

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

September 06, 1994

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          Jeffrey Warner*

1. President Grossman recognized Chief McKean for a presentation.

Chief McKean announced that after an exhausting effort, three individuals have been selected as new police officers. He indicated that they were the top of the bunch and called upon Director of Safety, Chris Fulton, to administer the Oath of Office to each as he introduced them. The new recruits are: *Ralph Lillico, David Hughes, and Sean Cameron.*

Mr. Fulton commented that this is the culmination of a service that has taken quite a while. He indicated that they like to introduce new officers and make promotions in a public setting as it is important for Council and the citizens to find out who these people are and who is actually going to be representing and protecting their interests. It gives the officers an opportunity to get a feel for the community and for the community to see who is representing them.

President Grossman congratulated the three new officers. She said they were joining a great police force and community.

2. President Grossman 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 Lands & Zoning, for discussion and voting of legislative agenda items under said committee.**

1. Resolution CR-47-94 (Approve the final development plan for Logitech Inc., located on Lot 3, Enterprise Parkway) was given its reading and public hearing.

Mr. Roland "Lum" Edwards, engineer for the project, was present for questions and indicated that the owner was also present. Mr. Hurley reviewed the stipulation set forth by Planning Commission and Mr. Edwards stated that they agreed to it at Planning Commission and the drawings reflect said change.

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

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

2. Resolution CR-48-94 (Approve the sign request for Ohio Vision Group located at 3814 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Mr. Mark Warden, Columbus Sign Company, and Dr. Leisering were present to answer any questions. There being none, 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-49-94 (Approve the final development plan for Bulk Warehouse IV, located in Southpark Industrial Park) was given its reading and public hearing.

Speaking to this Resolution was Mr. Tom Stanton, Vice President of Construction for Pizzuti Development, and Mr. Jeffrey Laven, Architect. Mr. Stanton indicated that they would like to discuss Bulk Warehouse IV as well as provide their vision for the entire Southpark Industrial Park. He also reported that the final tenant in Bulk Warehouse II will provide approximately 200 jobs to Grove City. Bulk Warehouse III will be completely filled by the beginning of November and that will create an additional 150 jobs. The type of product they have produced with the Bulk Warehouse facility has been pretty successful in the market place and asked Mr. Laven to provide specifics.

Mr. Hurley indicated that there were four stipulations set forth by Planning Commission and asked that those be addressed first and go from there.

Mr. Jeff Laven provided a lengthy review of the bulk warehouse concept and the vision for the entire Southpark Industrial Park. He provided renderings of the Bulk Warehouse IV and reviewed this project as well. As part of his presentation, he explained that to-date, every time a building is designed it comes before Council individually. They have been working very closely with Pizzuti on the planning as well as the architecture. When they came on board, the first three buildings were already in place and their first project was a 300,000 sq. ft. building. The first challenge was to decide where to put it, next was meeting the markets needs. The architect gave them a line off Brookham Drive and the piece of sculpture went up which started giving the building its identity. As it took shape, it began attracting national tenants. It now houses Owens Corning, Redline Healthcare and Lennox. Next was Bulk II on Southwest Boulevard. Once they began getting into the planning, they found that having the offices up front and docks in back served one group of tenants while the Bulk II design served quite another. It now houses Malt-O-Meal, Scanning Solutions and they just signed another Medical company. Then Bulk III came along and the thought was to go back to the Bulk I design. Due to lot constraints, the building needed to be canted. The architects decided to play with the vertical plains to bring the building back into square. With more glass exposure, McGraw-Hill came in and recently Fruhauf Trailer signed for the rest of the

building. Now we come to Bulk IV and the challenge of accommodating, what in essence will be Southpark's front door. So, they put more focus on the landscaping; finding the center line and establish a retaining wall with water right up against it, thereby giving a new sense of identity and place of arrival. With the success of Bulk II, they decided to keep the colors, finishes, etc. in Bulk III & IV. What they have tried to do is keep muted colors to down-play the massive size of the buildings; use glass to show emphasis to specific areas; let the graphics take on the color and bring over the same architectural design on Bulk IV that has been established with Bulk II & III. Also, for Bulk V & VI, they will roll over the use of the same glass and entry features. Essentially, what they are creating is an environment where the architecture is different for each building, but, has the common thread of down-playing the massiveness with muted color and playing up graphics. He said he felt it was important for Council to understand that there was a theme plan. Southpark is very unique with its ponds, irrigation, landscaping, jogging paths and other wonderful features, along with low maintenance, that is attracting such nice tenants.

