

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 07, 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 Michael Milovich Chris Fulton

1. Mr. Fulton moved to excuse Mr. Eversman; seconded by Mr. Bennett.

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

2. President Milovich recognized Mayor Grossman who administered the Oath of Office to Richard "Ike" Stage as Director of Development.

3. Mr. Radi moved to dispense with the reading of the minutes for the previous meeting and approve as written; seconded by Mr. Bennett.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Fulton	Yes
Mr. Radi	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-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 second reading and Mr. Bennett moved that this ordinance be postponed to 12/21/98 at the Applicant's request; seconded by Mr. Fulton.

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

2. Ordinance C-92-98 (Approve an R-1 and R-2 Zoning Classification for a 143 acre Parcel located on the northeast corner of State Route 665 and State Route 104 upon its Annexation to the City) was given its first reading. Second reading and public hearing will be held on January 18, 1999.

3. Ordinance C-93-98 (Approve a Special Use Permit for Tim Hortons Restaurant Drive Up Window located south of Stringtown Road and east of McDowell Road) was given its first reading. Second reading and public hearing will be held on December 21, 1998.
4. 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 acknowledged the letter Mr. Faris sent outlining the differences in the plan and the discrepancies his client has with the stipulations set forth by Planning Commission. Mr. Bennett asked Mr. Faris if he was aware of a conversation between his client and the City's Development Director, Ike Stage. Mr. Faris stated that other than the small conversation he had with Mr. Stage, right before the meeting, he was not. Mr. Stage commented that after the last Council Meeting, he spoke with the applicant and they discussed implementing a streetscape, that would create a south entrance to Grove City, for all three properties the applicant owns (Gala Events, the proposed Gas Station and Beavo's Restaurant). It was his understanding that the applicant was going to resubmit a plan with this new feature. Mr. Bennett suggested postponing this Resolution until this issue could be resolved. Mr. Faris agreed and asked about the brick columns for the canopy. Mr. Stage commented that during his conversation with the owner, he said the Administration would be open to all ideas they review the total program and brick columns would be considered. Mr. Bennett commented that he would like the brick columns to be considered, however, will be interested in seeing the "entry way" for this south end and anything that can be done to enhance the area would be appreciated.

There being no additional questions or comments, Mr. Bennett moved to postpone this Resolution until December 21, 1998; seconded by President Milovich.

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

5. Resolution CR104-98 (Approve the Final Development Plan for Tim Hortons Restaurant located south of Stringtown Road and east of McDowell Road) was given its reading and public hearing.

Mr. Craig Snyder, representing Tim Hortons, was present. Mr. Bennett read the stipulations recommended by Planning Commission and Mr. Snyder agreed to all of them. Mr. Bennett commented that the stipulations for the rooftop screening and lights were a little vague. Mr. Snyder confirmed that screening would be on all four (4) sides of the rooftop mechanical units. In addition, they agreed to install decorative lights, as stipulated, and understand that they will be approved by the Chief Building Inspector.

Mr. Bennett moved to amend Section 1 to include the following stipulations: 1. All roof-mounted units shall be screened on all four (4) sides of the building; and 2. The decorative lighting, as agreed to by the applicant, shall be approved by the City's Chief Building Inspector; seconded by President Milovich.

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

Mr. Bob Lathrop, Urban Forester, commented that the Landscape Plan has been significantly revised, however, he has concerns about existing vegetation and the impact this project will have on retaining that as a scenic buffer from the creek area. In his discussions with Mr. Snyder, it was recommended that the creek area be cleaned up and sufficient vegetation be put in place to provide beautification for Stringtown and McDowell Roads. Mr. Lathrop's concern is that the "Vegetation line" shown on the plan is, indeed, a "No Construction" line and all trees beyond it will be preserved. The vegetation in the main part of the area is primarily "scrub" type species and will be removed. President Milovich asked if it meets the requirements of the Greenways Plan. Mr. Lathrop stated that he did not review it based on that plan. There appears to be a few places that are less than 30 feet, however, it is difficult to say due to the grading plans. Mr. Snyder stated that they will work with the Urban Forester on this.

