

CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES

November 16, 1998

Regular Meeting

The regular meeting of Council was called to order by Tami Kelly, CME/AAE, Clerk of Council, 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*

*Chris Fulton*

1. Ms. Kelly opened the floor for nominations for a Temporary Chairman.

Mr. Fulton nominated Mr. Bennett.

There being no further nominations, the floor was closed.

Mr. Fulton moved to appoint Mr. Bennett as Temporary Chairman; seconded by Mr. Radi.

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

2. Mr. Radi moved to excuse Mr. Eversman and President Milovich; seconded by Mr. Fulton.

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

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. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

4. Mr. Bennett recognized Nancy Schlagheck, Public Information Coordinator, who, with the assistance of the Mayor, Jackson Township Trustee Dave Burris, and South-Western City School Board Member Greg McCarty, unveiled the logo for the Big Splash at Evans Park pool. The Mayor introduced Michael Perrizo, the Pool Coordinator, who also helped unveil the logo. The Mayor gave golf shirts to Mr. Burris and Mr. McCarty, and ball hats to Council, all embroidered with the new logo. Both Mr. Burris and Mr. McCarty commented on the cooperative effort, and its benefits to the community, between the Township, School District and the City on this project. Mayor Grossman also introduced the members of the Park Board (Alice Sweeley, George Zorich, Tom Sennhenn) and thanked them for their volunteerism. In addition, Mayor Grossman announced and introduced Richard "Ike" Stage as the new Director of Development. Mr. Stage was the former Mayor of Grove City and an Executive Vice President of Huntington National Bank. She expressed excitement and welcomed him to the staff.

Mr. Bennett read the agenda items and they were approved by unanimous consent.

**Mr. Bennett, Chairman of the Lands Committee, took the floor for discussion and voting of legislative agenda items under said committee.**

1. Ordinance C-74-98 (Approve the Rezoning of 2.42 acres, located on the northwest corner of McDowell & Stringtown from R-2 to C-2) was given its second reading and public hearing.

Mr. Frank Petruziello, Skilkin Properties, represented the owner. He explained that the intended use is for a CVS store. He showed a color rendering of the building, noting that it is a full brick building, and stated that the Development Plan would be submitted at a later date. The parcel in question is an island zoned R-2 within a larger commercial district.

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

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

2. Ordinance C-88-98 (Approve the Rezoning for 3.905 acres located north of S.R. 665 and west of Hoover Road from PUD-C to C-2) was given its first reading. Second reading and public hearing will be held on December 21, 1998.
3. Resolution CR102-98 (Approve the Final Development Plan for Beavo's Gas Station, located west of Broadway and at Ventura Blvd.) was given its reading and public hearing.

Mr. Bruce Faris, architect for owner, was present. Mr. Bennett read the stipulations set by Planning Commission and Mr. Faris commented that there are a couple of them that they disagree with. He explained that the Grove City Code allows for deviations and he read a portion which referenced Planning Commission's objectives and that deviations from the minimum requirements may be approved by Planning Commission and Council. He said they still meet the objectives, even though they disagree with a couple of the stipulations. He also referenced Section 1135.14, which talks about planned development and fostering innovation, site planning, and encourage sound development. It also talks about Planning Commission & Council evaluating in a manner consistent with the general intent of the zoning code and providing the necessary latitude for creativity & efficient use of the property. Keeping all this in mind, Mr. Faris stated that they would like to eliminate the relocation of the southwest island to the area between the canopy and Beavo's Restaurant (Stip. #3). The owner feels this will impede the flow of traffic and has a safety concern. In addition, there was another island added, to meet the landscape code, immediately to the northeast of the building. However, this part of the building is where they are controlling the visual access to the site. In a way, this island impairs the total visibility to the site and the owner has a concern over the proximity of it to the diesel pump. Mr. Faris offered to put in some landscaping and a fence along the back side (Stip. #2) to help soften the area and help eliminate site lines to the warehouses to the back, if these two islands were permitted to be removed. With regard to Stipulation #4 - canopy support columns to be brick, he stated that the architectural intent is to visually lighten

the canopy with thin steel pole columns. With the investment of brick on the building, they want to call attention to it rather than the canopy. There is a financial burden and no other gas station, outside the Historical Preservation Area, has brick columns - let alone in this area. In summary, he stated that the owner has a number of properties in area and has a vested interest in protecting the value in the area. They have maintained the character of the district, but, managed to raise the level of aesthetics by designing an all brick building. The development, as submitted, does raise the level of standards in the area, without creating a financial burden to one project.

