

CITY OF GROVE CITY, OHIO
LANDS & ZONING COMMITTEE MINUTES

March 28, 1994

Committee Meeting

Chairman Hurley called the meeting to order at 6:30 p.m.

Other persons present were: Clerk Kelly, C. Boso - Admin. Asst., Mayor Stage, M. Milovich - Council Member, M. Boso - Bldg. Inspector, Bill Saxton, William Goldman - Developer, Mr. Allwine - Annexation Petitioner, three residents from Westgrove, Mr. McCarty - SWCS Board Member.

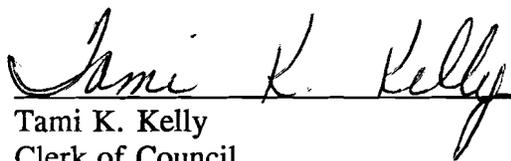
1. Chairman Hurley explained that the purpose of this meeting was to provide information regarding the annexation of property found in Ordinance C-16-94. This ordinance specifically speaks to the annexation and zoning. Development plans will come at a later date.

Chairman Hurley opened the floor for discussion of Ordinance C-16-94.

1. Mr. Bill Saxton, representing the developer, explained that upon annexation, this property would be zoned R-1b, which is an upgrade to the existing Westgrove Subdivision. The homes built in this area would be similar to what is being built in the Elginfield Subdivision and the front facade of each home would have approximately 35% covered in brick, stone or stucco. He indicated that two possible home builders for the area may be Deluxe and Rockford. Crops would be planted this year and the project wouldn't begin until late Fall of '94 or early Spring of '95. There will be no commercial or multi-family development at all.
2. Ms. Jan Cannon, resident of Westgrove, asked if the streets would line up with Westgrove. Mr. Saxton stated that it is the intent to extend Southwest Boulevard into the new development. Ms. Cannon then asked what they intended to do with the wetlands. Mr. Goldman explained that they are only in the annexation stages and once a full development plan is completed, those questions could be answered. However, he said he was not aware of any wetlands. Ms. Cannon asked about the high tension wires. Mr. Saxton stated that they cannot build living or storage within 100 feet of the wires, but, can build roads. Ms. Cannon asked if it would be left undeveloped. Mr. Goldman said yes. Ms. Cannon asked how it would be cared for. Mr. Saxton stated that the normal procedure is to deed that portion to the homeowner where his property abuts with the restriction that no out buildings can be placed there.
3. Mr. Goldman expressed his thanks for calling this meeting and having the ability to answer questions early in the process. He promises to build a quality development.
4. Ms. Pigott, Westgrove resident, asked how many homes would be built. Mr. Goldman said approximately 250. Ms. Cannon asked if any additional park land would be given. Mr. Goldman stated that there were no plans at this time. Chairman Hurley also expressed concern for park land and expressed a desire to see additional space given.

5. Chairman Hurley recognized Mr. McCarty and asked if the School Board had any comments. Mr. McCarty stated that the School District had no objections to this development.
6. Chairman Hurley thanked everyone for their attendance and interest in this project. He expressly thanked Mr. Goldman and Mr. Saxton for their attendance and presentation of the proposed development.

There being no additional questions or comments, Chairman Hurley adjourned the meeting at 6:55 p.m.


Tami K. Kelly
Clerk of Council


Todd R. Hurley
Chairman - Lands & Zoning