***AT 8:16 p.m. MR. EVERS MAN ENTERED THE MEETING AND WAS ACKNOWLEDGED.**

President Milovich moved to add the following stipulation under Section 1: 3. The existing tree lines, as shown on the landscape plan, shall be a "Preservation Line" with no construction beyond said line, and any modifications or disturbance in said area shall be approved by the Urban Forester or Chief Building Inspector; seconded by Mr. Eversman.

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

The only other concern Mr. Lathrop had was the opportunity to make some vast improvements in this area and totally clean the corner up. Mr. Snyder stated that they only owned to the center of the creek, but, they are willing to dress this back up after construction.

President Milovich moved to add the following stipulation under Section 1: 4. The Developer will work with, in a cooperative format, the City and adjacent property owners to enhance the entire southeast corner of McDowell and Stringtown Road; seconded by Mr. Fulton.

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

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

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

6. Resolution CR105-98 (Approve the Final Development Plan for Broadway Business Park located at 3136 - 3148 Broadway) was given its reading and public hearing.

Mr. Jim Thomas, developer, was present to answer any questions. It was noted that revised plans reflecting the stipulations set by Planning Commission had been received. Mr. Thomas explained that he met with the adjacent property owner regarding the storm drainage, due to the concern of erosion, and said that he will be piping the drainage, from his and the adjacent property owner, to Baumgardner Ditch, as approved by the City's Consulting Engineer. Mr. Bennett commented that the plans show two dumpsters and asked if another one is planned for the future. Mr. Thomas said the two dumpsters shown are all he has planned. Based on the square footage of the buildings, they provide eight cubic feet of disposal, which is enough to handle the Center once per week. If it becomes necessary, disposal will be scheduled for twice per week. Mr. Radi asked how many suites the development would have and if he had any prospective tenants. Mr. Thomas stated that two buildings have seven (7) units each, consisting of 1,250 square feet. The third building has eight units, consisting of 1,250 square feet each. He has no prospective tenants at this time, however, when he was developing the Grove City Health Care Park, he received many calls asking for smaller space. He doesn't feel he will have any problem filling this professional park.

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

7. Resolution CR106-98 (Set forth, as required by Section 709.031 of the Ohio Revised Code, the Municipal Services that can be furnished to a 29.938 acre tract located on Haughn Road, just north of Orders Road, in Jackson Township upon its Annexation to Grove City) was given its reading and public hearing and Mr. Bennett moved it be approved; seconded by Mr. Eversman.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	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-94-98 (Amend Section 1135.14(a)(1) & (4) of the Codified Ordinances titled "Submission Procedures") was given its first reading. Second reading and public hearing will be held on December 21, 1998.
2. Ordinance C-95-98 (Amend Certain Chapters of Part 13 of the Codified Ordinances relating to Screening Mechanical Units) was given its first reading. Second reading and public hearing will be held on December 21, 1998.
3. Ordinance C-96-98 (Amend Section 1323.15(e)(3) of the Codified Ordinances titled Monument and Pole (Free Standing) On-Premise Signs) was given its first reading. Second reading and public hearing will be held on December 21, 1998.
4. Ordinance C-97-98 (Amend Section 1323.19 of the Codified Ordinances titled Nonconforming Signs) was given its first reading. Second reading and public hearing will be held on December 21, 1998.

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

1. 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 second reading and public hearing and Mr. Eversman 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-90-98 (Appropriate \$45,000.00 from the Police Pension Fund for the Current Expense of Debt Retirement) was given its second reading and public hearing and there being no 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

3. 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) was given its second reading and public hearing and Mr. Eversman moved it be approved; seconded by Mr. Fulton.

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

Mr. Bennett asked what the anticipated start date is for this project. Mr. Behlen explained that there will be supporting appropriations in the '99 Budget for construction costs. This ordinance will cause plans to be prepared. There is, also, an Issue II Grant being applied for and we hope to hear something in February regarding it. Mr. Boso, City Administrator, said it will take about four months for the plans to be complete and then they must coordinate the movement of utilities with the various utility companies. Mr. Eversman commented that speaking with Mr. Kohman, he felt that completion of this project would take until the end of next year. Mr. Boso concurred.

4. Ordinance C-98-98 (Appropriate \$96,000 from the Sewer Fund for the Current Expense of Emergency Repair of the Cleveland Avenue Sanitary Sewer) was given its first reading. Second reading and public hearing will be held on December 21, 1998.
5. Ordinance C-99-98 (Appropriate \$12,974.19 from the Convention Bureau Fund for Current Expenses) was given its first reading. Second reading and public hearing will be held on December 21, 1998.
6. Resolution CR107-98 (Award Basic Banking Services) was given its reading and public hearing.

