

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

July 05, 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 Mayor Stage for a presentation. Mayor Stage presented a Proclamation to Mr. William Koch who is retiring from Tosoh, SMD and is a former council member of the Village of Marblecliff. Mr. Koch has been an outstanding representative to the City and he will be missed. Mr. Koch commented that it has been an inspiring experience working with the City. When Tosoh was looking to move its facility, there was never a question that it would be in Grove City, only where in Grove City. He accepted the Proclamation on behalf of all the employees of Tosoh, as it is a group effort. Mr. Ray Kidner, President of Tosoh, SMD was also present for the presentation and expressed his gratitude to Mr. Koch.
2. Mr. Warner moved to dispense with the reading of the minutes and approve as written; seconded by Mr. Hurley.

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| 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. Resolution CR-56-95 (Approve Sign request for Grove City High School Marquees, located at 4665 Hoover Road) was given its reading and public hearing.

Ms. Francis LaBouda(?), representing the High School Committee, was present to answer any questions. Mr. Milovich asked if the marquee on the North side could be moved to the other side of the drive? Ms. LaBouda explained that she met with Mrs. Grossman and Mr. Lotz about a week and a half ago to review sign placement. As it stands now, the proposed sign would not fit on the other side and may cause an obstruction if placed there. Mr. Milovich asked if she was saying that one sign would fit inside but not the other? Ms. LaBouda said yes.

Mr. Hurley reviewed the stipulations set forth by Planning Commission and there being no additional questions or comments, Mr. Hurley moved it be approved; seconded by President Grossman.

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

2. Resolution CR-57-95 (Approve Final Development Plan for Grove City Christian School portable classroom, located at 4770 Hoover Road) was given its reading and public hearing.

Ms. Lori Wood, representing the Church, was present to answer any questions. Mr. Warner asked if she knew the estimated duration time for the structure. Ms. Wood said the unit is being purchased with State funds and if those funds would stop or the Church would choose not to utilize it, then it would be removed and returned to South Western City Schools, who will have ownership to ensure the division of Church and State. Mr. Warner asked what the life expectancy of the unit would be. Ms. Wood said she didn't know, however, they were purchasing a high-end unit and like the rest of the church, it would be maintained as they do not want it to become an eye-sore.

Mr. Hurley reviewed the stipulations which Ms. Wood said were already taken care of. There being no additional questions or comments, Mr. Hurley moved it be approved; seconded by Mr. Warner.

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

3. Resolution CR-58-95 (Approve Final Development Plan for ESEC Corp. Expansion, located at 6240 Enterprise Parkway) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Warner.

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

4. Resolution CR-59-95 (Approve Final Development Plan for SouthPointe Business Park, Bldg. B, located east of McDowell Road & west of Gantz Road) was given its reading and public hearing.

Mr. Mark Marsh, Director of Preconstruction for Duke Realty, was available for questions. Mr. Hurley explained that there was some discussion in Caucus over the curb cuts to McDowell Road and the stipulation set forth by Planning Commission. Mr. Marsh said that they currently show a curb cut on McDowell and have submitted it to Jackson Township for approval. Mr. Hurley asked if they has received any feedback from the Township yet. Mr. Marsh indicated that they had not. President Grossman asked for an explanation of the meeting she had with Mr. Marsh regarding the plan. Mr. Marsh stated that since the Planning Commission meeting, three concerns have been addressed. First, the numbering system for the buildings was more industrialized and they have agreed to implement street addresses with suite numbers rather than using Building A, B, C. Second, screening the service/dock area was addressed and Duke has offered to incorporate a 55' long, 12' high screen wall with the same diamond shape found on the buildings, to hide all trucks docked. Both Buildings B & C will have these walls on McDowell and Gantz Roads. Third, landscaping for the buildings was reviewed and additional landscaping will be added to all three buildings, providing groupings and texture to the landscape.

Mr. Schreck reiterated the discussion regarding the McDowell Road curb cut, noting that approval lies with a different governmental body. Mr. Marsh stated that the development could survive without it. Mr. Schreck voiced concern over only having one access to the building if the curb cuts on McDowell were removed. Mr. Hurley read the stipulation set forth by Planning Commission and explained that the intent of the stipulation is to provide cooperation with the Township and get their feedback. Mr. Marsh said they had no problem with adhering to the stipulation. Mr. Hurley expressed a desire to table the resolution until a decision was received by Jackson Township. Mr. Marsh asked that it not be tabled. He said they submitted this to Jackson Township 30 days ago and feels it would be a hardship to them if this were delayed based on their lack of response. Mr. Warner explained that if the resolution is approved, as written, and Jackson Township would deny the curb cuts, Duke would have to submit a new development plan and start the process over again. Mr. Clark, Director of Law, concurred. He told Mr. Marsh that we were trying to save him time by tabling the matter and coordinate the curb cuts with Jackson Township. This will only delay them by two (2) weeks rather than going back through the whole process again. President Grossman asked if the communication with Jackson Township was written? Mr. Marsh said yes. President Grossman asked if he could provide a copy of this to the Clerk of Council? Mr. Marsh agreed. He then said he understood that Council had their best interest at heart and agreed to the tabling. Mr. Hurley commented that he appreciated the additions to the Development Plan that were not necessarily covered in our Code, but, adds benefit to Grove City and their building. Mayor Stage noted that Building "B" has not been shown to Planning Commission and for purposes of this discussion, it is only "B & C". Mr. Marsh said that was correct and that building is so far down the road, that they do not have a good handle on what it will look like. He then introduced Mr. Jeff Conquest, Director of Marketing, who will be working with the City.