Mr. Milovich commented that he feels it is important for the residents, in that area, to understand that there is some vision with regard to Southpark. He thanked them for their presentation and feels that Pizzuti has shown that they are concerned about being a good neighbor.

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

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

4. Mr. Hurley moved to add Resolution CR-50-94 to the agenda; seconded by President Grossman.

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

Resolution CR-50-94 (Approve the sign request for Planks on Broadway located at 4022 Broadway in the Historical Preservation Area) was given its reading and public hearing.

Speaking to this resolution was Mr. Stan Young, Allied Sign Company. He introduced Mr. Plank who will be operating the facility. He indicated that Planning Commission unanimously approved the sign request this morning and it meets all Code requirements. Mr. Schreck asked if it would be smaller than the existing sign and Mr. Young said yes.

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

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

**The Chair recognized Mr. Warner, Chairman of Service, for discussion and voting of legislative agenda items under said committee.**

1. Ordinance C-63-94 (Authorize the Amendment of the Contract for Refuse Collection) was given its first reading. Second reading and public hearing will be held on September 19, 1994.

Mr. Warner explained that this would decrease the refuse rate by \$6.12 per quarter as well as provide for a \$2.04 credit for the month of September, 1994.

Mayor Stage commented that we are not the only ones going through this exercise due to the Solid Waste Authority of Central Ohio, but, we want to stay as fare as possible.

2. Ordinance C-65-94 (Accept the Grove City Thoroughfare Map) was given its first reading. Second reading and public hearing will be held on September 19, 1994.

Mr. Schreck stated that he likes the addition of new north and south thoroughfares and it generally improves and straightens our roads throughout the City, creating better primary roads and secondary collectors. Mayor Stage followed-up by commenting that Administration tries to do those things they consider strategic so that everyone has some perspective of how we see things developing in the future. It not only controls the traffic, but, water lines, sewer lines and things that use the easements as well. He said we have been working off one from 1987 and this is a very important piece.

3. Resolution CR-46-94 (Authorize the Mayor to enter into an agreement with Ohio Public Works for financial assistance) was given its reading and public hearing.

Mr. Blackburn, Director of Service, explained that this would allow us to pursue grant dollars for infrastructure improvements. During this round, we will be applying for two and hopefully, one of those will be a joint agreement with the Township for McDowell Road. Mayor Stage stated that the Township has a resolution on their agenda this evening to submit this joint proposal. Ms. Cheryl Patzer, Jackson Township Trustee, stated that it did pass.

A resident, later identified as Mr. Basil Cincade - 3394 Devin Rd., asked if this was tax money? Mr. Boso, City Administrator, said yes - everything the City spends is tax money. Mr. Cincade expressed his concern for the high taxes in Grove City and being a retired person on a fixed income, he was worried about all the taxes which may eventually force him out of the city. He also commented on all the development and the tax abatements given. Mr. Milovich and Mr. Hurley explained that this ordinance was providing the City with tax dollars from the State of Ohio and if we did not apply for the funds another city would receive them. As far as the City Property Tax was concerned, it has been reduced for the past four years. President Grossman expressed her appreciation for Mr. Cincade's comments and offered to speak with him further after the meeting. Mr. Boso explained the breakdown of property tax and stated that the life blood of the City was Income Tax. Additionally, it is the right of every property owner to develop their ground and the City does not have the luxury of stopping development. Mayor Stage stated that you won't find anyone that would disagree with Mr. Cincade regarding high taxes, however, the Ohio Public Works gets its money from the State Gasoline Tax and if we don't get it some other community will. As far as tax abatements, the property where Wal Mart sits provided the area with \$3,800.00 per year before it was built. Now, the area is making a bountiful return of approximately \$300,000.00.

