

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

November 20, 2000

Regular Meeting

The regular meeting of Council was called to order by President Bennett 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:

Chris Fulton Vaughn Radi Steve Bennett Budd Eversman Maria Klemack

1. President Bennett recognized Mayor Grossman who administered the Oath of Office to Mr. David Hughes for the Tree Commission. She also presented a Proclamation to Miss Nichole Hardesty for winning the Franklin County Youth-to-Youth Essay for a Drug-Free Role Model contest. Miss Hardesty wrote her essay on her father.
2. Mr. Eversman moved to dispense with the reading of the minutes for the previous meeting and approve as written; seconded by Mr. Fulton.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

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

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

1. Ordinance C-54-00 (Amend Ordinance C-2-86 to Remove Land in the Community Reinvestment Area No. 2) was given its second reading and public hearing.

Mr. Stage, City Administrator, updated Council and stated that they met with the attorney for Shoney's last week. They are in a dispute with the land owner and had just come out of a court appearance. The judge is suppose to have a decision in the next two weeks, which may free up this property. He requested an additional postponement.

There being no additional questions or comments, Mr. Radi moved it be postponed to 12/18/00; seconded by Mr. Eversman.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

2. Ordinance C-91-00 (Accept the Amendments to the Plat for Concord Lakes, Section 4) was given its second reading and public hearing.

Mr. Matt Callihan, representing Rockford Homes, explained that this makes amendments to the lots along Holt Road, per the City's recommendations.

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

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

3. Ordinance C-97-00 (Accept the Annexation of 0.459 acres located at 3582 Hoover Road) was given its first reading. Second reading and public hearing will be held on December 04, 2000.
4. Ordinance C-98-00 (Accept the Annexation of 77.524 acres located at the northeast corner of Hoover and Orders Roads) was given its first reading. Second reading and public hearing will be held on December 04, 2000.
5. Resolution CR-73-00 (Approve the Certificate of Appropriateness for the Replacement of Wood siding to Vinyl siding and the replacement of windows to 3386 Broadway, located in the Historical Preservation Area) was given its reading and public hearing and Mr. Radi moved it be withdrawn, as requested by the petitioner in a note dated 11/14/00; seconded by President Bennett.

President Bennett asked Mr. Schweitzer, Zoning Coordinator, about replacing the windows. Mr. Schweitzer said he didn't know about the windows. Originally, the petition was for the siding and windows were added to the request – as it was their intent to do those at a later date. Mr. Radi asked if they did want to replace the windows, they would have to come back through the process. Mr. Schweitzer said that was correct.

There being no further questions or comments, the vote was called:

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

6. Resolution CR-76-00 (Approve the Certificate of Appropriateness for a Three Seasons Room and Deck, located at 3327 Columbus St. in the Historical Preservation Area) was given its reading and public hearing.

Mr. Dale Jewell, representing petitioner, was present to answer any questions. Mr. Radi reviewed the stipulations set by Planning Commission. Mr. Jewell agreed to these and stated that the revised drawings submitted, reflect those changes. He said the latest plan shows a brick veneer water table with a wood siding above, painted white. The handrail has been redesigned and will also be painted white. Mayor Grossman commented that it was suggested by Planning Commission to duplicate what is at Plank's restaurant. Mr. Jewell concurred.

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

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

7. Resolution CR-77-00 (Approve the Sign Request for Grove City Cellular, located at 3312 Columbus Street in the Historical Preservation Area) was given its reading and public hearing.

Ms. Alissa Hardy, representing G.C. Cellular, was present to answer any questions. Mr. Radi read the one stipulation, regarding landscaping. Mr. Lathrop nodded that he had received the landscape plan for this project.

President Bennett asked Ms. Kelly, Clerk of Council, if the Code allowed for phone numbers. Ms. Kelly stated that the Code provides for a list of items that are allowed on HPA signage and a phone number is not listed. However, signs with phone numbers have been approved in other locations.

