

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

September 08, 1998

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 Chris Fulton

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

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

2. President Milovich recognized Mayor Grossman, who introduced the Explorer's Post of the Grove City Police Department. Mr. Scott O'Neil introduced the other members of the Explorer's and reported that they attended a National Law Enforcement Conference in Washington D.C., where they competed in numerous events (pistol competition; hostage negotiations; white collar crime). They were also permitted to shoot at the Secret Service Firing Range - normally reserved for the Agency only. They finished in the top 10% in the nation for White Collar Crime and came very close to receiving a plaque in the physical competition. They all came away with more knowledge and confidence. They thanked their advisors - Doug Olmstead and Cindy Slagel - who went with them; Gary Schreckengost and Jeff Lawless for helping them prepare; and the other officers, the Chief and Mayor for their support. He commented that they look forward to representing the City at the next conference in 2000. Finally, they presented plaques to the Mayor and Chief McKean. The Mayor commented that these young people are wonderful examples of the youth that live in our community and thanked them for their service to the community.

4. Mr. Radi moved to dispense with the reading of the minutes for the previous meeting and approve as written; seconded by Mr. Bennett.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Fulton	Yes
Mr. Radi	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-65-98 (Approve the Plat for Buckeye Grove Shopping Center, located at Hoover Road and State Route 665) was given its first reading. Second reading and public hearing will be held on September 21, 1998.
2. Ordinance C-66-98 (Approve the Rezoning of 36.892 acres, located on Marlane Drive, from IND-2 & SD-3 to PUD-I) was given its first reading. Second reading and public hearing will be held on October 19, 1998.

Mr. Paul McKnight, owner, explained that this is a continuation of the 7± acre design, approved some time ago. With the acquisition of the Robert Shaw property, this will expand the office park.

3. Ordinance C-67-98 (Approve the Plat for Gateway to the City, located on Marlane Drive) was given its first reading. Second reading and public hearing will be held on September 21, 1998.

Mr. Fulton asked what will happen with the Robert Shaw building. Mr. McKnight explained that the Robert Shaw building currently has three curb cuts on Marlane. He intends to keep the middle curb cut and close the other two, so the distance between the new road and the remaining curb cut will meet Code.

President Milovich asked if there was still an opportunity for the building on the original seven acre plan. Mr. McKnight said there was still an opportunity. However, that particular tenant has chosen another location. That deal has not be finalized, so there is a slim chance they may come back. President Milovich asked if the lots were big enough to accommodate a building of that size, as laid out. Mr. McKnight stated that this plat is only for the roadway and it is noted on the plat that the lots are not necessarily reflective of where the lot lines will be. They drew in temporary lines so they could get the tributary areas to the storm sewer, etc. Each lot will be taken out, by lot-split, as they are sold off.

4. Resolution CR-73-98 (Approve the Final Development Plan for Maverick Builders, Inc., located in the Gateway to the City Project on Marlane Dr.) was given its reading and public hearing.

Mr. Paul McKnight, owner, was present. Mr. Bennett reviewed the stipulation set by Planning Commission, which Mr. McKnight agreed to.

Mr. Radi asked if was appropriate to approve a Development Plan, prior to the zoning being established. Mr. Clark stated that the current zoning is appropriate for the intended use.. Mr. Boso suggested a contingency be placed in the resolution based on approval of the plat, since there is no roadway. Mr. McKnight stated that this is one of the buildings in the original design.

President Milovich stated that he understood that the park was to have a theme. Mr. McKnight said that was correct. He wants the buildings to have aesthetic similarities, but, not look like a condo complex. He said they will be tied together with similarities. The two buildings submitted now, both have a box front and dryvet finish.

There being no further questions or comments, Mr. Bennett moved that Section 1 be amended to include the following stipulation: 1. Plat must be approved; seconded by Mr. Radi.

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

Mr. Bennett moved it be approved, as amended; seconded by Mr. Radi.

