry Babbert, Director of Parks & Rec., announced that on June 15, 1995, ODNR informed him that the Grant for the Nature Works was not approved and Mr. Babbert said he will be meeting with the architect to see what they can do on resubmitting. Over the weekend, a Girls Softball Tournament took place. We had 120 of the best high school underclass girls in the State and we can be proud that three were from Grove City. Also, there are two concerts left in the Summer Series and there are 57 students enrolled in the V.I.P. program. Finally, the music for the Fourth of July Celebration has been completed and will begin at 7:30 p.m.
5. Mr. Jim Blackburn, Director of Service, announced that several tons of blacktop will be going down around town on our streets and roads and you may experience some detours. President Grossman asked if a construction schedule would be going out? Mr. Blackburn said yes.
6. Mr. Milovich extended an invitation to every to attend the Veterans Memorial Dedication on July 4, 1995. Music will begin at 12:45 and dedications will start at 1:00. He also expressed to Jim Blackburn that he liked the new street signs that are going up.
7. President Grossman congratulated Chief McKean and Mayor Stage. She then announced that the next regular meeting of Council would be on Wednesday, July 5, 1995 at 8:00 p.m. in observance of Independence Day.
8. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:53 p.m.



Tami K. Kelly
Clerk of Council



Cheryl L. Grossman
President