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

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

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

1. Ordinance C-59-94 (Amend Chapter 11 of the Codified Ordinances of Grove City, Ohio, Section 1135.09(a), 1135.10 & Table 1135.10-1) was given its second reading and public hearing.

Mr. Schreck explained that this would add three new single-family residential districts to our code and increase the square footage on doubles/duplexes.

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

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

2. Ordinance C-64-94 (Enact new Chapter 524 of the Codified Ordinances titled "Alarm Systems") was given its first reading. Second reading and public hearing will be held on September 19, 1994.

**President Grossman asked that any New Business to be brought before Council, be done so at this time.**

1. Mr. Tim Stith, 4797 Dunman Way - Hoover Crossing, addressed Council regarding the woods behind existing homes in their subdivision. He indicated that they have a meeting with the Developer on Thursday and they hope to see plans at that time, however, they have concerns for retaining this wooded area. Some owners were misled to believe that the woods would stay, others were told a cul-de-sac would be put in and the woods used as a buffer. Now, they understand that there may be homes directly behind, with no woods. He said it is a park-like setting and to see it destroyed is not what they expected. By moving into this area, the residents are able to keep a little part of the country while staying in the City limits. He indicated that there is much wildlife and as a bird watcher, he has spotted many varieties. He said that any assistance the City could provide in helping to preserve this wooded area would be appreciated. He said he had several signatures from the residents, not just those that abut this area, who would like to see this remain.
2. Ms. Leanne McKuan, 4807 Dunman Way, stated that she purchased her lot expecting the woods to stay and paid a premium price for the wooded lot. She said she knows council can't speak for the developer or sales person. She feels that Grove City is trying to develop with as much natural beauty as possible and would like to see the City concentrate on keeping the woods. She said the City now has the "Tree City USA" designation and we are spending lots of money to beautify the City. This area already has it and would like to keep it.

- 3. Mr. Jeff Dick, 4518 Claburn Drive West, stated that he did not abut this area. His home is approximately a block away, but, enjoy the wooded area and asked the city to encourage the developer to develop around the area without taking too much of a loss. Everyone in the area enjoys them and could be used as a central point for the area to get some nature. He asked Mr. Hurley if he read correctly in the newspaper that he had an ordinance up for keeping certain portions of land in its current land use? Mr. Hurley stated that we are currently studying this. This is one of the things that he has tried to pursue - that, in the future, when large developments come in, quality park land is set aside. When their concern was brought to his attention he asked if trees were removed to build the existing homes and the answer was yes. He is aware that President Grossman has met with the Developer on this issue. He relies on the appropriate agencies to determine if wetlands need to be preserved. An option the city has is to purchase the land, but, that gets very costly and we cannot tell a developer exactly how to use their property. It gets to be a big juggling act and we try to work to get the most we can for the city. Mr. Dick asked if we had an ordinance to require the developer to set aside a certain amount of land for a park setting or donate the land and leave it? Mayor Stage answered by saying that a portion of the development fee goes into the Park Fund to purchase park land and develop our parks in general. There isn't one that says they are restricted or required to put in a specific acreage because sometimes we don't want something going in. So, you are on a double edge there.

Mayor Stage applauded the residents for coming in. He said it is important to get feedback. When they decided to become a "Tree City USA" it was with the mind-set that we wanted to keep the natural beauty of the area. However, we also realized that there were some areas that would not survive. They have tried very hard to keep some natural beauty, like the joint effort with the school system to preserve the woods by the football field. He indicated that the city was currently in contract to purchase 110 acres with a wooded area for park land. He said it was a mass and we can do more with a mass than with pockets. He said that they had the ponds put in around their area so there would be some natural inhabitants, however, there are only certain things we can do. The Supreme Court has found some requirements to be "illegal takes", thereby requiring you to pay the developer an amount for any property you take illegally. So, you must be very careful in negotiating trade offs with developers. He said - If you hear one thing, hear this - our intent is the same as yours. We want to keep as much natural/wooded area as possible.

**President Grossman recognized members of Administration and Council for closing comments.**

- 1. Mayor Stage submitted his Monthly Report and commended the Chief of Police. The statistics show that "crime is down in Grove City". He noted that building permits amounted to \$2,797,000.00 which is the low point for the year. He requested that his report be accepted. Mr. Hurley moved to accept the Mayors Report; seconded by Mr. Warner.

