

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

October 05, 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 Arthur Eversman Chris Fulton*

1. President Milovich recognized Mayor Grossman, who administered the Oath of Office to Ms. Marilyn Gibboney for the Department of History.
2. Mr. Fulton moved to dispense with the reading of the minutes for the previous meeting and approve as written; seconded by Mr. Eversman.

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-71-98 (Accept the Annexation of 117.4 acres located East of Hoover Road and North of Holton Road in Jackson Township to the City) was given its second reading and public hearing.

There being no representation, Mr. Milovich commented that although this Ordinance is dealing with the annexation, he wanted to note that it has been planned to have a Boulevard that extends from Stringtown Rd. south, to S.R. 665. It is his hope that as this boulevard continues to be planned, that this parcel would be involved, as well. Mr. Radi made an additional comment that park land is needed for this area, and as this parcel is developed, he would like to see some park space. Mayor Grossman commented that the preliminary plans for this ground, do show consideration of park space in a couple of areas.

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-74-98 (Approve the Rezoning of 2.42 acres located on the northwest corner of McDowell and Stringtown Roads from R-2, Single Family Residential, to C-2, Retail Commercial) was given its first reading. Second reading and public hearing will be held on November 16, 1998.
3. Resolution CR-87-98 (Directing the preparation of Plans, Specifications and Cost Estimates relating to Construction of a Roadway Between Stringtown and White Roads) was given its reading and public hearing.

Mr. Ron Younkin, Greenlawn Ave. and primary property owner, stated that this Resolution is one of much importance, not only to Grove City and its citizens, but, also to Greenlawn Realty Co. He requested that this resolution be tabled for 60 - 90 days to allow his company the opportunity to discuss the impact of this road with the Administration. Of particular interest to them, is the north/south direction of the road to the property and the alignment of the road itself. He said the opportunity to sit down and discuss these concerns will enhance harmony in developing the property for the good of the entire community.

Mr. Bennett explained that this Resolution allows for the preparation of plans and develop cost estimates for a roadway. It does not allow for a road to be built or pinpoint the location of the road. There is no money being appropriated and no assessment instituted. He asked Mr. Younkin why he feels this resolution is a deterrent. *Mr. Younkin* stated that there have been two (2) developers interested in the property in the last three years. The alignment for the road was somewhat different for each of these proposed developments and his company has several concerns. For the integrity of the property, they feel it is best to have a developer in place, so that the development works harmoniously with the road. Also, they feel that it will only be a short time before another developer is interested in the property and they are very interested in the development being in the best interest of the City. Mr. Younkin said they feel it would be in the best interest of the City if the road plans were done by private means - at a cost savings to the city (i.e. Tuttle Crossing). The problem with the city doing it, is it must be done paying the prevailing wage. They are very interested in working closely with the City Administration and the Developer and have input so that everybody knows where everyone is coming from.

Mr. Radi asked how long it would take to prepare the specifications. Mr. Boso, City Administrator, said 90 days or beyond. He also commented that he didn't think anyone was disagreeing with Mr. Younkin, however, at some point, the engineering work must be done. Once that is laid out, they can sit down. If there is another developer that comes in and wishes to do it, so be it. He believes the roadway question is a matter of timing. If, in fact, three or four months after this proposed roadway is finished, Mr. Younkin brings in a developer, that would make everyone happy. However, the Administration believes that this is a necessary transportation route for the benefit of Grove City, in accordance with Ohio statute. They believe it is time to start this plan. We have waited for three years and he hopes that Mr. Younkin is correct in his belief that there is a developer ready to come in. If there is, we will have the data already there to analyze, make changes if necessary, and start dialog between the City and the property owner. Mr. Radi asked if the City goes ahead with this, will the property owners have any input. Mr. Boso said yes. All that is really known at this point is where they want to start on Stringtown and where they want to come out on White Rd. How that dissects the property is up for discussion. Mr. Radi asked Mr. Younkin if it wouldn't be beneficial for the City to already have a couple of plans in place that would work with a developer and not have to wait

for that information. Mr. Younkin asked if we really like to do jobs twice. You have one chance to do a job right the first time. They want to see the roadway through the property as much as anyone else, however, they feel it is important to have the road put in properly. In his experience with City government, when the process gets started, you have to start over to get changes approved. He also stated that at the time of annexation, he was assured that the roadway issue would not be pushed prior to having any development in place. He feels it is best for everyone to work together.

