

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

April 03, 1995

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 recognized Mr. Ray Kline for a review of the Water Tower Designs.

Mr. Kline stated that he felt we received a very nice response from the students and the teachers did a nice job getting the kids motivated. He said we have several potentially workable designs and some things you need to consider are: distance viewing - detail drops out at a distance and traveling at 55 mph; good, strong color; readability of words "Grove City". Once a design is chosen, Mr. Kline said he would work with the student to modify it for production, if needed. He said that as most of them stand right now, some adjustments would need to be made for the production of the design. Mr. Milovich stated that art work, whether fine art or otherwise, needs to be modified for production. Mr. Kline agreed, noting that it is only as good as it can be produced. Mr. Milovich said he thought this was a great opportunity for a student to get some one-on-one training from an instructor from Columbus College of Art & Design. He then thanked the Grove City Record for the coverage in the last issue. He said it is good for students to get recognized for their efforts and it encourages student participation in events such as this.

2. Mr. Schreck moved to dispense with the reading of the minutes 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. Ordinance C-17-95 (Accept the annexation of 0.289 acres located on Hibbs Road) was given its first reading. Second reading and public hearing will be held on April 17, 1995.
2. Ordinance C-18-95 (Rezone Lots 1 & 2 of the Ziner Subdivision from R-1b to SD-1) was given its first reading.

Mr. Jeff Brown, Trustee for Highland Baptist Church, was present for any questions. There being none, Mr. Hurley announced that the second reading and public hearing will be held on May 15, 1995.

3. Ordinance C-19-95 (Accept Plat of Southpark Place Extension, east of Gantz Rd.) was given its first reading.

Mr. Rob Hassel, representing petitioner, was present to answer any questions. There being none,

Mr. Hurley announced that the second reading and public hearing will be held on April 17, 1995.

4. Ordinance C-20-95 (Accept Plat of Martha's Wood, east of Hoover & south of White Roads) was given its first reading. Second reading and public hearing will be held on April 17, 1995.
5. Resolution CR-27-95 (Services that can be provided to a 1.955 acre tract located at 2121 Sonora Drive, Lot 11, upon annexation) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Warner.

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

6. Resolution CR-28-95 (Approve Final Development Plan for Fueling Station & Site Improvements for the SWCS Transportation Complex located at 3427 Southwest Blvd.) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by President Grossman.

Mr. Hurley noted the stipulation that the gravel lot is to be paved within 12 months of parking lot permit issuance.

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

7. Resolution CR-29-95 (Approve Final Development Plan for Capital Park South located on Justus Road) was given its reading and public hearing.

Mr. Brian Marsh, Security Capital, offered to answer any questions and stated that this was the first of many successful project in Grove City.

Mr. Hurley reviewed the three stipulations. Mr. Marsh said the first two have been taken care of and as far of the Bike Path, they have met with the Mayor of Urbancrest and they have come to an agreement on the proposed plan to have the Path on the north side of Scots Drive and curve around to eventually connect up with Southwest Boulevard.

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

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

8. Resolution CR-30-95 (Approve Final Development Plan for Waffle House Restaurant located west of Broadway and south of Home Road) was given its reading and public hearing.

Mr. Roland "Lum" Edwards, engineer, was present to answer any questions. Mr. Hurley reviewed the stipulations and Mr. Edwards said the Waffle House was aware and agreed to conform.

Mr. Hurley then noted that the Board of Zoning Appeals granted a variance, last Monday, for a highway sign and the Clerk of Council has received a letter appealing this variance. Legislation will be on the April 17, 1995 Council agenda for this appeal.

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

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

9. Resolution CR-31-95 (Approve Final Development Plan for Martha's Wood located east of Hoover and South of White Roads) was given its reading and public hearing and Mr. Hurley moved it be approved; seconded by Mr. Warner.

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

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

1. Ordinance C-12-95 (Appropriate \$1,078.00 from the General Fund for the Current Expense related to property damage) was given its second reading and public hearing.

Mr. Milovich explained that City property was damaged and the insurance company has reimbursed the City for the replacement of said damaged property.

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

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

2. Ordinance C-13-95 (Appropriate \$38,000 from the Community Development Fund for the Current Expense of Special Projects) was given its second reading and public hearing.

Mr. Milovich explained that the City has been informed by the Grove City Visitors & Convention Bureau that they will receive a grant for said amount for advertising, fireworks, etc. Mr. Babbert also noted the Kite Fly, Christmas Celebration and the Ohio High School Girls Softball Fast Pitch Tournament. Mr. Hamons also commented that the ad placed in Ohio Pass Magazine is paid by this

grant and won an award for best in its class for the Nation. Mr. Milovich also noted the City Maps which also won an award.

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

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

3. Ordinance C-16-95 (Appropriate \$4,100 from the DARE Fund for Current Expenses) was given its second reading and public hearing.

Mr. Milovich explained that this is money that has been received from the community to support the efforts of the DARE Program and per a letter from Mr. Behlen, Director of Finance, additional funds have been received that bring the total to \$5,739.00. In light of these additional funds, Mr. Milovich moved to amend the amount from \$4,100.00 to \$5,739.00; seconded by Mr. Warner.

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

Chief McKean noted that some of these funds are used to purchase T-shirts which students receive upon completion of the program.