Mr. Bennett commented that he is willing to entertain the adjustment of landscaping, but, has no interest in removing the brick columns. Mr. Faris commented that brick columns adds \$8,000.00 to the project and creates a financial burden. Mr. Fulton asked what Planning Commission's comments were on this subject. Mr. Faris said they didn't see the points. Mr. Bennett commented that with all the requested changes, he feels this should be postponed so that the absent council members could have the opportunity to review this. Mr. Faris commented that his client would like to have a decision this evening. Mr. Clark, Director of Law, commented that he feels Council should postpone this resolution and have the applicant send the requested changes to them in writing.

There being no additional questions or comments, Mr. Bennett moved it be postponed to December 07, 1998; seconded by Mr. Radi.

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

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

1. Ordinance C-85-98 (Amend Section 1131.03(23)A of the Codified Ordinances titled "Garage" definition) was given its second reading and public hearing.

Mr. Radi explained that this redefines the residential garage floor area to be a minimum of 20 x 20 and measured by the exterior dimensions.

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

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

2. Ordinance C-86-98 (Amend Section 1135.10(e) of the Codified Ordinances regarding Residential District Requirements) was given its second reading and public hearing.

Mr. Radi explained that this provides for no two structures on contiguous lots to have the same exterior appearance in design, color, style or overall appearance, in order to protect the residential character of a neighborhood.

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

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

**In the absence of Mr. Eversman, the Temporary Chair recognized Mr. Fulton who Chaired the Finance Committee, for discussion and voting of legislative agenda items under said committee.**

1. Ordinance C-87-98 (Appropriate \$20,176.00 from the General Recreation Fund for the Current Expense of Senior Travel) was given its second reading and public hearing.

Mr. Behlen, Dir. of Finance, explained that this is money received by those who signed up for a Senior Trip through the Parks & Recreation program. Since it is unknown how many will take the trips offered, appropriation are held until the money is collected.

There being additional questions or comments, Mr. Fulton moved it be approved; seconded by Mr. Radi.

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

2. Ordinance C-89-98 (Authorize the Mayor to Purchase Property and Appropriate \$42,000 from the General Fund for the Current Expense of said purchase) was given its first reading. Second reading and public hearing will be held on December 07, 1998.
3. Ordinance C-90-98 (Appropriate \$45,000.00 from the Police Pension Fund for the Current Expense of Debt Retirement) was given its first reading. Second reading and public hearing will be held on December 07, 1998.
4. Ordinance C-91-98 (Appropriate \$120,000.00 from the General Fund for the Current Expense of Preparation of Construction Plans for Dennis Lane Storm Relief Sewer Improvements and to Declare and Emergency) was given its first reading. Second reading and public hearing will be held on December 07, 1998.

Mr. Fulton explained that this ordinance was submitted as an emergency measure, however, an emergency requires a 4/5 vote of Council and since there aren't enough in attendance to meet that requirement, an emergency measure cannot be passed this evening.

5. Resolution CR103-98 (Authorize the Mayor to enter into an Agreement with the American Federation of State, County and Municipal Employees Local 1116 - Ohio Council 8, AFL-CIO) was given its reading and public hearing.

Mr. Edward Timmons, newly elected President of the AFL-CIO Local, and Mr. Gary Cotton, newly elected Vice President, were present to voice support for this contract. Mr. Timmons explained that they have met with the City over the past six months in negotiations. The union employees overwhelmingly approved this contract and he respectfully requests Council's support. Mr. Cotton thanked the Administration. He feels the contract benefits the City and the employees it covers, and requested Council's support.

Mr. Chuck Boso, City Administrator, commented that the Contract expired in April, 1997. This particular Agreement provides for a 4% increase each year; it increases the clothing allowance by \$25.00; it provides for the City to buy back sick leave that is not used by an employee; it also provides for a retirement buyout, under State requirements.

