

**CITY OF GROVE CITY, OHIO
COUNCIL MINUTES**

November 7, 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 Jeff Warner

1. President Grossman moved to dispense with the reading of the minutes for October 17 and 31, 1994 and approve as written; seconded by Mr. Warner.

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

The Chair recognized Mr. Hurley, Chairman of the Lands & Zoning Committee for discussion and voting of legislative agenda items under said committee.

1. Resolution CR-60-94 (approve the Development Plan for a Commercial Office Park located on Jackpot Road) was given its reading and public hearing.

Karen Evans, representative of the Robinson Group, provided a color rendering of the project and explained that the proposed building design is currently built on Columbus Street, known as Concept 3000 and on Kelnor Drive where Doctor's Hospital will have a satellite office. She feels this site will be an asset to the City and one of the reasons they chose it is because it really doesn't have a rear. It really has two visual entrances (Jackpot Rd & I-71) and the way the buildings are designed, they can accommodate up to 3600 sq. ft., 2700 sq. ft., 1800 sq. ft. and 900 sq. ft. What normally happens is the building is divided in two, with one tenant in front and one in the rear. Therefore, all business entrances are kept attractively landscaped and feels it is an asset for them to be seen from I-71. She indicated that they added the street light on Jackpot Road and offered to answer any questions.

Mr. Milovich reiterated her comment and said he was pleased to know that they felt the site had two presentations to it, encouraging it to be landscaped as if it were frontage property. Secondly, he questioned the dumpster location, but, after visiting the site he noticed that it is in concert with the Hampton Inn. However, the Hampton Inn has gone to great detail to conceal it and hopes that this project would do the same. Mrs. Evans explained that as with all their buildings, they try not to do dumpsters, but trash cans with a brick/wood type cover around the area.

Mayor Stage asked if someone wanted to come in with a 90,000 sq. ft. office building, is there land available, taking into consideration the first building, to put in something of that magnitude - possibly two or three story? Mrs. Evans stated that they have no plan of doing that. They intend to stick to the plan shown. Mayor Stage voiced his concern for the possibility of a more intense office building on the site. Mrs. Evans explained that they bought the land from Bob Evans and they had their own list of items they did not want to see and a multi-story complex was one, which

the Robinson Group agreed with. They do not have any plans to sell off or deviate from the plan shown. Mayor Stage stated that he is not critical of the proposed plan, he just wanted to voice a concern about the tone that this will set and the opening of some people's eyes to the area with the idea of placing such a multi-story building on the site.

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

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

2. Resolution CR-61-94 (Approve the Development Plan for Southpark Bulk Warehouses V & VI located in the Southpark Industrial Park) was given its reading and public hearing.

Mr. Hurley reviewed the five stipulations set forth by Planning Commission and asked Mr. Boso if the developer was aware of these since there was no representation? Mr. Boso said yes, he attended the Planning Commission meeting.

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

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

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

1. Ordinance C-83-94 (Amend Section 1322 of the Codified Ordinances titled Historical Preservation Area Sign Code) was given its first reading. Second reading and public hearing will be held on November 21, 1994.
2. Ordinance C-84-94 (Amend Section 1323 of the Codified Ordinances titled Signs) was given its first reading. Mr. Schreck explained that the most significant changes were to sign height and size.

Mr. Warren Gard, 1658 Cayuga Court - asked in 1323.02(f), what is Council trying to achieve and how will it affect local businesses? President Grossman stated that she felt they were trying to address new signs coming into the area, as well as revisions. They have toured other communities in the Central Ohio area and this was formulated from those observations. Mr. Gard asked what would happen to a sign, approximately three months from now if a stone gets thrown through it? Mr. Boso (City Administrator) said, in his opinion, an existing sign would be considered a non-conforming use and as long as it is not abandoned for six months, it can be repaired. Mr. Clark (Director of Law) stated that in answer to his question of existing signage now, there are a lot of highway signs out there and a couple of other reasons for the change are safety and aesthetics. As far as existing signs, they would become non-conforming and allowed to remain. In cases of going-out-of-business/damage the Code allows for a six month period for repair. So, it really doesn't

affect present businesses at all. Mayor Stage noted that there are two significant changes in this section, those being the removal of interstate signs and the reconstruction of signs. Mr. Lotz (Chief Building & Zoning Official) also reminded Council that Mr. Gard went before the Board of Zoning Appeals for his business' sign to exceed the 35' height requirement due to the ground level being so much lower than the roadway, however, it does not exceed 35' above the elevation of the pavement.

There being no additional questions or comments, the second reading and public hearing will be held on November 21, 1994.

3. Ordinance C-85-94 (Amend Section 1139.05 titled Annexed Territory) was given its first reading.

Mr. Clark explained that this proposed amendment is meant to improve our annexation procedures as to new development and having the adjoining areas participate in the process. Mr. Schreck asked if it was unique to Central Ohio. Mr. Clark said somewhat. Mr. Schreck said it would also allow Planning Commission & Council the authority to set the zoning. Mr. Warner also commented on the benefit of providing additional public notice and the increase in communication.