Mr. Eversman asked what will happen after 60 - 90 days if a developer isn't found. Mr. Younkin again cited communication and the saving of public funds. He did say if the City were to put in the road and assess the property owner, it would force them to start selling off parcels and they really do not want to piece-meal this project. He feels it would be in everyone's best interest if it were a complete project.

Mr. Radi stated that if this resolution is passed this evening, it doesn't mean a road is going to be built. Mr. C. Boso concurred. Mr. Radi asked how many times would Council see legislation before a road would be started. Mr. Boso stated it would depend on how it would be financed. It would be approximately six months before a road could begin.

Mr. Fulton commented that once the specifications are complete, they will be kept on file with the Clerk of Council for public inspection. Although Mr. Younkin brings up some good points, he doesn't see a benefit to wait to pass this resolution.

Mr. Eversman commented that there has been comment tonight that there won't be anything done for approximately 120 days that couldn't be reversed. Knowing that, he asked Mr. Younkin if he still had a problem with the resolution. Mr. Younkin said yes. He still feels there needs to be some communication and feels that 21 months has not been a long period of time for this property to be searching for a developer. He is certain that roadway will enhance the development, but, to have the road ahead of the developer may compromise the overall integrity of the project.

Mr. Eversman moved to postpone this Resolution until December 21, 1998; seconded by Mr. Radi.

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	No
Mr. Radi	Yes
Mr. Bennett	Yes

Mr. Eversman commented to Mr. Younkin that he will be interested in seeing correspondence between his company and the Administration. He will not be willing to entertain an additional postponement. Mr. Younkin stated that will not seek one and will do everything they can to work with the Administration.

Mr. Boso asked Council if any additional information is needed, from Administration, prior to the Dec. 21 date. Council commented that if they needed any additional information, they would let him know.

4. Resolution CR-88-98 (Set Forth the Municipal Services that can be furnished to a 0.974 acres located on Borrer Road upon its Annexation to the City) was given its reading & public hearing.

Mr. Joe Hull, attorney, explained that this is for two existing single-family residential lots on Borrer Rd. wishing to annex to the City. 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

5. Resolution CR-89-98 (Approve the Sign Request for Graeter's Ice Cream located at 4013 Broadway, in the Historical Preservation Area) was given its reading and public hearing.

Mr. Maury Levine, owner, was present. Mr. Bennett reviewed the stipulation from Planning Commission regarding the color of the signs, awnings, and gooseneck lights. Mr. Levine agreed to the stipulation. Mr. Bennett noted that the color was a burgundy.

Mr. Radi requested that he be allowed to abstain, due to having business involvement with Graeter's. Mr. Bennett moved to allow Mr. Radi to abstain from voting; seconded by President Milovich.

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

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

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

6. Resolution CR-90-98 (Approve the Sign Request for Coldwell Banker located at 4011 Broadway, in the Historical Preservation Area) was given its reading and public hearing.

Mr. Radi asked to be excused from voting since he works for Coldwell Banker. President Milovich moved to excuse Mr. Radi from voting on this legislation; seconded by Mr. Bennett.

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; seconded by Mr. Fulton.

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

7. Resolution CR-91-98 (Approve the Final Development Plan for the Haughn Residence located on the southeast corner of Bruce and Bonnie Ave.)

Mr. Joe Hull, attorney, was present. He explained that the owner will occupy one side of the double and the other side will be rental property. He feels this will be a good addition to the community.

