

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

September 07, 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.

President Milovich asked for a Moment of Silence in memory of Barry A. Babbert, Director of Parks and Recreation, who passed away last Thursday and was laid to rest today.

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. President Milovich recognized Mayor Grossman for a presentation. The Mayor presented Sergeant Dave Gamble with a Proclamation recognizing his achievements during his 15 year tenure as a Police Officer for the City. Sergeant Gamble retired August 31, 1999.
2. 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

President Milovich 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-9-99 (Approve a PUD-I Zoning Classification for a 231.783 acre Parcel located North of S.R. 665 and west of I-71 upon its Annexation) was given its second reading and public hearing.

Mr. Don Plank, attorney for petitioner, explained that they are seeking a PUD-I zoning classification for a 231 acre parcel upon its annexation. He explained that there will be professional uses allowed in the district, as well. Also, there is a 300' corridor of retail use along S.R. 665. The text calls for the dedication of roadway, which gives enough land for a future water tower site. There are special limitations for the property west of the new roadway, which limits the size of the buildings in that area.

Mr. Bennett reviewed the stipulations set by Planning Commission, which Mr. Plank agreed to and stated that all are contained within the text.

Mr. Eversman commented that, sometime back, there was a discussion with Tim Kelton, of Ruscilli, over the placement of the roadways and the northerly portion of the property. The roadways were altered to accommodate the suggestion that the properties to the west and north be kept small, so the buildings would be smaller. However, there is still a concern for the parcel to the north and requested that the buildings be kept as low as possible, in order to be sensitive to the surrounding properties. Mr. Radi concurred with this and asked if there was any idea what the anticipated use would be for this area. Mr. Bill Tippman, Ruscilli, stated that they did not have any anticipated users, but, the text does limit the height to 35 feet. Mr. Eversman asked if there was any possibility of getting an office park development like the one they are developing in Dublin, at present. Mr. Tippman said that for this particular site, they very much hope to have some office uses. Similar to what is found at Gateway Business Park East. Mr. Radi expressed his appreciation for their consideration in this matter, as development plans are made.

President Milovich asked Mr. Stage, Dir. of Dev., to make a short presentation and tie the three pieces of legislation together for everyone. Mr. Stage explained the establishment of the original CRA District and the expansion of it, found under C-62-99. He explained that due to changes in Ohio Law, there was a need to develop an Agreement with the School District, which is CR-88-99. This is the first time we are suggesting that income tax be shared and this, again, is due to the changes in State law. He showed how an abated property generates more tax revenues with the abatement than without it, as undeveloped ground. President Milovich commented that the first piece of legislation would zone the property as PUD-I; the second accepts the Annexation of the property; the third expands the CRA District to include the subject tract; and the last piece of legislation allow for an Agreement to be entered into with the School District for the new areas of the CRA only.

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

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

2. Ordinance C-35-99 (Vacate a Portion of Enterprise Parkway, east of Seeds Road to Northerly Terminus) was given its second reading and Mr. Bennett moved it be postponed until 9/20/99; seconded by Mr. Radi.

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

3. Ordinance C-59-99 (Rezone 0.336 acres located at 4338 Haughn Road from C-2 to PUD-R) was given its second reading and public hearing and Mr. Bennett moved it be approved; seconded by President Milovich.

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

4. Ordinance C-61-99 (Accept the Annexation of 276.3± acres located north of State Route 665 and east & west of I-71) was given its second reading and public hearing and Mr. Bennett moved it be approved; seconded by Mr. Eversman.

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

5. Ordinance C-62-99 (Amend Ordinance C-18-93 to Include Land in the Community Reinvestment Area No.1) was given its second reading and public hearing.

Dr. Hamilton, Superintendent of SWCS, commented that they have worked closely with Mr. Stage on this and they concur with the logic and numbers. They feel this is in the best interest of the community and in the long and short term, will serve the community and schools well. As the property develops, there is a potential that this will help reduce the burden on local property tax payers.

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

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

6. Ordinance C-67-99 (Approve an R-1b Zoning Classification for a 35.838 acre parcel located North of Orders Road and West of Haughn Road, upon its Annexation) was given its first reading. Second reading and public hearing will be held on October 18, 1999.

7. Ordinance C-68-99 (Approve a Special Use Permit for a Drive-Up Window for Swan Cleaners located at 6007 Hoover Road, Suite 101) was given its first reading. Second reading and public hearing will be held on September 20, 1999.

8. Ordinance C-69-99 (Approve the Plat of Hoover Park, Section 3) was given its first reading. Second reading and public hearing will be held on September 20, 1999.

9. Ordinance C-70-99 (Approve the Plat of Hoover Park, Section 4) was given its first reading. Second reading and public hearing will be held on September 20, 1999.
10. Resolution CR-81-99 (Approve the Final Development Plan for Gateway Lakes of Grove City located on Jackpot Rd.) was given its reading and public hearing.