Mr. Milovich requested that he be excused from voting since his company does work for Duke. Mr. Hurley moved to excuse Mr. Milovich from voting; seconded by Mr. Warner.

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

There being no additional questions or comments, Mr. Hurley moved it be tabled: seconded by Mr. Schreck.

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

5. Resolution CR-60-95 (Approve Final Development Plan for Hoover Park, Section 2 Phase 1 & 2, located west of Haughn Road and south of Casa Blvd) was given its reading and public hearing.

Mr. Gary Clemick, Vice President of Development for Homewood Corp., requested approval and offered to answer any questions. Mr. Hurley reviewed the stipulations and Mr. Clemick agreed to those. President Grossman asked if he had reached an agreement with the Ranke family? Mr. Clemick said they had.

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

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

6. Resolution CR-61-95 (Approve Final Development Plan for Drustar Expansion, located on Marlane Drive) was given its reading and public hearing.

Mr. Mike Relyea, President, was present to answer any questions. Mr. Hurley noted that this plan was approved as submitted.

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

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

7. Mr. Hurley moved to add Resolution CR-65-95 to the agenda; seconded by Mr. Warner.

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

Resolution CR-65-95 (Approve exterior renovation for DE's Auto Service, 3952 Broadway) was given its reading and public hearing.

Mr. Tom Estep, owner, explained that the exterior color he requested was unacceptable to the Planning Commission. He said he could not find any guidelines to go by, so he spoke to the people who are doing the painting and has come up with a color that falls under historic restoration colors that is acceptable to him. He requested this color be approved. Mr. Hurley stated that he was present at the Planning Commission meeting and reiterated his position that there are guidelines for the Historic Preservation Area in terms of color of the era for the area, however, he feels that additional clarification is needed. Mr. Estep showed Council a pamphlet from Majestic Paint with the new color he has chosen, which is muted from the original turquoise requested. Mayor Stage noted that Mr. Estep was one of the first merchants to improve his property when we did the original downtown renovation and expressed his appreciation. He said in looking back through the grant for that renovation, the words used were "a retailing business strategy built in a country, antique theme". President Grossman assured him that additional guidelines would be reviewed. Her home is also in this District and she also had to go through the process when painting her home. This process exists to protect the atmosphere and mood of the era and expressed her appreciation for his cooperation.

Mr. Hurley moved to amend this resolution to include a stipulation that the building color to be used shall be #RC25 Seneca House from Majestic Paint, Historical Tradition Colors; seconded by Mr. Schreck.

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

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

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| Mr. Milovich | Yes |
| Mr. Hurley | Yes |
| Ms. Grossman | Yes |
| Mr. Schreck | Yes |
| Mr. Warner | 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 second reading and public hearing.

Mr. Milovich commented that his first thought was to postpone voting on this item to allow for additional time for community input, however, voting now would not eliminate the ability to continue to enhance this with community input. Mr. Schreck agreed and Mr. Warner noted that the intent is to devise appropriate development for our community. This is tightening up the uses to reflect what we are today and is looking at the future. Mr. Hamons explained that this will remove such things as mining, manufacturing of explosives, etc. Mayor Stage commented that it was a follow-up to the Farmbrook objections of what could possibly go in these areas. Mr. Schreck said it was a good building block and gives a clear message of how this Council feels.

At this time, Mr. Schreck moved that 206X be removed from the IND-II classification; seconded by Mr. Warner.

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

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

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

2. Resolution CR-63-95 (Authorize the Chief of Police and Mayor to apply for funding from the DARE Grant Program) was given its reading and public hearing.

Mr. Behlen, Director of Finance explained that this shows our intent and support to receive grant funds for the D.A.R.E. program.

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

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

3. Mr. Schreck moved to add Resolution CR-66-95 to the agenda; seconded by Mr. Milovich.

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

Resolution CR-66-95 (Object to the issuance of a C1 Liquor Permit for Go Mart, Inc., 4041 Hooper Road) was given its reading and public hearing.

Mr. Schreck noted that there was one concern given and at this time he moved to add a second: *A safety concern exists with the saturation of permit holders in this area*; seconded by Mr. Warner.

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

President Grossman, sponsor of legislation, stated that she feels there is a genuine safety concern and wants to express this to the owners of Go Mart. By putting this in resolution form, it should further confirm the concerns of Council and the City as a whole, regarding the intent for this corner.

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

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

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

1. Ordinance C-38-95 (Establish the Kingston Avenue Project Fund and Appropriate \$900,587.00 for the Current Expense of Construction) was given its second reading and public hearing.