Mr. Fulton asked Mr. Clark if this Agreement was reviewed by legal council. Mr. Clark said an outside law firm was chosen to assist him in this matter and it has been reviewed.

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

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

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

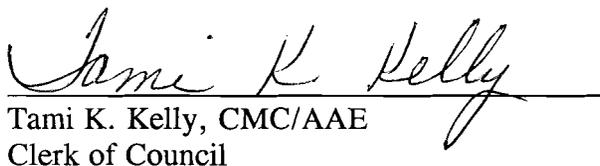
1. Ms. Alice Sweeley, Cleveland Ave., stated it was budget time and they were here to lobby for two issues facing Council in the budget planning. First, she lobbied for the Grants Addition to Beulah subdivision. She commented that they had a very successful meeting with their Ward Council Member, Jim Blackburn, Nelson Kohman and two of his associates. They collected data and now it is being studied. From that, recommendations will be made. She commented that they do not expect the problems to be resolved overnight, nor so naive to believe it will be a band-aid fix. It will be an extensive and expensive solution. However, we simply can't afford to loose a desirable, near downtown historic area. She asked that they give full consideration, in the budget, in funding the drainage solutions when they are proposed. She also asked that the residents, of the subdivision, be kept informed. Secondly, she lobbied for the Orders School. It was built in approximately 1850 and is located in the northwest corner of Fryer Park. As it stands, the building is in immediate need of stabilizing and extensive restoration. Some immediate foundation and drainage problems have been addressed, but, that has only scratched the surface. A copy of the proposed costs were given to Council Members. Parks means many things to people, including historic sites. Preservation and restoration of the Orders School surely falls under the Parks aegis and should be given consideration in the Park Development budget. The building is in such a state that it can't stand much more without money being spent on its restoration. The Orders School could be the beginning of an historic complex that Grove City can share with its residents. They envision it to be an active place of learning for school children and others. As the City expands, there needs to be a way to disseminate information about our historic past. Orders School is a good place to start. They propose this to be a joint effort between the City and the Southwest Franklin County Historic Society with shared funds and talents.

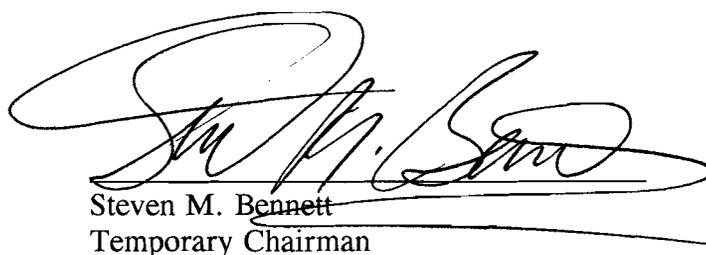
Mr. Fulton asked where the cost estimates came from. Mrs. Sweeley said they have been working with an historic, restorative architect.

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

1. Mayor Grossman acknowledged the presence of Boy Scout Troop 392 and their Scout Master Dave Shields. She commented that she has been working on both the projects that Mrs. Sweeley lobbied for. The City's consulting engineer is about four weeks away from having some preliminary recommendations on the water problems for Grants Addition to Beulah. She announced the Ground Breaking Ceremony for the pool, which will be Monday, November 23, 1998 at 1:00 at Evans Park. She provided an update on the various construction projects and extended an invitation to everyone to attend the Holiday Celebration on December 4, from 6:00 - 8:00 p.m. in the Town Center.
2. Chief McKean commented that the school districts split-sessions has greatly impacted our community and great expense has been taken to evaluate how this issue has impacted the health, safety and welfare of the City. One of the last, remaining issues is how to notify the residents of the different hours for each school zone. New signs are being put in place at each school to show the correct hours for that school zone. These vary greatly from school to school and he asked that residents exercise caution through these areas, check the signs and watch out for children.
3. Council Members congratulated and welcomed "Ike" Stage and Michael Perrizo. They also recognized the Boy Scout Troup, who are working on the community merit badge.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:02 p.m.

  
Tami K. Kelly, CMC/AAE  
Clerk of Council

  
Steven M. Bennett  
Temporary Chairman