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

5. Resolution CR-74-98 (Approve the Preliminary Development Plan for U.S. Dept. of Agriculture, located in the Gateway to the City Project on Marlane Dr.) was given its reading and public hearing.

Mr. Bennett reviewed the stipulation set by Planning Commission, which Mr. McKnight agreed to. Mr. Bennett asked if this was all office space. Mr. McKnight said yes. Mr. Boso suggested that stipulations be placed on this resolution contingent upon approval of the plat and the rezoning. Mr. Clark said this wasn't necessary since this is just a Preliminary plan and is not binding.

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

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

6. Resolution CR-75-98 (Approve the Preliminary Development Plan for The Inn at Quail Creek, located on the north side of Quail Creek Blvd.) was given its reading and public hearing.

There being no representative, Mr. Bennett reviewed the stipulation set by Planning Commission and moved it be approved; seconded by President Milovich.

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

7. Resolution CR-76-98 (Approve the Amendment to the Final Development Plan for Paglioni's Bridal, located on Broadway in the Historical Preservation Area) was given its reading and public hearing.

Ms. Amber Paglioni, owner, was present. Mr. Bennett reviewed the stipulation set by Planning Commission, which Ms. Paglioni agreed to. She explained that the trees shown on the plan are not currently there, and after discussion felt it would be best not to plant them due to the overhead phone and electric lines. Instead, they will landscape the area with shrubs.

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

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

8. Resolution CR-77-98 (Approve the Final Development Plan for The Groves @ 665, located on State Route 665) was given its reading and public hearing.

Mr. Brad Johnson, representative, was present. Mr. Bennett reviewed the stipulation set by Planning Commission, which Mr. Johnson agreed to and explained that it is currently underway. It is being coordinated with Kroger. Mr. Bennett questioned the roofs over the doors on Building A. They are shown on one side and not on the other. Providing coverage over the doors was brought up during the preliminary plan. Mr. Johnson stated that he felt the architect addressed this. They tried to place coverage over the doors and maintain the aesthetic character. Mr. Bennett encouraged the addition of as many covers as possible. Mr. Fulton asked when Mr. Johnson & Kroger would finalize things. Mr. Johnson said he anticipated things being wrapped up in the next few weeks. They hope to break ground in October. Mr. Bennett stated that he feels it is necessary to assure covers over the doors. Mr. Johnson asked to see the plans. Council showed him copies of their plans and it was noted that the floor plans show dormers/covers on both sides of the building, but, the elevations do not. Mr. Johnson agreed to a stipulation for clarification.

President Milovich moved to amend Section 1 to include the following stipulation: *Building A elevations to include covered porches, as shown in the Building A floor plans*; seconded by Mr. Bennett.

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

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

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	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-63-98 (Authorize the City Administrator to enter into an Agreement with Time Warner Communications for City Internet Access) was given its second reading and public hearing and moved it be approved; seconded by Mr. Radi.

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

- Resolution CR-78-98 (Waive the Provisions of Section 1135.09(14)E of the Zoning Code for September 19 - 20, 1998 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 and Mr. Fulton moved it be approved; seconded by Mr. Bennett.

Mr. Fulton explained that this will allow for tents, etc. to be set up in the streets and rights-of-way for Arts-in-the-Alley.

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

- Resolution CR-79-98 (A Resolution Indicating that the Council of the City of Grove City, Ohio Intends to Make Funds Available to Match Funds that may be Granted by Housing and Community Development Block Grant Programs and Authorizing the Mayor to File Applications with the Above Mentioned Agencies) was given its reading and public hearing.

Mr. Behlen, Dir. of Finance, explained that this is necessary to apply for grant money for projects in 1999. They will be applying for all eligible projects - most of which are located on the west side of Grove City for street reconstruction. Each will cost approximately \$800,000.00 and there is approximately 2.5 million dollars available for all of Franklin County. The Capital Improvement Budget anticipates funding these with a 50% match.

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

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

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

- Ordinance C-68-98 (Amend Part 7 of the Codified Ordinances of Grove City, Ohio, to include a New Chapter titled "Massage Establishments and Technicians") was given its first reading. Second reading and public hearing will be held September 21, 1998.

