

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

November 2, 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 three (3) new police officers. They were: Christopher Emmelhainz; Mathew C. Ryan; and Timothy M. MacLellan.
2. President Milovich recognized Mr. Joseph Testa, Franklin County Auditor, who explained the County has established Reciprocal Data Agreements (CARDA) with many municipalities around the County. This relates to their Geographic Mapping System, which they have produced on CD's for a couple of years and provides to public entities, in exchange for data. This Agreement allows for the sharing of information on property between the Auditor's Office and the City. Ultimately, they intend to utilize the Internet to exchange the data electronically and keep the database up to date as quickly as possible. Mr. Bennett asked in what format the data would be transmitted. Mr. Testa stated that specific programs/software are unknown at this time. The idea is to get the Agreements in place, so that when data is entered into the City's own system, the Auditor's Office would have access to it and can utilize it for their own process. There is nothing binding in the Agreement that requires the City to adhere to any specific system.
3. 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-69-98 (Approve a PSO Zoning Classification for a 0.459 acre parcel located East of Hoover Road and North of Southwest Blvd. upon its Annexation to the City) was given its second reading and public hearing.

Mr. Joe Hull, attorney for applicant, explained that this parcel is surrounded on three sides by residential. However, due to its location, he doesn't feel it will develop as residential. They

are proposing that PSO zoning is the most appropriate zoning and the least offensive to the surrounding area. The Planning Commission unanimously approved this rezoning with a contingency that variances be obtained by the Board of Zoning Appeals. Those variances were approved by the BZA for the north and south setback requirements. They have been currently talking with a local doctor for office space, which is the type of development they are hoping to get in.

Mr. Bennett asked Ms. Kelly, Clerk of Council, about notification. Ms. Kelly indicated that all contiguous property owners were notified and no phone calls or questions were received in her office regarding this issue. Mr. Bennett expressed a concern for the residents on the north property line. Mr. Hull indicated that during the variance process, they agreed to a 14 foot setback on the north side, with no parking, no drive - strictly landscaping - in order to increase the buffering and offer the best protection on the north side. Mr. Bennett asked about parking in the rear. Mr. Hull stated that it was suggested in the BZA meeting that, due to the lot only being 100' wide, there be some limited parking in the rear. They anticipate the majority of parking in the front. Keeping it away from the condominiums in the rear and being consistent with the State Farm office to the south.

President Milovich suggested that some sensitivity to the development of this property be taken in regard to the residential flavor of the neighborhood. He asked that every option be reviewed with regard to the parking being placed in back. Mr. Radi asked how much parking would be required. Mr. Hull said it will be determined by the square footage of the building.

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

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

2. Ordinance C-70-98 (Accept the Annexation of 0.459 acres located East of Hoover Road and North of Southwest Blvd. in Jackson Township to the City) was given its second reading and public hearing.

Mr. Joe Hull, attorney for petitioner, was present to answer any questions and explained that this is the same lot as in the previous ordinance. It is currently in the Township and they are requesting annexation.

There being no 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

3. Ordinance C-84-98 (Approve the Rezoning of 117± acres, located on the North side of Holton Road, from SF-1 to PUD-R) was given its first reading. Second reading and public hearing will be held on December 07, 1998.

Mr. Ben Hale, Jr., attorney for petitioner, began explaining the development and was asked to reserve those comments for the next piece of legislation which addresses the development.

Mr. Eversman commented that this parcel was recently annexed to the City with an SF-1 zoning classification and asked why they requested this zoning. Mr. Hale explained that they didn't request SF-1 zoning. They have been working with the Administration on how this property should be developed. There were many issues still in the air while the annexation was proceeding and they weren't ready to request a certain zoning district at that time.

4. Resolution CR96-98 (Approve the Preliminary Development Plan for Creekside Subdivision, located on the North side of Holton Road) was given its reading and public hearing.

Mr. Ben Hale, Jr., attorney representing petitioner, was present. Mr. Bennett reviewed the stipulations set by Planning Commission, which Mr. Hale agreed to. He stated that all the stipulations will be incorporated into the final Development Plan prior to submission.

Mr. Fulton asked how the prices of these proposed homes will compare to the Quail Creek subdivision. Mr. Hale said they believe they will be comparable - in the \$225,000.00 range. They are introducing a new product with this new development and the prices may be higher. Mr. Fulton asked if the \$255,000 price was an average of the entire development or the current section. Mr. Bill Adams, MI Homes, stated that this is from their current section. Mr. Fulton asked what the minimum lot size was in that section. Mr. Adams said 80 foot wide.

Mayor Grossman thanked Mr. Hale and Mr. Adams for working with the Administration to develop an attractive, quality project for the City that she feels will be a nice amenity.

Mr. Eversman commented that he feels Grove City needs more SF-3 lots, which require 90 foot wide lots. He stated that with the change to eliminate the 70' wide lots, there are 276 lots at 80' and only 31 lots at 90' wide. He feels that there are an adequate number of 90' wide lots and would like to see the Development Plan come back with a majority of 90' lots.