Second reading and public hearing will be held on November 21, 1994.

President Grossman recognized Mr. Milovich, Chairman of Finance, for discussion and voting of items under said committee.

1. Ordinance C-81-94 (Appropriate \$34,000.00 from the General Fund for street trees and declare an emergency) was given its first reading

Mr. Milovich explained that on October 14, 1994 bids were open and contracts were awarded for street trees to be planted on Columbus, Demorest & Park St. It is his understanding that the trees selected are not available in the spring and need to be selected now. Mr. Blackburn (Director of Service) stated that the trees selected were Hedge Maples, to be placed on the south side of Columbus Street; Norway Maples, north side of Columbus Street; Ash on Park Street. Mr. Milovich said the Tree Commission is working hard to provide the City with a variety of species for different reasons which include insects and disease.

Mr. Milovich moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Hurley.

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

Mr. Milovich moved it be approved as an emergency; seconded by President Grossman.

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

2. Ordinance C-82-94 (Appropriate \$22,000.00 from the County License Fund for Road Salt) was given its first reading. Second reading and public hearing will be held on November 21, 1994.
3. Ordinance C-86-94 (Appropriate \$20,650.93 from the Sewer fund for current expenses) was given its first reading. Second reading and public hearing will be held on November 21, 1994.
4. Ordinance C-87-94 (Appropriate \$1,210.00 from the Community Environment Fund for current expenses) was given its first reading. Second reading and public hearing will be held on November 21, 1994.
5. Mr. Milovich moved to add Ordinance C-88-94 to the agenda; seconded by Mr. Warner.

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

6. Ordinance C-88-94 (Appropriate \$125,000.00 From the General Fund for the current expense of land purchase and declare an emergency) was given its first reading.

Mr. Milovich explained that Ordinance C-70-94 authorized the City Administrator & Director of Finance to execute a purchase contract for 110 acres to be known as "Fryer Park". Said purchase contract provided for payment of \$125,000.00 at closing and closing has been negotiated to take place on or before December 1, 1994.

Mr. Bob Behlen, Director of Finance, stated that at the time of the original contract the only thing in question was the time of closing. It was originally intended for January of 1995, however, after conversations with the Fryer's, the closing date has successfully been moved up to December, 1994. This does not change the City's fiscal position and we are pleased to get started on this project with the Fryer's.

Mr. Milovich moved that the Rules of Council be suspended and the waiting period waived; seconded by Mr. Warner.

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

Mr. Milovich moved it be approved as an emergency; seconded by Mr. Warner.

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

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

There being no new business, President Grossman recognized members of Administration and Council for closing comments.

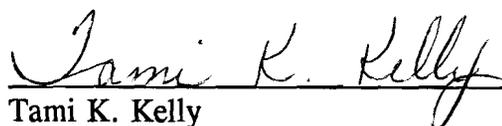
1. The Mayor gave his Monthly Report and requested it be accepted. He stated that single-family starts are up from September, bringing the total to-date to 234 starts. Mr. Milovich asked how that relates to last year? Mayor Stage said that on single-family we are a little behind. On total permits, we are a little ahead. Mr. Warner moved to accept the Mayor's Report; seconded by Mr. Milovich.

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

In closing, Mayor Stage announced that two weeks ago was Red Ribbon Week and he was present at the kick-off. One of things that intrigued him was a new approach to abuse problems called Businesses Against Substance Abuse. It is a system whereby small businesses can be awarded grants or scholarships to enroll in a program where their employees can be randomly tested for drugs; the company can receive education regarding symptoms and being able to recognize them. He said they would be discussing this in their Administrative Meeting to see if we can participate in this for the benefit for all businesses in Grove City and possible in conjunction with the Chamber of Commerce. He said this can really help the small companies who can't afford drug screening.

2. Mr. Boso announced that the regular meeting of Planning Commission, held on November 15, 1994, will meet at 7:00 p.m. in the basement rather than 4:00 p.m. in Council Chambers. As part of the meeting, there will be a presentation from Mr. Frank Elmer regarding the possible development of what is known as the Eberhard Farm.
3. Mr. Warner publicly thanked the Grove City High School Marching Band. This was almost the year that was not. He was very fortunate to be a part of the band during his high school years there and he attended the Appreciation Concert yesterday. He expressed his pride in the accomplishments of the band as well as the glory and recognition it brings to Grove City.
4. President Grossman expressed her gratitude to the Administration on getting Columbus Street completed and appreciated the paving on Grove City Road where there was a large bump. It is nice to see so many of the projects that we have started this year come to completion.
5. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:35 p.m.



Tami K. Kelly
Clerk of Council



Cheryl L. Grossman
President