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

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes

Mr. Fulton, Chairman of the Service Committee, took the floor for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-58-00 (Authorize the City Administrator to enter into a Contract with the City of Columbus for Sewer Services) was given its second reading and public hearing.

Mr. Stage stated that, as late as last Thursday he received some modifications to these agreements. He is continuing to review these contracts with the City of Columbus about the boundaries. He requested that it and the Water Contract be postponed until 12/18/00.

There being no additional questions or comments, Mr. Fulton moved that it and Ordinance C-59-00 (Authorize the City Administrator to enter into a Contract with the City of Columbus for Water Services) be postponed until 12/18/00; seconded by Ms. Klemack.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes

Mr. Eversman, Chairman of the Finance Committee, took the floor for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-94-00 (Appropriate \$5,000.00 from the Senior Nutrition Fund for Current Expenses) was given its second reading and public hearing.

Mr. Eversman explained that this is money we have collected that needs to be appropriated for distribution.

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

Mr. Bennett	Yes
Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

2. Ordinance C-95-99 (Appropriate \$39,322.76 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 money we have collected for Tap Fees and are obligated to pay to the City of Columbus.

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

Mr. Eversman	Yes
Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

3. Ordinance C-96-00 (Appropriate \$784.57 from the DARE Fund for Current Program Expenses) was given its second reading and public hearing.

Mr. Eversman explained that monies have been received for the specific use of the DARE Program and must be appropriated.

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

Ms. Klemack	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Eversman	Yes

4. Ordinance C-99-00 (Appropriate \$63,000.00 from the General Fund for the Current Expense of Pursuit Vehicle Replacement) was given its first reading. Second reading and public hearing will be held on December 4, 2000.

5. Ordinance C-100-00 (Appropriate \$20,905.00 from the Community Development Fund for the Current Expense of Urban Forestry) was given its first reading. Second reading and public hearing will be held on December 04, 2000.

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

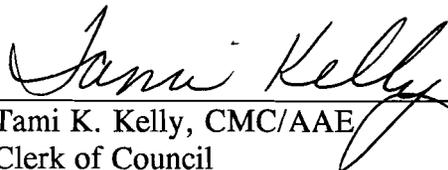
1. Mr. Dan Peyton, Director of Development for Ruby Tuesday's Restaurants, explained that he was looking for Council's relief on the City's Ordinance regarding the Screening of Mechanical Equipment. He explained that they have submitted their full set of drawings and has screened their rooftop mechanical units, but it does not follow the Code. It does not extend the parapet all the way up. It sets in-board of the parapet and covers those units on the back portion of the building. He provided a copy of a picture of their standard building. He stated that there are multiple elevation differences in the building itself. He commented that when he went back to their engineers and asked them to change the parapet, they were not happy. (Thus, his reason for being present tonight.) He said this is their corporate image and they want to maintain, as much as possible. He stated that rooftop equipment is not visible from the front or sides. He provided a photo of the screen itself, which is a wood-type material, painted green like their trims. President Bennett asked if they have chosen not to place these on the ground, because the kitchen utilities need to go out the roof anyway. Mr. Peyton said yes, the split system is just not feasible. In addition, due to the way the building is laid out, they are limited because of their parking spaces. Mr. Eversman asked about the screening that they have at the rear and if it is as high as the front of the building. Mr. Peyton said the highest point of the building is usually around 22' and the screening is about 21'. Mr. Eversman commented that, considering the elevations, this is not an unreasonable request. He also commented that it was his understanding that additional parking would be available on the old BP lot, if things could be worked out. Mr. Stage said that was correct and Ruby Tuesday's is aware of that. Mr. Peyton concurred and commented that they would like to have closure on the BP site, but they already have a signed lease agreement. The rent commences 120 days after the lease is signed and his clock is ticking. He needs to get started before closure on the BP site. Mr. Radi commented that he would like the screening material be the same as the building perimeter. Mr. Peyton said that is not a problem and can do that. Mr. Fulton stated that the exterior of the building looks different in the picture. Mr. Peyton explained that there are two different exteriors that they use. In the photo, they have used a dryvit system that looks like stucco. The rendering shows their typical Board-on Back siding. It is a fiberboard that looks like wood. It is very durable and that's why they like to use it. He stated that he agreed, at the Planning Commission meeting, to provide brick from the awnings down, around the windows and the column shrouds. He said as an alternate to keep the parapet as is, he could go back and, in lieu of the board-on-back, he could do the brick with a stucco combination. Mr. Fulton asked where he had other buildings in the area. He said there was one on Brice and I-270, which is all brick. However, the corporate standard is to stay away from an all brick building because their #1 competition is Appleby's (which does an all brick building) and they don't want to have any correlation with them. President Bennett asked for the City Administrations view on the stucco rather than the wood-look material. Mayor Grossman stated that Planning Commission believed that the materials being proposed are far more durable than the dryvit and they supported that in Planning Commission. Their only concern was the parapet and Council's wishes there. She believes that there was compromise as far as the brick, with introducing that material and yet respect