President Milovich commented that several years ago, the City became involved in the Franklin County Greenways Program. He asked Mr. Lathrop, Urban Forester, to explain this project. Mr. Lathrop stated that this project is an effort by the County to assess and protect the streams and creeks that go through our City. They establish a set of standards, typically a 30' easement on each side, to allow for protection within the urban environment. President Milovich asked Mr. Hale to review any recommendations that Mr. Lathrop might have on this development that would be a part of the Greenways Program. Mr. Hale said yes.

President Milovich moved to amend Section 1 to include the following additional stipulation: *A review and recommendation by the Urban Forester will be implemented, taking into account the stipulations of the Franklin County Greenways Program;* seconded by Mr. Bennett.

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

Mr. Radi commented that, he too, would like to see more 90' wide lots in line with SF-3 zoning for this subdivision and others to come, which would follow this.

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

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

5. Resolution CR97-98 (Approve the Final Development Plan for Miller Funeral Home, 2697 Columbus St.) was given its reading and public hearing.

Mr. Paul McKnight, architect for petitioner, was present to answer any questions. Mr. Bennett read the stipulations set by Planning Commission, which Mr. McKnight agreed to, but, commented that he believes the revised plan showed the lights. Mr. Bennett asked if he has a landscape plan, which is required to be submitted with the plans. Mr. McKnight said he did not have one ready. It was his understanding, from the Planning Commission, that landscaping must meet the City standard and be reviewed by the Urban Forester. He was not aware, and did not make any steps to resubmit a landscape plan before Council. Mr. Bennett asked Ms. Kelly if the Code requires a landscape plan to be submitted with the Development Plan, which she confirmed. Mr. McKnight showed a color rendering of the addition with landscaping and explained that there will be an addition of a brick wing-wall to hide the door. He indicated that there were areas, on various sides, between three - five feet between the building and pavement that is left for landscaping.

Mr. Eversman asked postponing this resolution for two weeks, so a landscape plan could be submitted, would create a problem. Mr. McKnight said it would cause a problem for the owner, who has had financing for some time. They are trying to beat the weather. He also commented that if he knew at the Planning Commission meeting that a landscape plan was needed, he would have had it done. He assumed that the landscaping would have to be in place, during construction, before an occupancy permit would be issued.

Mr. Radi asked how long it would take to put together a landscape plan. Mr. McKnight said not long - Tues./Wed. He just needs to check with the owner, who wants to continue the existing theme around the building. He requested that this be approved, based on getting the landscape plan approved before the building permit is issued.

Mr. Fulton moved to amend Section 1 to include the following stipulation: *1. No building permit shall be issued before the Urban Forester has reviewed and approved the Landscape Plan*; seconded by Mr. Eversman.

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

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

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

6. Resolution CR98-98 (Municipal Services that can be furnished to 143 acre tract located on the Northeast corner of S.R. 665 and S.R. 104 in Jackson Township upon its Annexation) was given its reading and public hearing.

Mr. Bennett explained that this establishes the municipal services that can be provided to the specified tract of land once it becomes annexed to the City.

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

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

7. Mr. Bennett moved to add Resolution CR-101-98 to the Agenda; seconded by President Milovich.

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

Resolution CR-101-98 (Approve the Preliminary Development Plan for Infonetics, located in the Gateway to the City project on Marlane Drive) was given its reading and public hearing.

Mr. Paul McKnight was present. Mr. Bennett explained that Planning Commission approved this plan as a Final with several stipulations, which he read. Mr. McKnight stated that he is aware that this needs to be a preliminary plan and requested Council amend it to reflect same. He said they would make the appropriate adjustments, mentioned as stipulations, before submitting a final plan.

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

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

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

1. Ordinance C-80-98 (Repeal Certain Chapters of Part 7 of the Codified Ordinances of Grove City, Ohio, titled Business Regulations) was given its second reading and public hearing.

Mr. Eversman requested that he be allowed to abstain from voting, due to a possible conflict of interest (his business has a few video games). Mr. Radi moved to permit Mr. Eversman to abstain from voting; seconded by President Milovich.

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

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

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

2. Ordinance C-85-98 (Amend Section 1131.03(23)A of the Codified Ordinances titled "Garage" definition) was given its first reading. Second reading and public hearing will be held on November 16, 1998.
3. Ordinance C-86-98 (Amend Section 1135.10(e) of the Codified Ordinances regarding Residential District Requirements) was given its first reading. Second reading and public hearing will be held on November 16, 1998.

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

1. Ordinance C-81-98 (Appropriate \$55,399.67 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.

Mr. Eversman explained that this is for the third quarter sewer tap fees collected, which must be forwarded to the City of Columbus.

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

2. Ordinance C-82-98 (Establish the Big Splash Pool Fund and Appropriate \$420,000 from Said Fund for the Current Expense of Pool Construction) was given its second reading and public hearing.

