

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

December 20, 1999

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 Budd Eversman Chris Fulton

1. President Milovich presented a Resolution to Daniel Boyle, Eric Esposito, Justin Rooney, Scott Sawyer, and Terry Whitt for their accomplishment in achieving the Rank of Eagle in the Boy Scouts. These five young men started the Scouts together in the first grade and have remained together throughout their career. They are among the 2% of all Scouts to earn this Rank.
2. President Milovich administered the Oath of Office to Ms. Maria Klemack as Council Member - Ward 4, which will begin 1/2/2000.
3. President Milovich recognized Mayor Grossman, who administered the Oaths of Office to the following: Larry Titus, Planning Commission; Lee Schreiner, Board of Zoning Appeals; Chris Emmerich, Park Board.
4. Mr. Bennett moved to dispense with the reading of the minutes for the previous meetings of 11/15/99 and 11/29/99 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 moved to add Resolution CR-128-99 to the Agenda, under Lands & Zoning; seconded by Mr. Bennett.

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

All other items 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-90-99 (Rezone Lots 25, 26 and 27 located on the South side of Grant Avenue, West of Curtis, from R-2 to PUD-R) was given its second reading and public hearing.

Mr. Ralph Ruoff, petitioner, was present and showed a color rendering of the proposed four-family building. He feels it will enhance the area and doesn't feel it will create any problems for the neighborhood. Mr. Bennett asked about the size of the lots. Mr. Ruoff explained that there is a total of 4,068 square feet of building space on a lot 164' wide by 150' deep. The back of the lot is heavily forested, with "West Run" going through it. Mr. Bennett read a letter from a contiguous property owner that was received in objection to the rezoning. It cited parking, play areas for children and lower property values as reasons for the objection. Mr. Ruoff stated that he had met with this particular property owner in the initial stages of this project and showed her the plans. At that time, she expressed favor to him for the project and has no idea what has changed her mind. President Milovich asked Mr. Clark, Dir. of Law, to explain the temporary nature of the PUD zoning. Mr. Clark explained that a Preliminary and a Development Plan be approved within six months of the zoning approval or it will revert back to its original zoning of R-2. Mr. Ruoff stated that he is aware of this and understands it. The Preliminary Plan has already been seen by Planning Commission and will be forwarded to Council soon. Mr. Eversman asked what the surrounding properties were zoned. It was determined that there is R-2 (single-family) and D-1 (doubles/twin-singles) zoning around this property and that some of the homes zoned R-2 have been grandfathered as two and three family units. Mr. Radi asked what uses this property could be used for under the PUD-R zoning classification. Mr. Clark stated that the Code provides for R-1, D-1, A-1, professional residence w/office, religious institution, school, community center, Membership Clubhouse, public outdoor recreation, accessory uses, parking, other uses approved by Planning Commission. Mr. Eversman asked if Council would be obligated to approve one of these uses. Mr. Clark said they would be reviewing and approving or denying a Development Plan, if the use was listed. Mr. Stage, Dir. of Dev., commented that the Administration suggested the PUD-R zoning rather than a straight D-1 zoning. He said Mr. Ruoff has been cooperative and they have no problem with the PUD-R zoning.

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

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

2. Ordinance C-99-99 (Approve a PUD-R Zoning Classification for a 4.7 acre parcel, located at 1777 Thrailkill Rd., upon its Annexation to the City) was given its first reading. Second reading and public hearing will be held on February 07, 2000.

Mr. Mike Kenney, developer, was present and President Milovich asked if this parcel would be added to the piece to the south. Mr. Kenney said yes, they will be joined into one parcel.

3. Resolution CR120-99 (Approve the Preliminary Development Plan for Gateway Lakes, Phase II, located at 1777 Thrailkill Rd) was given its reading and public hearing.

Mr. Michael Kenney, petitioner, was present to answer any questions. Mr. Bennett read the stipulations submitted by Planning Commission and Mr. Kenney agreed to all of them.

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

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

4. Resolution CR121-99 (Approve the Sign Request for Grove City Psychological Services located at 3796 Broadway in the Historical Preservation Area) was given its reading and public hearing.

There being no representation, Ms. Kelly, Clerk of Council, explained that the petitioner had patients scheduled until 8:15 p.m. and was hopeful that she would be here before her request was brought up.

With that, Mr. Bennett moved to table this resolution; seconded by Mr. Eversman.

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

5. Resolution CR122-99 (Approve the Amendments to the Final Development Plan for Park Street Intermediate School located at 3191 Park Street, in the Historical Preservation Area) was given its reading and public hearing.

Mr. Michael Bobby, SWCS, was present to answer any questions, along with Mr. Jeff Brooks, architect. Mr. Bennett read the stipulations set by Planning Commission, to which Mr. Bobby agreed. Mr. Eversman noted that the BZA did not approve the variance for landscape islands for this project and they are not shown on the drawings. He wanted to make sure they understood that they will need to comply with the landscape code on this issue, even though he feels the variance should have been granted.