Mr. Milovich explained that the City as received these funds from the Issue II Coordination Committee for the reconstruction of Kingston Avenue and it is necessary to establish an accounting fund for this project pursuant to General Accepted Accounting Procedures as well as appropriate the grant money for this purpose. There being no questions or comments, Mr. Milovich moved it be approved; seconded by Mr. Warner.

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

2. Ordinance C-39-95 (Appropriate \$6,200 from General Fund for the Current Expense of Updating Administrative Network and declare an emergency) was given its first reading.

Mr. Milovich explained that the Administrative Network has grown, requiring additional equipment to provide uninterrupted power and address the demands of the Harrison Service Complex located on Ventura Blvd. Mr. Behlen commented that this was budgeted for next year, but, with the electrical storms this week, it was found that it is needed now. Mr. Milovich noted that in today's world, you can't do business without computers and this is a very important piece to keep the City running.

There being no additional questions or comments, Mr. Milovich moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Warner.

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

Mr. Milovich moved that this be approved as an emergency measure; seconded by Mr. Warner.

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

3. Resolution CR-62-95 (Accept the donation of a "Veterans Memorial Monument") was given its reading and public hearing.

Mr. Milovich explained that both the American Legion and Veterans of Foreign War wish to donate the Veterans Memorial Monument to the City and the City will maintain it. He expressed great pleasure in introducing this legislation and said it was truly a team effort, watching everyone come together to put the memorial up. It was incredible to see everyone come together for a common

purpose and he is very proud to be a part of it. Mr. Schreck recognized Mr. Milovich for all the hard work and dedication he put forth on this memorial. He said it shows real leadership and expressed his appreciation to Mr. Milovich. Mr. Hurley also commented that besides being dear to Mike, it was dear to his entire family and voiced his appreciation as well.

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

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

4. Resolution CR-64-95 (Approve the Budget Estimates for the Fiscal Year of 1996) was given its reading and public hearing.

Mr. Behlen explained that the procedure called for in the Charter requires us to look at our responsibilities for the coming year and report that to the Sate Budget Commission by July 20, 1995. He also commented that with the additional growth in the community, we are looking at reducing the millage rate for the property owners of approximately two-tenth of a mill. Mr. Milovich noted that in 1988 the inside millage was 2.8 for debt service and Council levied .5 mills for financing the Town Center. Since 1988, we have been able to reduce the inside millage by one (1) mill. In looking over the numbers for 1996, we are looking at a 4.62% decrease in total property tax. However, revenue will increase by 3.3%, which means we are getting money by someone other than the home owner and this is very encouraging.

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

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

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 submitted his Monthly Report and requested it be approved. Mr. Hurley moved to accept the Mayor's Report; seconded by Mr. Milovich.

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

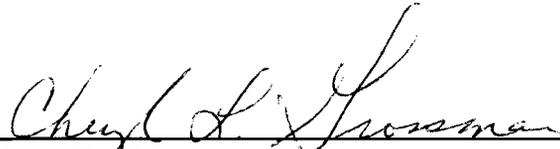
In closing, Mayor Stage commented that we had the most exciting weekend since 1989-1990 when we dedicated the Safety and Municipal Buildings. It started Friday night with the final performance at Music In Gantz Park, continued with the dedication of the Veterans Memorial Monument and concluded with the Recognition of the WWII Veterans and Fireworks for Independence Day. Mayor Stage voiced his appreciation to Mr. Milovich, Mike Boso, Tom Nicholini and others for their efforts with the Monument. He also stated that 6 - 8 homes got ash in their yards from the fireworks and crews were sent to clean up the debris. He said its hard to control the wind shifts.

2. Mr. Behlen, Director of Finance, announced that he will have an emergency ordinance for the next agenda regarding the purchase of police cruisers. The State of Ohio has bid on these cruisers for 1996 and will open up the bid sometime in July. In order for us to secure vehicles for next year, we will need to be in a position to get our order in.
3. Mr. Shannon Hamons, Director of Development, announced that Oggsburg, a publishing arm of the Evangelical Lutheran Church of America, will be taking a portion of the first Duke building on Gantz Road. They will have approximately 44 employees and most will be local hires. Secondly, on July 21, 1995, there will be a professional bike race held on the streets of Town Center to benefit the American Cancer Society. Prior to the professional race, there will be "Laps for Cancer" where anyone can get pledges for the number of laps completed for the Cancer Society and join in the fun. Forms are available at City Hall, Zacharies, and other Town Center merchants.
4. Chief McKean announced that during the month of July, the agency will participate in the Franklin County Task Force in a saturation patrol - putting out extra patrols to remove drunk drivers from the streets. He said this works better than setting up check points for our community.
5. All the members of Council expressed their appreciation to the various departments for the efforts over the weekend. The fireworks were wonderful and Mr. Warner commented that Red-White & Boom has nothing on us. Appreciation was expressed to Administration for allowing them to be a part of the activities, especially the recognition of WWII Veterans.
6. President Grossman also announced that within the last month, Grove City was featured on the Heart of Ohio and a video of those segments will be played after the meeting for anyone wishing to remain and view it.
7. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:25 p.m.



Tami K. Kelly
Clerk of Council



Cheryl L. Grossman
President