

CITY OF GROVE CITY, OHIO

COUNCIL MINUTES

January 26, 2010

Special Meeting

The special meeting of Council was called to order by President Berry at 7:00 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:

Greg Grinch Maria Klemack-McGraw Ted Berry Steve Bennett Melissa Albright

1. President Berry explained that the reason for this evenings meeting was to review the Town Center Plan and the steps that the City has already taken relative to that Plan. He explained that cards were being passed through the audience for questions to be written on and the Clerk of Council would read them later in the meeting. He then introduced Mr. Frank Elmer, Lincoln Street Studio, as the guest speaker.

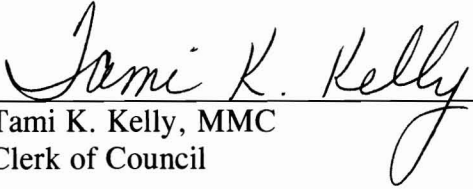
Mr. Elmer reviewed the Plan that his company prepared for the City. He reviewed the Strengths, Weaknesses, Opportunities, and Trends (SWOT). He said there is only 90,000 sq. ft. of filled retail space in the Town Center. This is very small. He noted that the Library receives 11,000 visitors per day. It is the single largest draw in the Town Center and it is too small. He reviewed the Asset Based Strategy. It suggests that we enhance the Existing Environmental. He reviewed their Plan vision which expands trees, parks. From the vision, they developed Goals: a Green Frame plan. If 160 new homes could be built in the area, it would provide \$20,000.00 per merchant currently in place. Another goal was to improve walk-ability and create featured Parks (like a life size Chess Board Park); spread around the Town Center. He then reviewed Implementation measures: making amendments to the Zoning code - allowing for mixed use, redistribute parking, redefine the Town Center and increasing the Community Reinvestment Area. He noted that the Green Frame Plan is flexible and doesn't have to be done all at once. He said this Plan is still current. He said we are undergoing a revamp of the economy. Key words for their redevelopment are: denser, local, small. He noted that the City has implemented some of these things. He said it is important to take care of the Town Center because if it dies, the City will eventually die. Developers won't want to come here; if it doesn't take care of this area. He said the Low Interest Loan Fund is a super idea. Land assembly by the City should continue. He suggested that we promote the development of a non-profit organization to be housed downtown. He suggested a Director for the Town Center Merchants and for them to become part of some Street Program. He said someone needs to go out and bring developers down here to see the area. No one has been doing that regularly. He thinks it's appropriate to ask the residents and merchants to come up with their own ideas and priorities for this area.

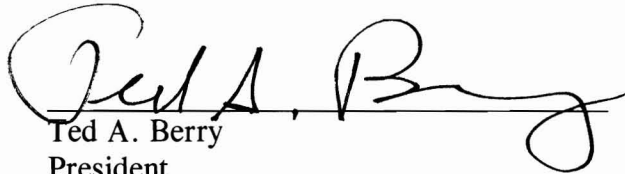
Mr. Honsey, City Administrator, explained the step that the City has already taken as a result of the recommendations in this Plan. He said there are many things being done. This community gets it; better than most communities in Central Ohio. We need to think better of ourselves, because the glass is half full. We are already asking how to implement a plan.

Questions from the audience were collected and Ms. Kelly, Clerk of Council read each one and Mr. Elmer answered them.

President Berry thanked Mr. Elmer for coming. He said it is good for Council to hear the public questions together. He announced that the City Administrator has a handout for everyone to further explain what has happened so far. Mayor Stage said the City has a plan for housing on city property and he will get a copy to Mr. Elmer tomorrow.

Council adjourned at 8:36 p.m.


Tami K. Kelly, MMC
Clerk of Council


Ted A. Berry
President