Mr. Rick Wells, contiguous property owner, questioned the placement of the fence. It was explained that a six foot, vinyl, fence will follow the existing fence-line, as it currently exists with landscaping on the school side. He stated that the elevation has been heightened and asked if the fence could be higher. It was explained that the Code only allows for a maximum height of six feet.

There being no additional questions or comments, 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

6. Resolution CR123-99 (Approve the Final Development Plan for a New Middle School located at 2271 Holton Road) was given its reading and public hearing.

Mr. Michael Bobby, SWCS, was present. Mr. Bennett reviewed the stipulations set by Planning Commission, which Mr. Bobby agreed to.

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

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

7. Mr. Bennett moved to remove from the Table, Res. CR-121-99; seconded by President Milovich.

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

Ms. Josilyn Good, petitioner, was present to answer any questions. Mr. Bennett reviewed the stipulations by Planning Commission, which Ms. Good agreed to. She noted that lighting for the sign would be from the base.

Due to a typographical error, Mr. Bennett moved to remove stipulations 4 & 5; seconded by Mr. Radi.

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

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

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

8. Resolution CR124-99 (Approve the Final Development Plan for Grove City Sports Center located at 1645 Gateway Circle) was given its reading and public hearing.

Mr. Paul McKnight, petitioner, was present. He stated that from the last meeting, he is aware that there was some confusion about this, overall, project. He explained that it originally started with seven acres, just south of the Robert Shaw property. When the Robert Shaw ground became available he purchased it and worked with the Administration to come up with some ideas and restrictions to put on the property for future buildings. He commented that after the last meeting, he felt the rules were being changed in the middle of the game. However, he now understands that this isn't the case. There

has been a lack of communication to keep Council informed of the conversations with the Administration. He said he has always intended to have office space with some industrial/warehousing space. The Robert Shaw building has been the division, with flex space to the north and office space to the south. He explained the marketing strategy and showed them a drawing of potential buildings for the front of the Park. He provided an overall view of the area and what surrounds this development. He said they had to create their own buffer on the west side, as many of those buildings have metal and truck docks facing them. A high rent cannot be secured with what surrounds them. Even the Drustar building, to their south, is attractive from the front, but, from their view, it is mostly a metal building and truck docks can be seen. He said he has placed a minimum height requirement of 19 feet on buildings to be placed on the lots on the west and rear. These buildings may not get the architectural features, as with the rest of the park, because of the neighboring buildings. These are the transitions buildings that will allow those with more architectural features (offset entry, gabled pitches, different roof types, etc.) to be placed in front. He also shared the proposed upgrade to the Robert Shaw building, so that it will compliment the Park.

Mr. Bennett stated that the Director of Development just forwarded "text" for this project that he recommended be attached to this Development Plan. Mr. McKnight said that would be ideal. He showed a color rendering of the proposed building and stated that it is being built as an office building, but, the tenant is different. He said it is fashioned after the building next door, with dryvit on the front and metal on the sides and rear. He said if an office user would go in, dryvit could be added and windows cut in. He doesn't have a problem adding these features if the use changes. Mr. Bennett commented that this goes back to the Drustar Building, in that it would be better to have it now. Mr. McKnight showed a picture of the building next door, which has dryvit and metal in the same color. He said you can't really tell there is a difference and is a good use of the two materials. He, also, commented that it is still their intent to place a three story building on Lot 1 (just north of Drustar), which will cover the metal buildings of Drustar. Mr. Eversman commented that the McKnight building, next door, is more appealing because the dryvit and windows that wrap around the corner of the building. He shared two concerns: 1. the marginal aesthetic value of the building, and 2. the use of it. He recalls the potential tenant stating that their initial lease would be a minimum of five years with two, five year options. Mr. Bennett asked if the windows were being extended around the edge. Mr. McKnight said no, but, is willing to amend the plan and extend the dryvit an additional one-fourth of the way down the side. Mr. Eversman stated that he doesn't like trying to redesign a building in Council and suggested postponing this until this could be addressed. He said his personal view is that this building is not quite what he would like to see for this PUD development. Mr. McKnight said if there could be an amendment, it would certainly help the tenant, who has some time constraints of their own.

