

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

August 2, 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. 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-57-99 (Accept the Annexation of 1.805 acres located at 2237 Sonora Drive) was given its first reading. Second reading and public hearing will be held on August 16, 1999.
2. Ordinance C-58-99 (Approve the Special Use Permit for a Drive-thru window of Arby's Restaurant located on the northwest corner of S.R. 665 and North Meadows Drive) was given its first reading. Second reading and public hearing will be held on August 16, 1999.
3. Ordinance C-59-99 (Approve the Rezoning of 4338 Haughn Road from C-2 to PUD-R) was given its first reading. Second reading and public hearing will be held on September 06, 1999.
4. Resolution CR-70-99 (Approve the Preliminary Development Plan for 4338 Haughn Road) was given its reading and public hearing and 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

5. Resolution CR-71-99 (Approve the Exterior Renovations for Home Country Moods, located at the corner of Broadway and Grant Ave., in the Historical Preservation Area) was given its reading and public hearing.

Ms. Diane Haimerl, owner, was present. Mr. Bennett reviewed the stipulation recommended by Planning Commission, which Ms. Haimerl agreed to. Mr. Bennett asked if the colors of the fence and awnings would match those on the Historical Preservation Area Chip Chart. Ms. Haimerl said yes. Mr. Bennett stated that the picture of the fence provided shows Planks' fence and asked that she confirm that the fencing for her property will be the same. Ms. Haimerl said yes, it would be the same except the color would vary. Mr. Bennett asked if there would be any racks left in the newly fenced area? Ms. Haimerl said there would only be one cart, which she has used for several years in the same area. Mr. Eversman pointed out that the property to be fenced is actually owned by Ms. Haimerl and not part of the City's easement or right-of-way. Ms. Haimerl confirmed this.

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

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

6. Resolution CR-72-99 (Approve the Final Development Plan for the Grove City High School Football Field Bleacher & Restroom Improvements) was given its reading and public hearing.

Mr. Michael Bobby, SWCS, was present. Mr. Bennett read the stipulations set by Planning Commission and Mr. Bobby agreed to them. Mr. Bennett asked for a little clarification on restroom facilities. He asked if the portable units would be for the construction phase only or would they be there every season. Mr. Bobby stated that they anticipate them supplementing during the season, both the existing and the new permanent restroom facilities. Mr. Bennett said he understood that the school has received a variance from the State on the number of restrooms they require, yet they are proposing temporary facilities. He asked for an explanation. Mr. Bobby stated that they are spending 25% of their budget on restrooms, with this plan, for a facility that serves large crowds 6 - 8 times per year. The primary objective is to provide safety, security and increase the seating capacity. As revenue increases with the addition of seats, the additional phases of the project can take place. The goal is to improve the number of seats and not at the expense of restroom facilities. Mr. Eversman asked for further clarification. He asked, even with the addition of more permanent restrooms, is there still a need for portable facilities. Mr. Bobby said today, without the added seating, they still supplement restrooms with portables - especially on games with large crowds. They would stand ready to do this again, after the additional restrooms are built. Mr. Eversman asked if the portable units would be brought in for just the few games with large crowds. Mr. Bobby stated that they would be brought in at the beginning of the season, just as they are now, and removed at the end. A computer graphic was displayed of the bleachers and restrooms. The Master Plan calls for 5,000 seats, with additional restrooms and lockers under the bleachers.

Mr. Eversman asked if this phase adds an additional 2,500 seats and 14 water closets. Mr. Bobby said it would add 500 - 1000 more seats and ten water closets. Mr. Fulton asked what will happen to the existing concession stands. Mr. Bobby said, for now, they will remain, as is.

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

7. Resolution CR-73-99 (Approve the Final Development Plan for the New Park Street Intermediate School) was given its reading and public hearing.