Mr. Behlen, Dir. of Finance, explained that this is establishing a new fund for the pool and appropriating the monies given to the City by the Township of Jackson.

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

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

3. Ordinance C-83-98 (Direct the Certification to the County Auditor of the Expense for Cutting Weeds on Private Property) was given its second reading and public hearing.

Mr. Eversman explained that this is for properties that did not cut weeds throughout the year and the City paid to have it done. This will require those property owners to repay the City for these expenses. In addition, Mr. Eversman explained that several properties required mowing in the past few weeks, and that requires the assessment to increase. He moved to amend Attachment "A" to reflect the following changes:

Parcel No. 040-5290	amended to \$1,200.00
Parcel No. 040-2272	amended to \$1,175.00

Seconded by Mr. Bennett.

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

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

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

- 4. Ordinance C-87-98 (Appropriate \$20,176.00 from the General Recreation Fund for the Current Expense of Senior Travel) was given its first reading. Second reading and public hearing will be held on November 16, 1998.
- 5. Resolution CR99-98 (Authorize the City Administrator to enter into an Agreement to Administer Vision Service Benefits) was given its reading and public hearing.

Mr. Behlen, Director of Finance, explained that the City enjoys a cooperative purchasing agreement with 15 other communities. They have negotiated a two (2) year agreement for vision benefits and because it is for multiple years, it requires Council approval.

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

- 6. Resolution CR100-98 (Authorize the City Administrator to enter into an Agreement to Support Work Force Development) was given its reading and public hearing.

Mr. Sean Fabish, Greater Columbus Area of Commerce, explained that the initiative in question is a Workforce Development Initiative and an Advantage Columbus Initiative. The mission of this initiative is for a world class workforce that creates a competitive advantage for greater Columbus. Through business leadership and community partnerships there is a desire to bring a system-wide standard of excellence in education and training to ensure that

we meet our communities evolving market needs. This initiative is a result of statistics that show: a 2.5% unemployment rate with entry and technical positions going unfilled; up to a 40% dropout rate in high school students in different schools systems in greater Columbus; only 1 in 14 Ohio graduates are prepared to enter the workforce; 71% of students entering college must take developmental/remedial classes; and 91,000 central ohio adult residents do not read at a "literacy level". Currently, the Initiative is examining "best practices" around the nation and in other countries, as well. The goals is to develop a world-class preparation workforce system, for greater Columbus, with skill standards and performance standards - with the ability to promote life-long learning and education and training; with skills-based employment information available; and with the proper government structure. He mentioned that Dr. Hamilton, SWCS, is on the Leadership Steering Council of the Initiative. Overall, they are 8 committees dedicated to business principals to drive business curriculum education standards throughout high schools and colleges; and three committees dedicated to focusing on high impact community-wide challenges (adult literacy; adult training and assessment; skills match system).

Mr. Behlen explained that this is also a multi-year agreement to become part of the initiative for the next five years. Any appropriations for this program will be reviewed separately and on an annual basis.

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

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.**

1. Mr. Jerry Dodd, Farmbrook subdivision, commented that a situation has occurred with the warehouses developing behind their homes. Currently, it appears to be a simple oversight on the developer's part and he was told that the occupancy permit would be affected if compliance did not occur, by the City Administrator. He encouraged the Administration and Council to use this "carrot stick" to insure the development is according to the approved plan, concerning the additional mound and trees. He also commended the City for getting Nationwide to locate in SouthPark and utilize the warehouse space for more flexible offices. The only concern he has is the impact this will have on the road. He understands that a contract has been given for a light to be installed at Southpark Pl. and Gantz Road. He encouraged Administration to do all they can to get this light installed before occupancy starts at the first of January.

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

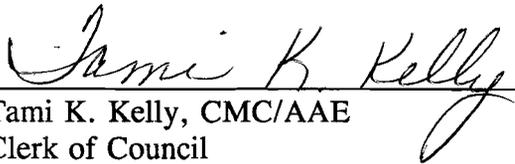
1. Mayor Grossman submitted the Mayor's Monthly Report and Mr. Radi moved to accept same; seconded by Mr. Fulton.

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

In closing, the Mayor announced that the Holiday Celebration will be held on December 4, this year. There will be a new parade director - Mr. Bruce Close. She congratulated and welcomed the three new police officers; David Dye to the Planning Commission; and Graeter's Ice Cream. She noted that Graeter's had their Grand Opening on Wednesday, but, on Tuesday this store was No. 1 in sales for the day. Finally, she encouraged everyone to go vote tomorrow.

2. Council Members also congratulated and welcomed the three new police officers and Mr. Dye to the Planning Commission. President Milovich announced that Council would be attending a meeting of the Mayor's to discuss the 1999 Annual Appropriations, on November 9, 1998 at 7:00 p.m. at City Hall.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:28 p.m.

  
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Tami K. Kelly, CMC/AAE  
Clerk of Council

  
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Michael Milovich, Jr.  
President