

Three Rivers Civic Association & Block Watch

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October 9, 2018

City of Groveport
City Council
655 Blacklick Street
Groveport, OH 43125

Re: Property at 4241 Williams Road

Dear City of Groveport Council:

Upon reading the request by Richard L. Blackmore, and the reply from Councilman Dildine, the Three Rivers Civic Association and Block Watch respectfully request that all of the items mentioned be added into the legislation. We also ask, the timeline for the construction of the driveway be added to any changes before the Council meeting October 22, 2018.

As President of Three Rivers Civic Association and Block Watch, representing 503 homes and 40 apartments, I am in total agreement with Mr. Blackmore. Ricart needs to remove the front entrance from 4241 Williams Road as soon as the driveway to Market Place is finished.

I understand Ricart is trying to grow their business. However, this attempted growth would be at the expense the residents of Three Rivers ingress and egress to their homes. Moreover, this would cause delays to second shift jobs, school bus drop-off, children's extra-curricular activities, and doctor's visits.

Thank you for taking these matters into consideration.

Sincerely,



Bonnie A. Draudt
President-TRCA&BW

From: Richard L. Blackmore

I am writing to you concerning the proposed use variance request for the property located at 4241 Williams Road. This request is up for consideration during the October 9th meeting. My family has lived directly across from the property in the Three Rivers subdivision for over 30 years. My back yard faces the property, separated by a six foot fence that I installed years ago. I brought up a number of concerns with legal council representing the Ricart group at the last meeting. Following are my concerns: 1. Lighting for the lot - Ricart's home lot, located on the southwest corner of Hamilton and Williams Road, currently extends all the way to the property lines of numerous Three Rivers homeowners on the west side of their property. Many of those homeowners now have to put up with illuminated back yards in the evening from the perimeter lights that Ricart installed. No more warmly lit peaceful evenings for those residents. I wonder what was promised at that time to the residents. My question is, will the planned occupation of the Williams Road property also ruin my peaceful evenings in my backyard, along with my other neighbors. The legal council for Ricart stated that this shouldn't be a problem with the type of lights planned. Does the plan contain written lighting guarantees that will ensure that my evenings will not be on display under the bright lights of Ricart? 2. Lot intercoms - Legal council for Ricart stated that no loud speaker intercom system is planned for the lot. Again, is this stated in writing as a guarantee that no system would be or ever be installed on the lot? If this is the case, great, if not, picture my family and friends getting together on a Saturday afternoon and putting up with loudspeaker chants of "Fred Ricart, come to the office" or "Wilma Smith, call on line seven". 3. And finally... Traffic congestion - Legal council for Ricart stated that a planned new road access would be built off of Marketing Place, which is a side road off of Williams Road running north and south. This in itself would be a great strategy to occupy the space, carry out their business operations, and satisfy concerns of additional traffic problems that already exist on Williams Road. But no, Ricart also wants to maintain the entrance/exit onto Williams Road. Legal council had already stated that the added traffic for the new facility would be minimal. If so, I asked him why do they need two separate entrances to the facility. He stated, so that they could have a flow through traffic pattern at the facility. For what? ... he already stated that additional traffic would be minimal. Council members need to be aware that traffic on Williams Road is already a huge problem. At certain times, traffic can be backed up from the Williams/Hamilton Road light all the way down past both entrances into the Three Rivers subdivision, between 1/2 to 1 mile. If you are at the back of the traffic pack, you can count on sitting through at least five to seven traffic control lights located at Williams and Hamilton Road, coming from the west traveling east, to get out onto Hamilton Road. Does Ricart actually need this Williams Road entrance if their plans are to build a dedicated entrance off of Marketing Place?...or... Is this entrance more for the convenience of sales verses the public good. Ricart had already planned the installation of a 7' fence all along the western side of the existing building. Neighbors directly to the west had requested that the fence not be built and to use the building as the perimeter containment and tie in any additional fencing at the north and south end of the building. Ricart's legal council agreed with this. Ricart had already budgeted for this fencing that would now not be realized. The savings from this additional fencing could now be applied to seal off the property across the entrance onto Williams Road with additional greenspace mounding installed. Again, has this new road from Marketing Place been written into the submitted plan? What is the timeline for the construction of the new road verses the opening of the facility? Is this in writing? Thank you for your consideration, Richard L. Blackmore

Mr. Blackmore,

Councilman Dildine suggested that staff respond to your email sent to Council regarding the variance request for 4241 Williams Road. Lighting for the lot – The code section 1154.06 of the City of Groveport Codified Ordinances provides for lighting standard requirements. These standards are required, unless a variance is approved, for all site or development plans. The revised site plan specifies that the existing light plan will remain unchanged. Lot Intercoms – The requirement that there will be no outdoor PA system will be added to the written legislation as a condition. It is also noted on the revised site plan. Fencing - Based on a discussion between the applicant's attorney and neighbors and at the neighbors' request, the fencing will be as requested by the neighbors and shown below. This will also be an additional condition in the legislation. Traffic Congestion - The proposed second site driveway (Marketing Place) is included on the revised site plan. While the applicant has not specified on the plan a timeline for the construction of the driveway, staff is contacting the applicant's representative to determine the timeline. This discussion will take place at the October 22 Council meeting (see below) as a potential additional

condition. One item of note: Due to unforeseen circumstances, it is my understanding that once again there will only be four Council members in attendance at the October 9 Council meeting. Because it requires five Council members (a super majority) to amend any Planning and Zoning conditions of the variance, I assume Council will postpone their vote on this variance request until their October 22 Council meeting.

Marsha Hall City Administrator City of Groveport 655 Blacklick Street Groveport, OH 43125 Ph: (614) 830-2041
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Thank you for your reply. As stated in my previous email, I was also asking if Council would consider to include into the written legislation, the condition to eliminate the Williams Road entrance into the facility. As I stated, with the planned Marketing Place entrance, why is the additional entrance needed if Ricart's legal council stated that additional traffic would be minimal. His definition of minimal may be subjective. The Williams Road entrance could be fenced off with additional mounding included. Ricart could then install a sign directing all traffic to the Marketing Place entrance. The cost of the additional fencing across the existing entrance, mounding, and the installation of the sign would be absorbed from the savings from the elimination of the western fence that the neighbors and legal council agreed to. Many commercial facilities have only one entrance/exit to their property. Can council members consider this as an additional condition? I know, from talking to numerous neighbors, that they are frustrated with the multiple tractor trailers congesting Williams Road traffic attempting to enter Ricart's existing home lot. This new facility will also include truck sales that will need to be delivered onto the property. Neighbors are concerned about the additional congestion. Again, I want to thank council for their consideration, Richard L. Blackmore