

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

July 06, 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

1. Mr. Bennett moved to excuse Mr. Fulton; seconded by Mr. Radi.

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

2. President Milovich recognized Mayor Grossman, who administered the Oath of Office to Mr. Eric Scott for the position of Probationary Police Officer. In addition, the Mayor presented Proclamations to Miss Danielle Hughes, who took first place in the Local Soapbox Derby Race. She is nine years old; to Mr. Carl McNeal who retired from the City's Service Department after 20 years; and to Officer Mike Stoll, who retired from the Police Dept. after 25 years. Finally, with the assistance of Ms. Karla Kowar, the homeowner's for this year's Garden Tour were introduced and presented with a gift from the City for their participation.

3. Mr. Radi moved to dispense with the reading of the minutes for the June 21, 1999 regular meeting and the June 28, 1999, special meeting and approve as written; seconded by Mr. Bennett.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Radi	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-34-99 (Accept the Plat of Creekside, Section 1, N of Holton Road and E of Hoover Road) was given its second reading and public hearing.

Mr. Steven Caplinger, representing M/I Homes, was present to answer any questions. Mr. Bennett noted that a corrected plat had been submitted to the Clerk of Council, showing the correct street name for the north/south corridor.

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

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

2. Ordinance C-42-99 (Accept the Annexation of 3.8 acres located west of Broadway and north of Rensch Rd. to the City) was given its first reading.

Mr. Roland "Lum" Edwards, agent for petitioner, explained that the property owner has obtained signatures from every adjoining property owner stating they have no opposition to this annexation and is requesting that Council approve this as an emergency measure in order to receive all the benefits of the City. Mr. Eversman asked what the zoning classification would be upon annexation. Ms. Kelly, Clerk of Council, stated that it would be the most comparable to its existing zoning in the Township, that being SF-1, residential. Mr. Bennett asked if there were any plans for construction. Mr. Edwards said not immediately.

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

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

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

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

3. Ordinance C-43-99 (Approve the Special Use Permit for a Drive-Thru Carry Out located at 3440 Broadway) was given its first reading. Second reading and public hearing will be held on 7/19/99.
4. Ordinance C-44-99 (Approve the Rezoning of 28.145 acres located at 2275 Holton Road, from R-1 to SD-1) was given its first reading. Second reading and public hearing will be held on 8/16/99.

Mr. Jeff Warner, representing SWCS, explained that this is the site for a new middle school, which would replace Park Street Middle School.

5. Ordinance C-45-99 (Approve a Special Use Permit for a Drive-Up Window for McDonalds Restaurant, located on State Route 665) was given its first reading. Second reading and public hearing will be held on July 19, 1999.
6. Ordinance C-46-99 (Approve the Rezoning of 16± acres and 7± acres, located north of Jackpot Road, from IND-1 to PUD-R and PUD-C respectfully) was given its first reading. Second reading and public hearing will be held on August 16, 1999.

7. Resolution CR-56-99 (Approve the Preliminary Development Plan for Arby's Restaurant, located on the Northwest corner of S.R. 665 and North Meadows Drive) was given its reading and public hearing.

Mr. Matt LaBuhn, representing petitioner, was present to answer any questions. Mr. Bennett reviewed the stipulations recommended by Planning Commission. Mr. LaBuhn explained that the issue regarding green space was that they had provided six feet of green space and ten feet is required. They moved the property line four feet west and plan to build a mound, centered on that line, with a cross-easement with the adjoining property owner so that they can maintain the mound and accommodate the ten feet of green space. All other stipulations were agreed to.

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

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

8. Resolution CR-60-99 (Approve the Final Development Plan for McDonalds Restaurant, located on State Route 665, in the Buckeye Grove Shopping Center) was given its reading and Mr. Bennett moved it be postponed until July 19, 1999; seconded by Mr. Eversman.

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

9. Resolution CR-61-99 (Approve the Preliminary Development Plan for the GateWay Lakes, located north of Jackpot Road) was given its reading and public hearing.