Mr. Michael Kenney, Developer, was present to answer any questions. Mr. Bennett reviewed the stipulations, which Mr. Kenney agreed to. He explained that the High Profile Tower in the second stipulation will actually be part of Phase II of the project.

Mr. Radi asked what type of market they are trying to attract and what will the rental be. Mr. Kenney said it is a multi-family residential area with rent being \$600.00. Mr. Radi asked if most of the units were two bedroom. Mr. Kenney said yes. Mr. Eversman commented that this property was zoned for Industrial and has been reduced to Residential. Mr. Fulton commented that the Landscape Plan must be approved by Mr. Lathrop, not just submitted. Mr. Kenney said he has already met with Mr. Lathrop on this. Mr. Radi confirmed that there will be no direct access to Thraikill Rd. Mr. Kenney said yes, just emergency access.

There being no additional questions or comments, 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

11. Resolution CR-82-99 (Approve the Exterior Building Colors and Fence Material, Color and Design for Heritage Glen Apartments located East of Broadway and South of Harrisburg Station Lane) was given its reading and public hearing.

Mr. Ross Sanford, Casto Group, presented the colors for the apartment project. He commented that they have now used this color scheme on another project and are very pleased with it. Mr. Fulton asked where this other project was. Mr. Sanford said it was College Park Apartments, just north of I-70 on College Park Dr. Mr. Bennett commented that the plan calls for a white, scalloped fence. Mr. Sanford said yes. He explained that two different types of sample fencing was set up on the site and the consensus was that the scalloped fencing added more character and complimented the historical area. It will be three feet high.

President Milovich stated that during the approval of this project, the Greenways Program was discussed. There have been some recent experiences where Greenways areas were to be preserved and subsequently were forested. He explained that not only are the colors and fencing being approved this evening, but, the Final Development Plan and the intent of preserving that area. Mr. Sanford stated that the only areas that have been touched are those where buildings will be placed. He said he wasn't certain of the area in question, but, it has always been their intention to preserve the area along the creek. President Milovich confirmed that this was the area in question and that the Franklin County Greenways Program a 35'

setback, from the centerline of the creek, on each side. He suggested that a stipulation be added to Section 1 of this Resolution in order to preserve this. Mr. Sanford agreed.

President Milovich moved to amend Section 1 to include the following stipulation: *1. Any foresting or grading changes that deal with the area defined by the Franklin County Greenways Program, will be reviewed and approved by the City's Urban Forester*; seconded by Mr. Eversman.

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

Mr. Fulton asked if the lake will be built, as shown on the approved plans. Mr. Sanford said it was going through final engineering and doesn't have all the details. Mr. Bennett explained that any changes to the approved Development Plan, must be resubmitted to Planning Commission and Council for approval. Mr. Clark, Dir. of Law, confirmed this.

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

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

12. Resolution CR-83-99 (Approve the Final Development Plan for Capital Park South, Building 4) was given its reading and public hearing.

Mr. Brian Marsh, representing petitioner, was present. Mr. Bennett reviewed the stipulations set by Planning Commission, which Mr. Marsh agreed to and commented that they have already discussed the landscaping issues with Mr. Stage. President Milovich asked if the exterior of the building will be the same texture and colors of the other buildings in the park. Mr. Marsh said yes, very much so. Mr. Bennett commented that the parking area for the existing buildings is very prevalent and asked if the mound height could be increased. Mr. Marsh stated that they have discussed this with the City and are willing to make it as high as possible without getting it too steep to maintain.

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

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

13. Resolution CR-84-99 (Adopt the "Land Use Analysis" Developed by NBBJ and Dated May 25, 1999 as a Planning Tool for Future Expansion and Development) was given its reading and public hearing.

Mr. Stage introduced Mr. Patrick Bowman of NBBJ, who prepared the plan. He explained that this began in 1998 and the main thrust was to review the I-71 corridor, with the east/west Stringtown Road and S.R. 665 area as the primary emphasis. Several interviews were conducted by NBBJ, which included developers, marketers, etc. The City held Focus Groups to review the book and Mr. Stage has presented it to many civic groups. They all recommended that the "Balanced Strategy" be utilized. He stressed that this will only be used as a tool.

Mr. Bowman commented that as they began the study, it became clear that they needed to plan a large-scale strategy. The book provides a tool that allows you to step back and look at long-term strategy.

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

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

1. Ordinance C-64-99 (Vacate and Re-Dedicate a Sanitary sewer Easement lying North of Stringtown Road and West of McDowell Road and Across the Parcel for CVS Pharmacy) was given its second reading and public hearing.

Mr. Boso, City Administrator, explained that this would allow for the easement and sewer line to be moved to the north so it is no longer under the building.