Ms. Pam Puckett, potential tenant, addressed Council. Mr. Bennett asked if she was aware that this type of business is not covered under the current zoning on the property. Ms. Puckett said yes, and would appreciate Council making a special allowance (as the Code allows) for this type of business, provided that the building is aesthetically suitable to the area. She would hope that her particular business would not be a deterrent to other offices coming into the area and feels it would be an asset to the community. She said she has had difficulty finding a building that meets their needs, such as high ceilings and free span space (min. 42 x 42). She said she has looked at every building in the City and nothing fits. If it has the high ceilings, it has poles every 30 feet. She, also, feels that location is important with easy access off the freeway, as she has students coming from all over Central Ohio. Mr. Bennett asked what her business did. She said it is a cheerleading gym. They teach cheerleading & tumbling to small children, up to college level. Mr. Eversman stated that it is not the type of business that is in question. It is whether this is a proper location for the business. He asked Mr. Clark what zoning is needed for this use. Mr. Clark stated that a straight zoning class would be C-2 - Retail Commercial. Ms. Puckett stated that she understood that under the PUD-I zoning class., there

was some latitude and requested approval of Council to allow this business at this location. Mr. Fulton asked that Ms. Puckett take Council through a typical day. She indicated that they being around 10:00 a.m. when the schedule classes, order equipment, take care of the office work. Classes begin around 4:00 p.m.

Mr. Eversman moved to postpone this Resolution until 1/3/2000; seconded by Mr. Fulton.

Mr. Eversman stated that this would allow Council to work on the exterior of the building and further review the use. Mr. McKnight asked that this be rectified this evening, as there are time constraints for the proposed tenant and feels that the exterior can be resolved this evening. Mayor Grossman commented that she received many calls in support of this business in the City. They look at it as a quality-of-life issue.

Vote was called.

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

Mr. Eversman moved to amend Section 1 to include a stipulation that: 1. Dryvitt and windows extend from the corner, 1/3rd of the length of the building, on the north side; seconded by President Milovich.

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

Mr. Eversman moved to permit the use of a Cheerleading Gym (cheer & gymnastic instruction) w/ related retail sales in this building; seconded by Mr. Radi.

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

Mr. Bennett moved to attach, as part of the Development Plan, the Text as addressed in a letter dated 4/19/99; seconded by President Milovich.

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

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

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

9. Resolution CR125-99 (Approve the Final Development Plan for Buckeye Christian Church located at 1528 West London-Groveport Road) was given its reading and public hearing.

Mr. Stan Kirtlan, Pastor of the Church, was present to answer any questions. Mr. Radi asked Ms. Kelly if there had been any comments received from surrounding property owners. Ms. Kelly said no.

There being no additional questions or comments, 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

10. Resolution CR126-99 (Authorize the City Administrator to Accept the Donation of Park Land) was given its reading and public hearing.

Mr. Richard Talbott, property owner, explained that he wishes to donate 193 acres, located along the Scioto River, next to the Scioto Meadows Subdivision, to the City for park ground. A Title Report and a Phase I Environmental Report provided to the City Administrator before the City accepts the ground and records the Deed, on or before 12/31/99.

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

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

Mayor Grossman and President Milovich presented Mr. Talbott with a plaque in appreciation for his generous donation and thanked him.

11. Resolution CR128-99 (Amend Res. CR-81-99, a resolution approving the Final Development Plan for Gateway Lakes Apartments) was given its reading and public hearing and Mr. Bennett moved it be approved; seconded by Mr. Radi.

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

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

1. Ordinance C-97-99 (Appropriate \$4,871.31 from the Convention Bureau Fund for Current Expenses) was given its second reading and public hearing and Mr. Eversman moved it be approved; seconded by President Milovich.

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

2. Ordinance C-98-99 (Amend Ordinance C-27-99 for the Current Expense of the Division of Police) was given its second reading and public hearing and 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

3. Ordinance C-100-99 (Make Appropriations for Current Expenses and Other Expenditures for which the City of Grove City must provide during the Twelve Months ending 12/31/2000) was given its reading and public hearing and Mr. Eversman moved it be approved; seconded by Mr. Bennett.

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

4. Resolution CR127-99 (Authorize the Director of Finance to enter into Contracts with the Office of the Auditor of the State of Ohio for Professional Auditing and Accounting Services) was given its reading and public hearing.

Mr. Eversman explained that this is for an audit of the 1999 Budget year.

There being no additional questions or comments, 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

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

1. Ms. Kathy Grewell, shared concerns over the boundaries for the new high school. She believes this will create a community division. The areas being eliminated from attending