Mr. Michael Bobby, SWCS, was present. Mr. Bennett reviewed the stipulations set by Planning Commission, which Mr. Bobby agreed to. A computer graphic, Powerpoint Presentation, of the project was given. Each phase of the project was explained and the stipulations were addressed. Mr. Dingledeid, architect for project, made the presentation and explained that this will eliminate all the buildings except the Kingston Avenue School. They will be utilizing some of the old bricks in the new school and have tried to follow the existing details (height, cornices, setbacks in the brick walls, etc.) in the old structures and utilize them in the new building. With the building being so far back from Park Street, it needs some height. They are trying to scale down the size with two different colors of brick. He said they will be using a wrought iron fence along Park Street, like the one found at the library and the Historical Light Poles. He showed the landscape plan and explained that they cannot meet the parking island landscape requirements. He also showed the lighting plan, noting that they have used lower poles in the parking areas, closer together, with more direct light, making the coverage go where it needs to be. This will meet the candlefoot requirements, yet, be sensitive to the surrounding neighborhood. The lights around the building are single fixtures, but, are down lights that will wash the wall and light the ground directly below. They will not project light out. Mr. Bennett questioned the additional lights on Park Street, noting that in the past there have been problems with residents. Mr. Dingledeid said they are not required by the school, they were adding them, at the request of staff, to continue the historical look down the street. They can place any lamp strength in them that the city requests. Mr. Bennett asked if there would be any permanent structures in the grass area. Mr. Dingledeid said there is no intention to place permanent goal posts or structures in that area. Mr. Bennett asked Mr. Raymond Easley, member of the Historical Society, if there was any objection to the razing of the Jackson Building. Mr. Easley said they had no problem with the removal of this building. Mr. Fulton asked about the wood fence. Mr. Dingledeid said the wood fence will be along the east side, by the residents, per the landscape code. Council reminded the school district that landscape requirements that can not be met and the height of the building would require a variance.

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

8. Resolution CR-74-99 (Approve the Final Development Plan for a Modular Office Building for South-Western City Schools, located at 2975 Kingston Avenue) was given its reading and public hearing.

Mr. Michael Bobby, SWCS, was present. Mr. Bennett read the stipulations set by Planning Commission, which Mr. Bobby agreed to. He was asked how long they anticipate these Modular units being in place. Mr. Bobby stated that they are continuing to evaluate their staffing needs. They do not anticipate utilizing these modular units long term. If approved, they will sign a three year lease for the units and look at their situation for the future, at a later time. It was noted that these units have a wood exterior rather than the typical vinyl.

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

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

9. Resolution CR-75-99 (Approve the Final Development Plan for a CJ Mahan Office Building, located at 3458 Lewis Center Way) was given its reading and public hearing.

Mr. Jeff Nadalin, representing petitioner, was present. Mr. Bennett read the stipulations set by Planning Commission to which Mr. Nadalin agreed.

Mr. Eversman moved to amend Section 1 to read, in part: ". . . except for Stipulation #4, which is hereby amended to read: 4. Water and sewer calculations are to be *approved* by the City's Consulting Engineer"; seconded by Mr. Radi.

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 Mr. Fulton.

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

10. Resolution CR-76-99 (Approve the Final 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 LaBoone, representing petitioner, was present. Mr. Bennett read the stipulation set by Planning Commission, which Mr. LaBoone agreed to.

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

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	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-55-99 (Authorize the Director of Finance to Transfer Funds to the Big Splash Fund and to Appropriate said Funds for the Current Expense of Annual Pass Rebates) was given its second reading and public hearing.

Mr. Eversman explained that this will allow the Finance Department to transfer the appropriate funds into the proper account for refunds to those who purchased Annual Passes to the pool.

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

2. Ordinance C-56-99 (Appropriate \$57,066.11 from the Sewer Fund For The Current Expense of Reimbursing The City of Columbus For Tap Fees Collected) was given its second reading and public hearing and 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

3. Ordinance C-60-99 (Amend Ordinance C-1-99 to Establish an Annual Pass Rate for the Big Splash at Evans Park and to Declare an Emergency) was given its first reading.

Mr. Eversman explained that this will allow residents who purchased a pool pass on, or after, the opening of the pool to receive a refund for those days paid for that the pool wasn't open.

Mr. Behlen, Dir. of Finance, stated that this is a policy already in place for passes purchases before the pool opened. This allows that policy to carry over to those who purchase passes after the opening date.

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

Mr. Eversman moved to approve as an emergency measure; seconded by Mr. Radi.

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

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

In closing, the Mayor extended thanks to everyone who helped get the Pool opened on July 23, 1999. The official dedication was last Saturday, July 31. She reported that Decorative lights are being installed on Haughn Road; the Roadhouse Grill is scheduled to open in October; the Kroger on S.R.665 is anticipating an opening date in August; and she recognized Mr. Bob DeOrche from Republic Waste, the City's new waste hauler.

2. Mr. Behlen announced that he was present at the Fr. Co. Commissioners meeting last week where they approved the funding for the Quail Creek Bridge Culvert and the CDBG money for Connor Street.
3. Mr. Babbert, Dir. of Parks & Rec., reminded everyone of the upcoming Mud Volleyball Tournament to benefit Meals on Wheels. It will be held on August 14, 1999.
4. Mr. Eversman announced that the Council Chambers were used for a Jail-N-Bail for MDA and participants of Grove City raised \$21,300.00 this year.
5. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:05 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Michael Milovich, Jr.
President