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

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

2. Resolution CR-85-99 (Waive the Provisions of Section 1135.09(14)E of the Zoning code for September 17 - 19, 1999 to Permit the Grove City Area Chamber of Commerce to hold "Arts In The Alley" in the Town Center) was given its reading and public hearing.

Mr. Fulton explained that this will allow for tents to be erected in the streets during the festival.

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

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

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

1. Resolution CR-86-99 (Authorize the Chief of Police and Mayor to Apply for Funding from the D.A.R.E. Grants Program) was given its reading and public hearing.

Mr. Radi explained that this is grant money from the Ohio Attorney General's office.

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

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-66-99 (Appropriate \$10,719.58 from the Street Fund for the Current Expense of Property Damage) was given its second reading and public hearing.

Mr. Eversman explained that this is money received from an insurance settlement for property damage.

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

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

2. Ordinance C-71-99 (Appropriate \$101,333.33 from the General Fund for the Current Expense of Restoring the Orders Road Schoolhouse) was given its first reading. Second reading and public hearing will be held on September 20, 1999.

3. Ordinance C-72-99 (Appropriate \$10,000.00 from the Community Development Fund for the Current Expense of a Community Development Grant to the Grove City Band) was given its first reading. Second reading and public hearing will be held on September 20, 1999.

The following students and members of the Marching Band spoke in support of this ordinance: Adam Wise, Amy White, Derek Scoles & Kevin Oles. Also speaking in support of this ordinance was Larry Petitti. They all expressed the positive picture it would give the world of Grove City's youth and that the band members would be Ambassadors, during the Rose Bowl Parade, of Grove City. It was also explained that many fundraisers have taken place. The total cost to send the band to Pasadena is \$500,000.00. In addition, they must raise funds for the normal costs of having a school band, as they are a self-sufficient operation.

4. Resolution CR-87-99 (Authorize the City Administrator to Loan City Property to the YMCA of Central Ohio) was given its reading and public hearing.

Mayor Grossman explained that it has been a long-term goal of the City's to place a Computer Lab at the Senior Center. With the limited space available, the Senior Board voted to donate their pool table to the Pickerington YMCA, until a YMCA is built in Grove City.

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

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

5. Resolution CR-88-99 (Authorize the City Administrator to enter into a Tax Incentive and Development Agreement) was given its reading and public hearing.

Mr. Eversman explained that bulk of the property is across from the Franklin County Landfill and it is limited in its use. He noted that this is the first time he has voted to zone property industrial and feels it is the best use. It will, also, generate revenues for the City. He then explained that this Agreement is the first of its kind with the School District, due to the changes in State Law. Without it, SWCS would be eligible for 50% of the income tax generated from the new areas in the CRA District.

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

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

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

1. Mr. John Hensley, resident of Cleveland Ave., expressed displeasure with the speeders and the trash around his neighborhood. He attributes this to Beulah Park and their opening the entrance gate on Cleveland Avenue. He asked that they be made to close it. He explained that there was a temporary detour while another street was being worked on, but, that is now complete and he wants this gate closed again. Mr. Chuck Boso explained that he didn't know how the City could make Beulah Park close their gate, but, suggested that he speak with the Director of Safety, Tom Kulp, after the meeting to discuss the enforcement of the violations of littering and speeding.

Mr. Hensley made comment about the water problems in the area and asked for a copy of the latest testing report done in the area. President Milovich stated that we have been trying to keep the residents informed of the storm sewer issues. If he will provide his name and address to Ms. Kelly, a copy of the report will be made for him once it is received

The Chair recognized members of Administration and Council for closing comments.

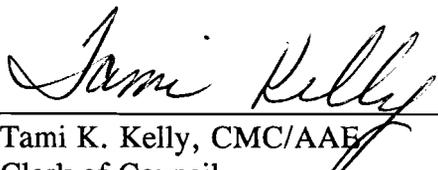
1. Mayor Grossman submitted the Mayor's Monthly Report and Mr. Radi moved it be accepted; seconded by Mr. Bennett.

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

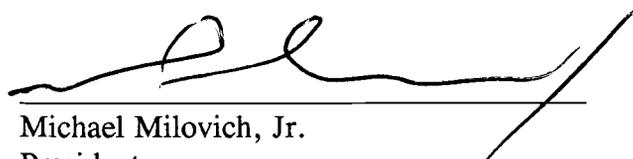
In closing, the Mayor stated that it was a sad day for the City, with the loss of Director of Parks & Recreation - Barry A. Babbert, who was laid to rest today. She provided a construction update and congratulated Dave Gamble on his retirement.

2. Council expressed their sympathy for the loss of Barry and condolences to his family. They also congratulated Sergeant Gamble on his retirement and President Milovich announced that a copy of the Amended Solid Waste Plan was on file with the Clerk of Council.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:40 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Michael Milovich, Jr.
President