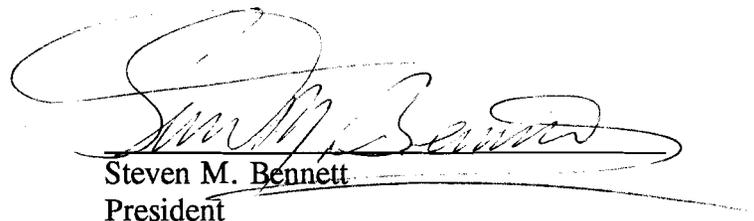
the individuality they are trying to create for Ruby Tuesday's. President Bennett asked if she wants to maintain the rendering with some brick thrown in. Mayor Grossman said yes. Mr. Eversman confirmed that the screening would be of the same material being used on the side of the building with the brick below the windows and on the columns. Mr. Peyton said that was correct. Mr. Fulton asked if the mechanical units would be seen from any vantage point. Mr. Peyton said no, not with the screen around it. Their corporate image is to provide a nice dining experience and they believe that goes with the overall look of the building itself. President Bennett asked Mrs. Kelly and/or Mr. Clark how to proceed with providing Mr. Peyton with a decision on his question on the parapet. It was determined that Council could voice their opinions individually, but, no formal action could be taken since there is no legislation set before them. Mr. Fulton said he would take Mr. Peyton's number and call him. Mr. Eversman, Ms. Klemack and President Bennett voiced support for the proposed change.

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

1. Mayor Grossman announced that the Holiday Parade would be on December 1, 2000 and festivities start at 6:00 p.m. She also announced that she was part of a Congestion meeting with Mayor Coleman, City of Columbus.
2. Council expressed congratulations to Ms. Hardesty and a thank you to Mr. Hughes. They also wished everyone a Happy Thanksgiving. President Bennett announced that Council would meet in special session on November 27, 2000 at 6:00 p.m. for a pre-budget meeting.
3. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:42 p.m.


Tami K. Kelly, CMC/AAE
Clerk of Council


Steven M. Bennett
President

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

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Special Meeting

The special meeting of Council was called to order by President Bennett, at 5:30 p.m. in the Council Conference Room, City Hall, 4035 Broadway.

Roll was called and the following members were present:

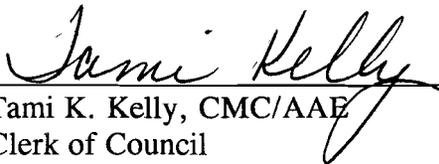
Vaughn Radi Chris Fulton Steve Bennett Budd Eversman Maria Klemack

The Chair recognized Mr. Eversman, Chairman of Finance.

1. Mr. Eversman opened the floor for review and discussion of the proposed Council Budget for the 2001 Appropriation Ordinance. Each account was reviewed and an adjustment in Council salary was determined to be necessary based on the voted increase from 1999. Additionally, Ms. Kelly provided information on the Microfilm and Preservation projects of Council's permanent records.

There being no further business to be brought before Council, at this time, this meeting was adjourned by unanimous consent.

Council adjourned at 6:35 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Steven M. Bennett
President