Mr. Michael Kenny, representing petitioner, was present to answer any questions. Mr. Bennett reviewed the stipulations set by Planning Commission and Mr. Kenny agreed to all of them. Mr. Eversman asked how the density was arrived at. Mr. Kenny stated that it was based on the cost of land, amenities, etc. Mr. Eversman asked if the project could be done with eight units per acre and Mr. Kenny said no, not with all the amenities. They are stretched to the limit now.

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

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

10. Resolution CR-62-99 (Municipal Services that can be furnished to a 5.248 acre parcel upon its Annexation) was given its reading and public hearing and Mr. Bennett moved it be approved; seconded by President Milovich.

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

11. Resolution CR-63-99 (Municipal Services that can be furnished to a 47.4 acre parcel upon its Annexation) was given its reading and public hearing and Mr. Bennett moved it be approved; seconded by Mr. Radi.

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

In Mr. Fulton's absence, Mr. Radi chaired 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 Franklin County Historical Society) was given its reading and public hearing.

Mr. Eversman moved to replace the attached Exhibit "A" with "Revised Exhibit A"; seconded by Mr. Radi.

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

President Milovich read a letter, received from Mike Lilly, Jackson Township Administrator, stating that the Trustees have agreed to provide up to \$26,000.00 toward the Schoolhouse repair and renovation.

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

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

2. Resolution CR-64-99 (Authorize the Waiving of Fees for the South-Western City Schools) was given its reading and public hearing.

Mr. Jeff Warner, SWCS, expressed appreciation for the City to offer this waiver. Mr. Eversman explained that only Grove City's portion of the water and sewer fees could be waived. There will still be fees for these services that are payable to the City of Columbus. Mr. Warner said he understood and thanked the City again for their generosity.

Mr. Mike Boso, Chief Building Inspector, commented that this does not waive the Building Permit Fees.

With that, Mr. Eversman moved to amend Section 1 to include the waiver of Building Permit Fees; seconded by Mr. Radi.

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

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

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

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

1. Ordinance C-17-99 (Amend Chapter 1136 of the Codified Ordinances titled Landscaping) was given its second reading and public hearing.

Mr. Radi explained that Council met in special session to review the proposed changes and moved that Exhibit "A" be replaced with "Revised Exhibit A"; seconded by President Milovich.

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

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

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

2. Ordinance C-18-99 (Amend Chapter 1101 of the Codified Ordinances titled Development Standards) was given its second reading and public hearing and Mr. Radi moved it be replaced with Ordinance C-18a-99; seconded by Mr. Bennett.

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

Mr. Radi explained that rather than amend the entire Section 1, it was easier to replace the entire Ordinance. Those changes deal with where money will be deposited for the City's street trees in new developments.

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. Radi	Yes

3. Ordinance C-37-99 (Amend Section 1137.01(c) of the Codified Ordinances of Grove City, Ohio, titled Nonconforming Uses Declared; General Requirements) was given its second reading and public hearing.

Mr. Radi explained that this will amend the Code to correspond with the Ohio Basic Building Code, that has been adopted by the City, for nonconforming structures that are damaged to the extent of 50% of its value. Such structures will not be reconstructed as such.

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

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Radi	Yes
Mr. Bennett	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-38-99 (Establish the Marsh Run Sanitary Sewer Project Fund and Appropriate \$703,276.00 from the Marsh Run Sanitary Sewer Project Fund for the Current Expense of Sewer Construction) was given its second reading and public hearing and Mr. Eversman moved it be approved; seconded by Mr. Radi.

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

2. Ordinance C-39-99 (Appropriate \$300,000.00 from the General Fund for the Current Expense of Right-of-Way Acquisition on Hoover Road) was given its second reading and public hearing.

Mr. Boso, City Administrator, explained that the estimates for the purchase of right-of-way have been received and they total \$450,000.00. He requested that the amount be changed to reflect this total.

Mr. Eversman moved to amend the amount of the ordinance to \$450,000.00; seconded by Mr. Bennett.

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

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

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

3. Ordinance C-40-99 (Appropriate \$125,000.00 from the County Contribution Fund for the Current Expense of the Reconstruction of Hoover Road) was given its second reading and public hearing and Mr. Eversman moved it be approved; seconded by Mr. Radi.