There being no additional questions or comments, 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

8. Resolution CR-92-98 (Approve the Final Development Plan for The Big Splash @ Evans Park pool) was given its reading and public hearing.

Mr. Allen Lupton, architect, was present. Mr. Bennett read the stipulation from Planning Commission and Mr. Lupton agreed to it. He stated that the project has gone out for bid and the drawings have not been changed yet. This will be done under an addendum. The drive needs to be widened from 15 feet to 18 feet, up to the gate.

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

9. Resolution CR-93-98 (Approve the Final Development Plan for Beavo's Gas Station located on the west side of Broadway, at Ventura Blvd) and based on a letter from the petitioner requesting a withdraw, Mr. Bennett moved it be withdrawn: seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	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-72-98 (Make Amendments to Chapter 161 of the Codified Ordinances titled Employment Provisions for City Employees) was given its second reading and public hearing.

Mr. Behlen, Dir. of Finance, stated that this adds one new position for the anticipated hiring of a pool manager. It also realigns some of the secretarial staff, rather than account clerk I positions. There is no change in the number of employees for this.

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

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

2. Ordinance C-73-98 (Appropriate \$112,000.00 from the General Fund for the Current Expense of Design, Engineering and Construction of a Town Center Plaza on the Northwest corner of Park Street and Broadway) was given its second reading and public hearing.

Mayor Grossman explained that the City retained 40% of the lot for landscaping. They have been working on a design to enhance the corner and compliment the businesses. It has, primarily, brick pavers in a herringbone pattern. A fountain may be located near the buildings. The existing Christmas tree is suffering and will be replaced, with a raised platform around it.

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

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

3. Ordinance C-75-98 (Appropriate \$2,260.00 from the Community Environment Fund for the Current Expense associated with the 1998 Fall Tree Sale) was given its first reading. Second reading and public hearing will be held on October 19, 1998.
4. Ordinance C-76-98 (Appropriate \$3,000.00 from the Enforcement and Education Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on October 19, 1998.
5. Ordinance C-77-98 (Appropriate \$8,000.00 from the DARE Fund for Current Program Expenses) was given its first reading. Second reading and public hearing will be held on October 19, 1998.

6. Ordinance C-78-98 (Appropriate \$5,000.00 from the Senior Nutrition Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on October 19, 1998.
7. Ordinance C-79-98 (Appropriate \$714.89 from the Seeds Road Project Fund for the Current Expense of Project Costs) was given its first reading. Second reading and public hearing will be held on October 19, 1998.

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

1. Mrs. Alice Sweeley, Cleveland Ave., pleaded for the relief of water problems in the Grants Addition to Beulah. She commented that this is the first and oldest subdivision in the City, with several historic buildings of interest. She feels that if the sewer and water problems are not addressed, there will be a continuation of deterioration to an important area - so close to the Town Center. She asked that the residents be involved in meetings in order to provide constructive input before work begins. She asked Council to be sensitive to this situation and become an advocate for the preservation of this subdivision. She asked for help and said they stand ready to assist. They feel time is a primary consideration. There is time and money for many other projects around Grove City and asked that the area, just a stones throw from City Hall, be looked at.

President Milovich asked Mr. Nelson Kohman, City's Consulting Engineer, to explain what is currently taking place. Mr. Kohman stated that a study of this area has begun. It is quite extensive. He said Mrs. Sweeley is correct in that maps for the area are scarce and they would like to speak to the residents to obtain information. Mrs. Sweeley commented that their subdivision didn't have a homeowner's association, as such, but, they were a group of concerned citizens and she would give Mr. Kohman her phone number to contact. Mr. Radi asked if a Ward meeting would be helpful for Mr. Kohman. Nelson stated that it would probably be a good idea to have a general meeting and then meet with individuals for specific information after that. Mr. Kohman said they would be ready for a general meeting at any time.

Mayor Grossman commented that this area is very important and that is why a study has been started. Also, an engineering report was supplied to Council this evening for the Lotz Drive area and a meeting will be held to review this with the residents.