Mr. Behlen, Dir. of Finance, explained that every three (3) years, the City enters into depository agreements. Each banking institution within the City is eligible to apply for the ability to handle various (six) accounts. This resolution authorizes the Finance Director to award those accounts to the various banks and any additional accounts that maybe required.

There being no additional questions or comments, Mr. Eversman 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 asked that any new business to be brought before the attention of Council be done so at this time.

1. Mrs. Marilyn Gibboney, expressed support for the preservation of the Orders Schoolhouse. She explained that the Historical Society wants to preserve the school and turn it into a working classroom and make it a centerpiece for local history, open to the public. She said

the old landmarks are fading and the Society wants to "Preserve the Past for the Future". She said she receives many calls from teachers, and others, concerning the City's history. Their long-range plan is to establish an historical park at the school site, with the schoolhouse being the focal point and placing a donated log cabin and the railroad station there. By preserving this school, there could be a place for hands on experience of the City's history. She read the Historical Society's Mission Statement - "Vision". She asked for the City's help in accomplishing this goal.

2. Mr. Harold Adams, Vice President of the Historical Society and Director of Genealogy, also voiced support for the preservation of the Orders School. He said they would like to see the school restored to its original form. This is the first phase. The second phase would be to erect the donated Log Cabin and Phase 3 would be to move the Train Station. Their dream is to have an agreement with the South Western City Schools so students could spend a day at the school and experience a school day from the 1800's. They also want it open on weekends for adult tours. To accomplish this, they need effort from everyone. The Historical Society is willing to take the responsibility and he feels this is something that can really make the history come alive.
3. Mr. Dale Weygandt, Hoover Rd., also commented on the Orders Schoolhouse. He explained that his grandfather went to a one-room schoolhouse in Grove City and came back to visit. He said if this was in place, it would serve many. He supported the preservation of the Orders school.

President Milovich stated that these comments are stemming from the 1999 Proposed Budget, where there is money allocated for this preservation. Mayor Grossman confirmed this and stated that \$102,000.00 has been set aside to bring the building up to a standard of preservation only.

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

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

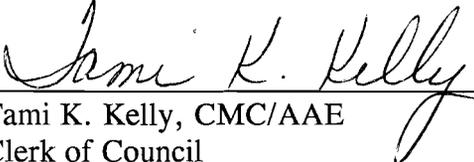
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

In closing, Mayor Grossman gave a construction update on the roads and streetlights throughout the city. She noted that the Chamber Singers were the entertainment for the State House tree lighting this year, and were wonderful ambassadors for the City. She also commented on the City's parade and tree lighting. It was the largest crowd ever and went very well.

2. Mr. Behlen noted that the State Auditor's are here performing their assessment.

3. Council commented on how nice the Christmas Celebration was. Mr. Eversman expressed opposition to Ord. C-92-98. He stated that he, personally, opposes R-1 zoning in the City, at this time. He also commented on the Historical Society's "Vision" for Orders School. He said it was a nice vision and realizes they plan to raise funds. One of the problems is the deterioration of the school and, as the Mayor indicated, it will take \$102,000.00 just to keep it looking like it does now. He said it is tough to knowing when to spend the taxpayer's money. He said everything they do is based on cost vs. benefit. If you were to ask taxpayers if it was worth spending \$1,000.00 to repair the school, there is no question the majority of people would say yes. On the other hand, if you ask the same of \$1,000,000.00, the answer may not be yes. If the majority of citizens feel that \$102,000.00 is an acceptable amount to pay for the school, he would certainly support it. He feels that this is a large amount of money and he will be looking at the Society's request.
4. Mr. Radi thanked the Historical Society for their presentation. He feels it is an exciting project and applauded them for their efforts and vision. He feels this will be beneficial to the City as well as the Central Ohio community. He also recognized the Boy Scouts for attending.
5. President Milovich announced that Council will be meeting in special session on Monday, December 14, 1998 and, if necessary, again on Tuesday, December 15, 1998, at 6:00 p.m. for review of the 1999 Annual Appropriation Ordinance.
6. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:22 p.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Michael Milovich, Jr.
President