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

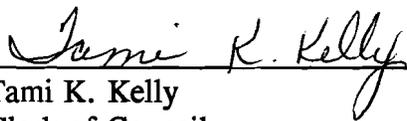
In closing, Mayor Stage commented on the next two very busy weekends with the D.A.R.E. Cruise-In this weekend and Arts-In-The-Alley next weekend. He refers to the downtown area as our "living room" and feels we have a lot to be proud of.

2. Mr. Boso stated that they are in a position to bring legislation forward at the next meeting for 110 acres the Mayor spoke of.
3. Mr. Behlen, Director of Finance, stated that he is working with Department Heads to firm up next year's budget. He asked if they had anything to share or requests, please let him know. Also, with the D.A.R.E. Cruise-In, Council can anticipate a supplemental appropriation for them.
4. Chief McKean announced that their annual report is out and if there were any questions, please let him know. The report is on file with the Clerk of Council and at the Library for citizen review. Also, the police department now has a recruiting video that was received today, which will be circulated throughout the State of Ohio to try to attract, recruit and select the best officers for our wonderful community.
5. Mr. Chris Fulton, Safety Director, commented that we had 1,000 applications without the video, but, feels it will be a very good tool in the future. He has been working with Jim Blackburn on signage. While construction is going on, some signs are removed and asked for everyone's cooperation. He also thanked Council for the opportunity to have the three new recruits sworn in during the meeting tonight.
6. Mr. Shannon Hamons, Director of Development, commented that the Thoroughfare Map is a starting point. The City is working with Frank Elmer on a land use plan and the Administration will be holding a public meeting to obtain discussion from the residents. He hopes to schedule it toward the end of the month. He also said that since Pizzuti made mention of the companies going in the warehouses he would follow up. Bulk II will bring in approximately 100 - 150 jobs with Genco, Malt-O-Meal and Foster Medical; Bulk III will bring in approximately 100 - 150 jobs with McGraw-Hill and Fruhauf Trailer. He announced that Channel 6 would have a report on our community this evening at 11:00 p.m.; new area maps will be complete by the end of the month and hope to have them available during Arts-in-the-Alley at the information booth as well as the poster, which he had displayed in Council Chambers. Posters will be on sale for \$2.00 each during Arts-in-the-Alley and there is a limited quantity of 500.
7. Mr. Barry Babbert, Director of Parks and Recreation, reported that it's not too late to enter the Mayor's Cup. This is the second fund raiser for the Meals-on-Wheels program. It is a shotgun start at 10:00 a.m. at Grovebrook Golf Club.
8. Mr. Warner commended the Police Department on adding three new officers. When 1,000 people apply, it speaks highly of our community - that they would like to work and live here.
9. Mr. Schreck spoke to the Hoover Crossing residents, stating that he was their Ward Council Member and he would be at the meeting on Thursday. If they had any other comments, he would be very interested in hearing them.
10. Mr. Milovich complimented the Chief of Police on the Annual Report. The first notion that came to his mind while reviewing it is that we all play a part in crime prevention. Also, in the back, under Compliments and Complaints, there was an 85% increase in the number of compliments that were paid to officers in our community. Lastly, he had a friend tell him he got a ticket that he did not want fixed. An officer stopped while his son was riding down the street, motioned for him to come over, and wrote him out a ticket for his son to receive a complimentary ice cream cone for wearing his helmet. Mike noted that it is this type of commitment to the community that makes us

all proud to be here and be a part of preventing crime. Mayor Stage also commented that starting last week, a police officer has been placed at the High School. Chief McKean said that he has been well received by the students.

11. President Grossman expressed her thanks to Jim Blackburn for meeting with the residents of Devin Road to resolve the problems they have experienced with water in their basements. She also thanked Council and the Mayor for attending the special meeting on Saturday to go over the property that is proposed for annexation to our city. She feels it is very important to have a good understanding of the area when annexing such a large piece at one time. Also, as a high school mother, she thanked the City for securing a traffic light at Gershwin and Hoover Road. It is a great safety improvement.
12. 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