

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 26, 2001

Special Meeting

The special meeting of Council was called to order by President Bennett, at 8:45 a.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 Maria Klemack

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

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

The Chair recognized Mr. Fulton, Chairman of the Service Committee, for discussion of the legislative item under said committee.

1. Ordinance C-40-01 (Accept the Grove City Thoroughfare Map) was given a public hearing and Mr. Fulton stated that this meeting was for information and discussion only. He explained that the Rules of Council still apply for speakers, but if time allowed, they may open the floor for some general questions. He then recognized Ike Stage, City Admin., and Nelson Kohman, City's Consulting Engineer, for a presentation.

Mr. Stage began by providing some history of our Thoroughfare Map and what it is used for. He showed a 1987 Map and the 1994 Map that was revised to lay out the area east of I-71. He explained that the Map is not cast in stone. It is used as a guide and contains concepts; it shows connectivity of the road system to the areas of the community; and is used as a tool for future planning of the community.

Mr. Kohman commented that they review the map every five to seven years and look at what was built versus what had been planned to upgrade the Map. He said when you look at the Map, you are seeing a generalized location for a roadway, not its specific location or alignment. When a developer comes in, they try to take advantage of that opportunity to have the developer help pay for the cost of the planned roads. In some cases, the roads get shifted or possibly not even built. He gave some examples of roads that this has happened to in the past.

President Bennett noted that there is another road that runs parallel to the freeway along Holton/Meadow Lane. He asked what precipitated the placement of those roads. Mr. Stage said they had several meetings with Ray Lorello, District 6 Planning Coord. For ODOT, who stated that in order to upgrade S.R. 665 and have any hope of getting an interchange on Hoover, you need to run internal parallel streets to alleviate local traffic.

2. Mr. David Hellard, 2751 Orders Rd., voiced opposition to certain roads on the Map. Although Mr. Stage says it is just a plan, when speaking to the developer for Southcross Properties, Mr. Clevenger was quick to point out that the City had forced them to do certain

things with the road, because of the existing transportation plan. His first point was, that even though this is a work in progress, the developers will use it as a guideline. His second point was, while Mr. Stage has stated several times that ODOT has asked for placement of roads next to I-71, he would venture to say that they didn't say exactly where the road had to be. He said one of these roads would be 60 feet from his neighbor's house, not the property line. He believes this is very poor road placement that could be changed. He drew an example of how it could be shifted. He said when you buy next to open ground, you expect something to happen. However, he and Kathleen Faught could have never believed that a boulevard of this size would be placed so close to their homes. Mr. Stage has already said the road could be moved. He suggests that it be moved to the center of the property so that anyone purchasing ground would know about the Boulevard. He asked that the Thoroughfare Map be redrawn to show this road down the center of the property now. President Bennett asked Mr. Stage if that is doable. Mr. Stage said yes, they can make that change. Mr. Fulton asked if the map is shown to developers when they come in. Mr. Stage said it depends. His objective is to leverage infrastructure.

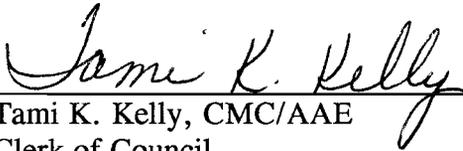
3. Mr. Jerry Kimmel, Orders Road, commented that he doesn't believe anyone here has a problem with having a Thoroughfare Map. The problem he sees is holding developers feet to the fire on where these roads are going to be located. He said for building these roads, developers want concessions. They want smaller lots, higher density, apartments, and condominiums. He doesn't feel this is fair to the residents of Grove City. He doesn't think we have to give that much. If they want to build their houses, they should have to put in a road. Catering to developers is getting old. The other issue concerned Mr. Stage's pride over spending \$1 million to bring sewer service to the Ruscilli property on S.R. 665. He said he sat at the last Council meeting and heard a promise to give a pot of money to a property owner, their attorney and a developer to annex ground on Big Run Road South. A lot of money goes to these developers and they don't have sewer on Orders Road. Their property floods and can't get the City to fix the drain lines that go under Orders Road. He feels a little more attention needs to be given to the homeowners of Grove City rather than developers. Mr. Stage rebutted some of the comments regarding paying developers.

Mr. Fulton asked Mr. Stage to explain how the Thoroughfare Plan plays into areas that aren't in Grove City. Mr. Stage commented that by identifying areas outside our Corporate Limits, it assists in obtaining funding from the Township, County and the State to achieve road improvements for everyone. President Bennett asked if Jackson Township approves of our proposed Thoroughfare Plan. Mr. Stage said yes, although some small changes have been made since they saw it. However, since property remains in the Township, it isn't as big of an issue as it is in other areas.

Mr. Kimmel stated that he doesn't know about other areas of the City, but he knows about Orders Road. Those that live on Orders, have concerns about the way the planning is being done for these subdivisions. The fact is, the developer for Southcross Properties said in order for him to put in a 1.3 million dollar road and run sewer service, he had to have 300 apartments. Further up on Orders, near Southern Grove, Homewood wants to build. Grove City wants a road. As a tradeoff, Homewood is demanding smaller lots, condominiums, and higher density housing. On Haughn and Orders Rd., Syntax wants smaller lots and higher density housing, with a tradeoff of a road. He believes we do not have to change the zoning and give them more flexibility to create living environments that are not conducive to the rest of the neighborhood.

4. Mr. Mike Widner, 2557 Orders Road, asked about the interchange at Orders and Hoover. He said for as long as he has lived there, he has heard a variety of stories. It never goes away on the map, but wants to know what the story is. Mr. Stage said that there is a slim change that it will occur. It is on ODOT's 20-year plan. However unlikely, they keep it on the map, just in case.
5. Council thanked everyone for their attendance. A few more questions were taken from the floor and answered.
6. After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 9:35 a.m.



Tami K. Kelly, CMC/AAE
Clerk of Council



Steven M. Bennett
President