President Milovich asked if there was an estimated time frame for the study for the Grant Addition to Beulah. Mr. Kohman stated that their goal it to have it complete in 6 - 8 weeks.

2. Mr. John Hensley, Cleveland Ave., wanted to confirm the concerns expressed by Mrs. Sweeley. He asked about the refund from Worker's Compensation. He wanted to know where the money is and what it was being used for. Mr. Behlen explained that a portion went into the General Fund, part went to the Sewer Fund and Water Fund, where it was taken out of. He said Council appropriated \$220,000 for the expansion of the Hoover Road bridge, prior to the water problems. As the Budget for next year gets developed, this issue will be reviewed in terms of financing. Mr. Hensley commented that by using this money for Hoover Rd., it shows what the City thinks about the west side of town. He challenged the City to do something on the west side of town.

3. Mr. Harold DeWeese, resident, submitted a petition to Council, the Mayor and Mr. Blackburn, Dir. of Service, requesting that street lights be installed on Patzer Avenue. He doesn't care if it is the type requested in the petition, he just wants something. He explained that the street is dark and there are many children that use Patzer Avenue as a route to and from school. With the split sessions, children are now walking to school and home in the dark and he wants to provide safer street for them to travel on. He spoke to Mr. Blackburn, Dir. of Service, who stated that about five lights would be needed to light the street adequately. Currently, there are two lights on the street ( one on the north end and one at the south end). He said the one on the north end doesn't work half the time, even with attempts to get it fixed. He asked that this be given consideration before someone gets hurt. In addition, he explained that the South-Western City Schools have adopted an one-mile walking radius for all children. He feels that sidewalks should be placed on all streets in that radius.

**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.

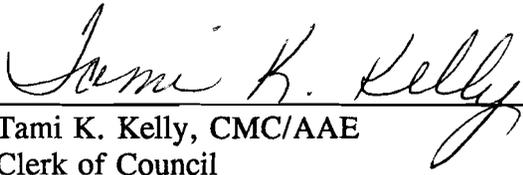
Mr. Bennett moved to accept the Mayor's Monthly Report; seconded by Mr. Radi.

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

In closing, she again commented on the importance of addressing the water problems on the west side of Grove City, as well as the other areas of the City. She assured residents that this will be addressed. It is not something that can be fixed with the simple installation of a drain or pipe. It will take extensive study to make sure it is done right and asked for their patience and understanding as that process is undertaken. She recognized the passing of Mr. Mike DeLong, Kroger Manager, and expressed condolences. She announced that a Household Hazardous Waste Drop-Off is scheduled for October 31, 9:00 a.m. - 4:00 p.m. and on Nov. 1, 10:00 a.m. to 2:00 p.m. at the shopping center at Broadway and Southwest Blvd. The Family Fall Fest will be held this Saturday at The Buckeye Ranch. The Equestrian Center will be open and this event offers fun for the entire family. The Crop Walk will be held October 18; a grand opening of Haughn Road will be Oct. 17; and Trick Or Treat will be Oct. 29, with Begger's Night being from 6:00 - 9:00 p.m. and Boo-On-Broadway will be 6:00 - 8:00 p.m.

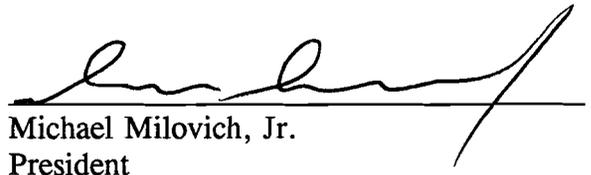
2. Mr. Radi commented that work on the west side of the railroad tracks has been taking place for some time. It is a very unique area and has some difficult problems to be resolved. He said the residents have been heard and action is being taken. He asked that they be patient. He stated that a Ward meeting will be set up and asked the newspapers to help with notification, once the date has been determined.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:20 p.m.



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Tami K. Kelly, CMC/AAE  
Clerk of Council



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Michael Milovich, Jr.  
President