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

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

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

1. Mr. Greg Caplinger & Mr. Bob Boehm, Elginfield Residents, addressed Council regarding building requirements for home builders, expressly Miranda Homes. Mr. Caplinger said they have accepted the fact the Miranda is going to build in Elginfield and they have spoken with Mr. Lotz, Chief Building & Zoning Official, about the City Code. Mr. Lotz is trying to make sure that the Miranda Homes built will be comparable to what MI and Dominion have already built in the Subdivision. Basically, what is being asked for is a front that is either brick or stone; landscaping - two trees and some shrubbery around front of yard; and lot to be 100% sodded. Mr. Lotz was to have a meeting with Miranda last week and they cancelled. Miranda will not talk with the neighborhood either and they are very frustrated. There was also an agreement that no two homes would look alike and no two homes would be built side-by-side by the same contractor. Mr. Caplinger says this cannot

happen now as 17 lots remain and out of those, at least 4 or 5 are in succession. He said they bought in good faith with these verbal commitments and now the builders won't meet with them. He then asked if an emergency light would be put up in front of the new fire substation on Grove City Road?

Mr. Boso, City Administrator, said there are no plans at this time. That roadway is in the County. Mr. Caplinger asked if the County is going to do anything? Mr. Boso said that normally, it is part of the project, but, again it would be a County project or a Township project. Mr. Caplinger asked how they could find out? Mr. Boso told him to contact his Township Trustee, they meet tomorrow night.

Mr. Bob Boehm asked about a turn lane on Grove City Road. Mr. Hurley said that one of the things Mr. Lotz was going to address in the meeting that was cancelled, was a turn lane that is to be put in there. Mr. Hurley currently has a meeting scheduled with them on April 10 and Mr. Lotz will be attending with him. Those issues will be addressed and he will pass it along to them. Mr. Boehm asked if they were going to release the Second Phase of the development? Mr. Hurley said that the Plan for the Second Phase was pulled from the Planning Commission's Agenda at their last meeting because of the concerns Mr. Lotz brought forward. The next scheduled Planning Commission is April 18, after the meeting on the 10th, and depending on the outcome of that meeting - it comes down to satisfying Mr. Lotz. As far as the exterior of the homes, Mr. Boehm asked if there was any way to require them to build like what is already there? Mr. Hurley reiterated his statement from the last Council meeting that - we do not discriminate against builders. Our Code requirements are for lot size and square footage of homes and unless there are deed restrictions, which the City does not enforce, there is nothing that says a particular type of exterior is required. He said the City is concerned and not naive to the situation, that is why they are trying to get some of the neighborhood concerns addressed at the meeting with the builder. Mr. Boehm expressed concern over the subdivision dragging out if the concerns are not addressed. Mr. Hurley stated that legally, Mr. Lotz has the right to have his concerns addressed before he issues any more building permits, however, once he is satisfied and the Code is met, (we have no enforcement over exterior facades) it will continue. Mr. Hurley said he realizes that they were told this would be an exclusive MI/Dominion subdivision, but, every property has the right to sell and that is what has happened here. Mr. Boehm asked how they could go back and rewrite the Code. Mr. Hurley said that there is a review of this section currently being done and some of these issues will be addressed. However, the best way to combat exterior's and some other issues is to provide deed restrictions. Mr. Boehm asked if the meeting on the 10th was open to the public? Mr. Hurley explained that the land broker called him personally and requested that they meet. Mr. Hurley assured them that he would convey the results of the meeting to the neighborhood.

President Grossman recognized members of Administration and Council for closing comments.

1. Mayor Stage submitted his Monthly Report and requested it be approved.

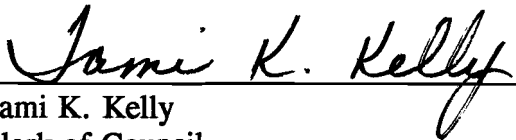
Mr. Warner moved to accept the Mayor's Report; seconded by Mr. Milovich.

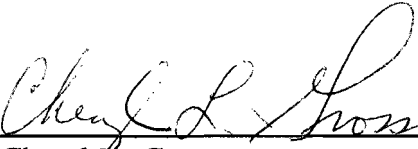
Mr. Milovich	Yes
Mr. Hurley	Yes
Ms. Grossman	Yes
Mr. Schreck	Yes
Mr. Warner	Yes

In closing Mayor Stage applauded the efforts of the Elginfield residents. He said he understand their wanting to protect their interests and he is hopeful that Miranda Builders will comply. He said to they are doing the right thing by staying in contact with the builder and land broker because they are more in control that what the City can be at this time. He encouraged them to continue.

2. Mr. Babbert, Director of Parks & Rec., announced the Egg Hunt for Saturday, April 8 @ 9:30 a.m. at Murfin Field. He said he attended a conference last week and the Ohio Parks Association gave special recognition to the Senior Center Addition. Also, the new brochure for the Central Ohio Horticulture Consortium is out and the Gantz Park Herb Garden made the cover.
3. Chief McKean, Chief of Police, congratulated the DARE Contest Slogan winners. There were 18 in all. He also thanked Archie Griffin and the OSU Girls Softball Team for being on the Trading Cards with each winner. He said these cards would be on sale at all DARE functions.
4. President Grossman congratulated the Mayor on his State of the City address to the Chamber members last Wednesday. She felt everyone in attendance found it interesting to see where we have been and the direction we are headed and it is exciting to be involved with that growth. She also congratulated Mr. Blackburn, Director of Service, and the Tree Commission on the tree planting in Meadowgrove. She expressed excitement over being involved in the ground breaking for the Veteran's Memorial and commended Mr. Milovich for all of his hard work on this. She then congratulated Ms. Patsy Westbrook on her recent retirement from the Police Department. She said Ms. Westbrook has been a wonderful part of that department and knows that she will be missed.
5. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:46 p.m.


 Tami K. Kelly
 Clerk of Council


 Cheryl L. Grossman
 President