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

4. Ordinance C-41-99 (Appropriate \$103,774.00 from the General Fund for the Current Expense of Park Land Acquisition) was given its second reading and public hearing and Mr. Eversman moved it be approved; seconded by Mr. Bennett.

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

5. Ordinance C-47-99 (Appropriate \$22,680.00 from the Street Fund for the Current Expense of Right-Of-Way Acquisition) was given its first reading. Second reading and public hearing will be held on July 19, 1999.

6. Ordinance C-48-99 (Establish the Hoover/Stringtown Project Fund and Appropriate \$1,617,914.00 from Said Fund for the Current Expense of the Reconstruction of Hoover Road from Sonora Drive to Old Stringtown Road and to Declare an Emergency) was given its first reading.

Mr. Behlen, Dir. of Finance, explained that this is money the City has received and can only be used for this express purpose. He requested it be approved as an emergency so that improvements to these roadways can occur immediately.

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

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

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

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

7. Ordinance C-49-99 (Appropriate \$100,000.00 from the Street Fund for the Current Expense of the Construction of Quail Creek Blvd. and to Declare an Emergency) was given its first reading.

Mr. Behlen, Dir. of Finance, explained that this is money the City has received and can only be used for this express purpose. He requested it be approved as an emergency so that this roadway can be extended immediately.

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

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

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

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

8. Ordinance C-50-99 (Appropriate \$38,000.00 from the General Fund for the Current Expense associated with the Construction of a Shelter House) was given its first reading. Second reading and public hearing will be held on July 19, 1999.
9. Ordinance C-51-99 (Appropriate \$60,310.00 from the General Fund for the Current Expense of Employee Retirements) was given its first reading. Second reading and public hearing will be held on July 19, 1999.
10. Ordinance C-52-99 (Appropriate \$27,200.00 from the Sewer Fund for the Current Expense of Employee Retirement) was given its first reading. Second reading and public hearing will be held on July 19, 1999.

11. Ordinance C-53-99 (Appropriate \$20,947.50 from the Recreation Development Fund for the Current Expense of Bike Path Construction) was given its first reading. Second reading and public hearing will be held on July 19, 1999.
12. Ordinance C-54-99 (Appropriate \$20,000.00 from the Cop Fast Fund for the Current Expense of Employee Compensation and to Declare an Emergency) was given its first reading.

Mr. Behlen explained that this is money that has been granted the City and can only be used for this express purpose. An emergency will enable the City to provide another officer to the community in an expedient manner.

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

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

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

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

13. Resolution CR-59-99 (Authorize the City Administrator to enter into a Contract to Purchase Right-of-Way, Park Land and Accept the Donation of Park Land) was given its reading and public hearing and Mr. Eversman moved it be approved; seconded by Mr. Radi.

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

14. Resolution CR-65-99 (Approve the Budget Estimates for the Fiscal Year 2000) was given its reading and public hearing and Mr. Eversman moved it be approved; seconded by Mr. Radi.

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

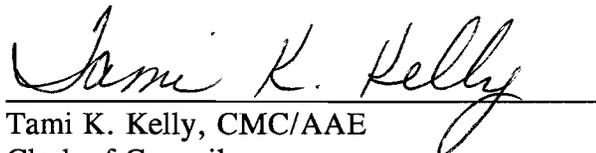
1. Mayor Grossman submitted the Mayor's Monthly Report and Mr. Eversman moved to accept it; seconded by Mr. Bennett.

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

In closing, the Mayor expressed condolences to the Henceroth family on the passing of Dr. Henceroth; expressed appreciation to the Service and Parks & Rec. Departments for their work during the Fourth of July celebration; announced the Homecoming Celebration on July 23; and announced that the Big Splash is scheduled to open on July 23.

2. Mr. Radi asked Mr. Kohman, City's Consulting Engineer, for an update on the sanitary review for the west area of town. Mr. Kohman stated that they hope to begin the next phase in their process in the next couple of weeks.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:55 p.m.


Tami K. Kelly, CMC/AAE
Clerk of Council


Michael Milovich, Jr.
President