Grove City High School, live in Grove City proper, pay Grove City taxes and should be allowed to attend GCHS. She said the Board of Education will tell you that there are no Grove City schools, but, when they decided to put a high school in Grove City and call it Grove City High School, G.C. schools were born. She referenced the community involvement that is given to this High School (i.e. supporting the Band, Football team, Alumni Softball Tournament, etc.) and the support/pride they provide. She said they don't what their children going to a school in Columbus and bussed twice, to three times, as far as they are currently. She referenced a Resolution that Council and the Mayor passed in August, 1998 supporting the Bond Issue for SCWS. In it, it urged the Board of Education to provide the ability for Grove City students attend schools in their community of Grove City. These new boundaries do not carry out those wishes. The second issue she brought up was property value. She stated that realtors advertise homes in "Grove City Schools" each week, in the newspaper, which tells us that there are Grove City schools - not just South-Western City Schools. She believes that this must make it more desirable and easier to sell a home. She also believes that eliminating their homes from the GCHS attendance area will decrease her property value. She indicated that her home, in Farmbrook, is 2.3 miles from GCHS. It is 4.9 miles to the new high school and again, wonders why bus twice as far. She said there are some neighborhoods in Grove City that make sense in sending them to the new high school, due to their closeness, but, the neighborhoods of Farmbrook, Parkridge, Ziner Farm and Highland do not. Finally, she noted that the Bond Issue passed by a narrow margin. Dividing the community will make it that much harder to get an Operating Levy through later.

2. Mr. Ed Vanderpool, also voiced concern over the new high school boundaries. He commented that he recently retired from the State of Ohio and began building a home on Demorest Rd. under the pretence that his children could go to Grove City schools. When he found out that this would not be the case, the realtor refunded his money and he moved to Salem Ave. He reiterated the same concerns of bussing and property values as Mrs. Grewell. He believes that this decision is wrong and that those few who made the decision are not adversely affected by it, nor did they give any forethought to how it would affect the community.
3. Ms. Theresa Mills, stated that for a community to be whole and healthy, it must be based on its love and concern for each other. People don't care how much you know, until you show how much you care. She said that Council showed how much they cared with the passing of Resolution CR-67a-98. She said SWCS is not only redrawing school boundaries, but City boundaries. This community is being emotionally divided. She said that when they moved to Grove City, they started their children's destiny. It was not by chance, but by choice, that they came to be in an area where their children would attend Grove City High School and give them a sense of community. Now, she asks what will happen to that sense of community. She provided Council with a copy of a petition for the School Board with signatures received in one day, supporting their view. She stated that they will stand up to the School Board, but, asked for Council's help. She asked that they let the School Board know that they still stand behind their statement in Res. CR-67a-98, to allow Grove City students attend schools in Grove City and if the boundaries remain, dividing the City, she asked that they begin the process to form our own school district. She said Grove City is the only community surrounding Columbus that doesn't have its own school district and we are closer, now than we have ever been, to really having a Grove City High School. While the School District

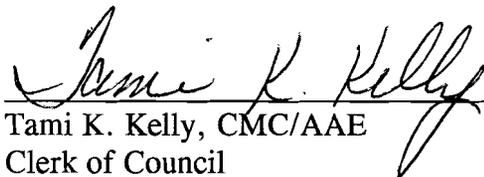
maintains that there are no Grove City schools, to this they say: A Rose by any other name is still a Rose. She read a Resolution that the residents have prepared: A Resolution to Support the Education of Grove City, Ohio and Maintain an Undivided Community.

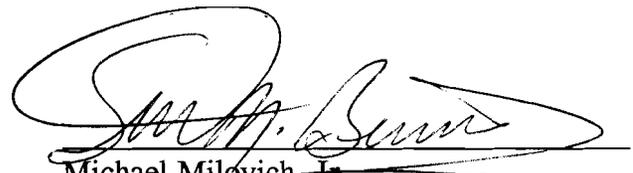
President Milovich stated that he realizes that those in attendance regarding the school boundaries understand that Council is not the governing body to determine this issue, but, he appreciated the time they have taken to share their thoughts and express their interest in continuing the education process in Grove City. He said Council will work to provide a copy of the Minutes to the School Board so they will have the opportunity to read those comments.

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

1. Mayor Grossman thanked Council for their preparation of the Budget. She expressed condolences on the passing of Charlie Ogg, former Council Member, and Jim Sharp, business owner. She wished the Band a safe trip to the Rose Bowl, and, finally expressed best wishes to President Milovich and thanked him for his fine leadership.
2. Council expressed congratulations to the Eagle Scouts, the new volunteers for the Boards and Commissions, to Ms. Maria Klemack for taking office as a Council Member, to the Grove City High School Music Program who put on a great performance at the Great Southern Theater last week, to Mr. Talbott for the donation of park ground, and to those speaking on the school boundaries. Mr. Eversman stated that they have his support. Mr. Radi commented that they have his whole-hearted support. Mr. Bennett said he is sympathetic with the situation and doesn't agree with the current decision.
3. On behalf of the members of Council and the Clerk of Council, Mr. Bennett read a Resolution commending Michael Milovich, Jr. for his Community Service as Council Member - Ward 4 and Council President from 1994 to 2000. In addition, a crystal gavel was given to President Milovich as a token of the City's appreciation for his dedication and service. All members of Council and the Administration expressed their thanks and wished Mike the best for he and his family in the future.
4. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 10:25 p.m.


Tami K. Kelly, CMC/AAE
Clerk of Council


Michael Milovich, Jr.
President