Mayor Grossman commented that it is important to further direct the types of establishments in the City. This legislation allows for several exemptions (hospitals, chiropractors, etc.). It will require massage technicians and establishments to be licenses through the Director of Safety. Chief McKean commented that this legislation mirrors that in other communities.

Mr. Radi, in the absence of Mr. Eversman, Chaired the Finance Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-64-98 (Appropriate \$19,257.75 from the Sewer Fund for the Current Expense of Cost Sharing a Sanitary Sewer) was given its second reading and public hearing.

Mr. Behlen, explained that this will extend the Sanitary Sewer, which is anticipated in our capital improvement program and provided for in the Code to cost share, when possible.

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

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

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

1. Mr. James Flannigan, Breck Ave., voiced concern for the sanitary and storm sewers in his neighborhood. He is concerned that the church addition will add to the problems and wants to know what will happen with the runoff of water. The problem has existed since the 1950's and is anxious to have repairs made.

President Milovich asked Mr. Boso if this area was on the list to be reviewed. Mr. Boso said yes. He explained that there are two concerns: the sanitary and the storm sewer. He said Mr. Blackburn, Dir. of Service and Mr. Kohman, Consulting Engineer, are in the process of identifying the areas and setting up a schedule of televising those lines. In today's Code, you would not be able to put some of the things in the sanitary sewer that are there today. Those must be identified. The cost of those will need to come through legislation. Any repairs will must happen from west to east for inflow and infiltration. In terms of the storm sewer, there is no outlet in Mr. Flannigan's area. It is in the bottom of a pit. The preliminary report suggests an outlet be put in, near Evans Park, at an estimated cost of 1.4 million dollars. An application was submitted to FEMA for mitigation. Our grant request was for half that amount - \$700,000.00. Mr. Boso said he realizes that Mr. Flannigan is here to lobby for that improvement. In a worst case scenario, we are looking at a 1.4 million dollar project that has not been identified in the Capital Improvements budget. In a best case scenario, we would receive a grant for \$700,000 and need to come up with an additional \$700,000.00. How that affects other capital improvements will need to be discussed in the next couple of months.

Mr. Flannigan commented that he hopes something happens. He doesn't feel he could sell his home today because of these problems. President Milovich stated that the City is currently in the process of addressing both issues (sanitary and storm). Mayor Grossman commented that as they look at capital improvement projects that were not identified before, she has expressed to her staff, that the Breck Avenue flooding problem is a priority of hers.

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

1. Mayor Grossman submitted the Mayor's Monthly Report and requested it be accepted.

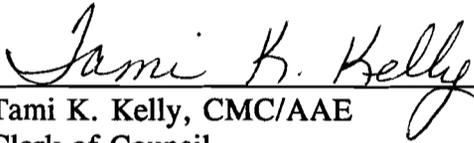
Mr. Radi moved to accept the Mayor's Report; seconded by President Milovich.

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

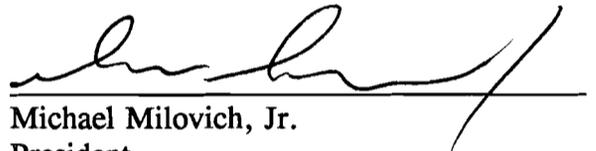
In closing, the Mayor commented that Phase II of Grovewood Apartments held a ribbon cutting on August 30. It opened with a waiting list, which is unusual and speaks very favorably to the number of seniors who want to remain in the area and the need for this type of adult care housing. Also, Donato's held a reception on September 3, for its second store on Broadway. Of the 101 stores located throughout the nation, the #1 store last month was the Stringtown Road store. She commented on the plan for the Inn at Quail Creek. This is an assisted care facility and she toured a facility, off Hamilton Road, that is very similar to the one being proposed for Grove City. Finally, she reminded everyone of Arts In The Alley, coming up September 19 - 20, 1998.

2. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:11 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Michael Milovich, Jr.
President