



Date

June 27, 2025

Attention

Jesse Blackburn
Village Administrator

Address

Village of Bluffton
154 North Main Street
Bluffton, Ohio 45817

Subject

Traffic Memo: Vine Street Vacation
ALL-BLU-2502

Dear Mr. Blackburn:

The purpose of this memorandum is to provide the Village of Bluffton with a high-level traffic review for the proposed vacation of Vine Street between Jackson Street and Lawn Avenue, to accommodate the construction of a new practice athletic field.

Traffic data was collected by the Lima-Allen County Regional Planning Commission (LACRPC) from Thursday, May 15, 2025, through Tuesday, May 20, 2025, while schools were in session. Counts were recorded on Church Street, Jackson Street, Franklin Street, and Vine Street.

LACRPC concluded that vacating this section of Vine Street would not result in adverse impacts to the local transportation network.

Choice One Engineering has reviewed the LACRPC traffic count data along with available online traffic data. Based on this review, we concur with LACRPC's conclusion: the proposed vacation of Vine Street is not expected to have a significant impact on the adjacent roadways or overall circulation within the area. Traffic volumes on the surrounding streets are low enough to absorb any minor redistribution of trips.

If the proposed section of Vine Street is vacated for through traffic movements, it is recommended that additional traffic signage be installed at the intersection of Vine Street and Jackson Street to clarify circulation patterns for motorists.

If you have any questions, feel free to contact our office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael K. Goettemoeller".

Michael K. Goettemoeller, P.E. PTOE
Project Manager

The following included attachments detail the findings of Choice One:

- A. Traffic Counts
- B. Concept Plan

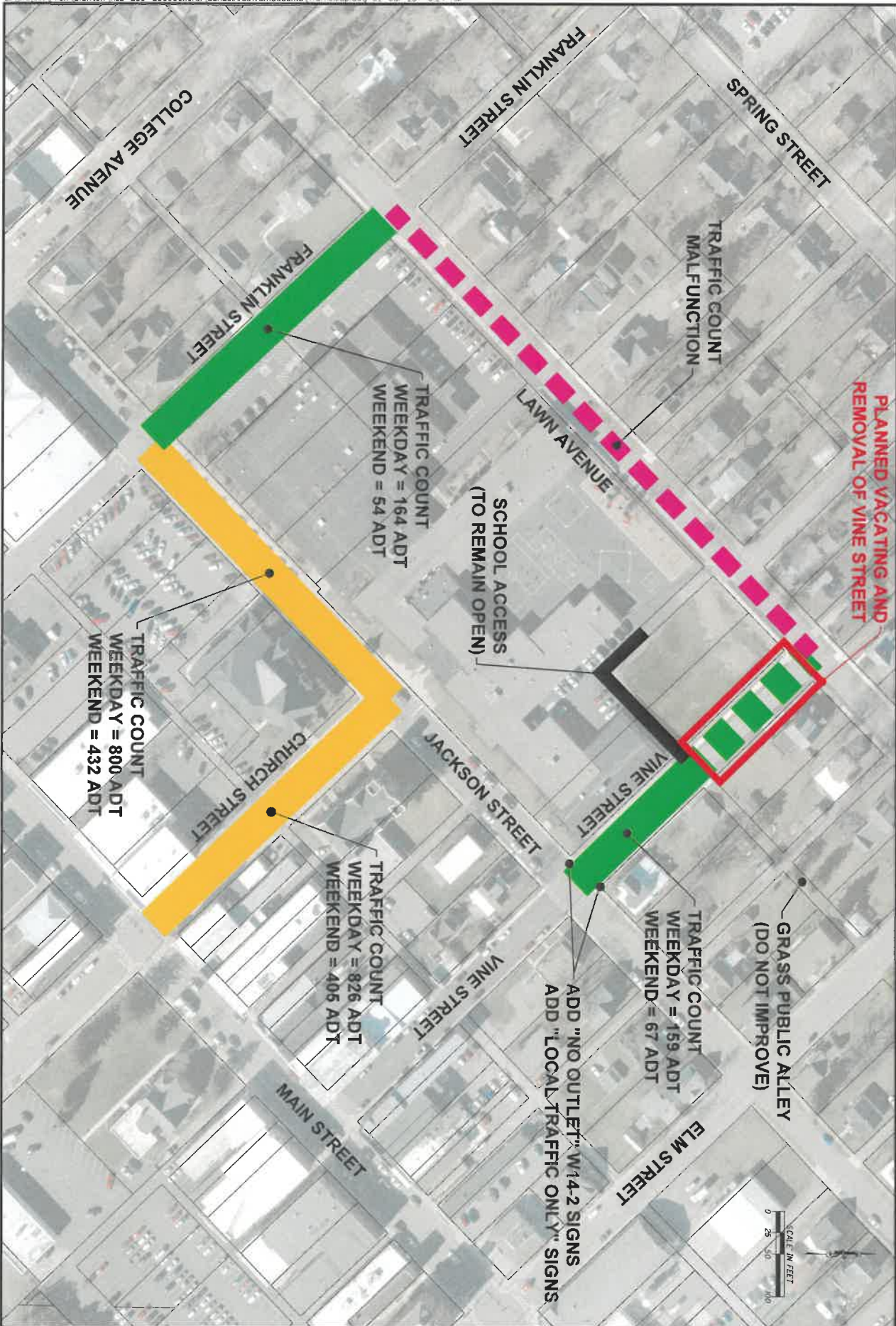
W Central Ohio/E Indiana
440 E. Hoewisher Rd.
Sidney, OH 45365
937.497.0200 Phone

S Ohio/N Kentucky
8956 Glendale Milford Rd., Suite 1
Loveland, OH 45140
513.239.8554 Phone



Street	Segment	Thursday PM	Friday	Saturday	Sunday	Monday	Tuesday AM
Church	Jackson - Main	371	799	422	388	870	439
Jackson	Franklin-Church	371	822	423	441	830	378
Vine	Lawn - Jackson	83	207	60	74	109	77
Franklin	Lawn - Jackson	61	192	41	67	172	67
Traffic Volumes in ADT							

Street	Segment	Weekday Avg	Weekend Avg
Church	Jackson - Main	826	405
Jackson	Franklin-Church	800	432
Vine	Lawn - Jackson	159	67
Franklin	Lawn - Jackson	164	54



Proposed Modifications to 201 N. Lawn, 207 N. Lawn, and 216 W. Elm

All owned by Andy Chappell-Dick

1. Move the lot line between 201 (72 feet wide) and 207 (65 feet wide) a total of 7 feet to the southwest. In effect, this only switches their widths. (The current fence would be on the new lot line.) **Shown in red below.**
2. Move the southeast lot line of 216 W. Elm approximately 15 feet to the northwest. The exact location is determined by establishing an 8 foot sidelot setback from the existing 216 garage. It effectively narrows 216 by about 15 feet and effectively deepens 201 and 207 by about 15 feet. **Shown in blue below.**
3. Create an access easement along the newly established back lotline of 201 that extends in a northeasterly direction from Elm St. to the property line of 207. The easement would extend into 201 as far as the existing Elm St. utility pole, such that the pole is not contained within the easement. This would be an area of 65 feet long and approximately 16 feet wide, and added to the deed of 201 thus providing passage to 216 and 207 in perpetuity with an obligation for collective upkeep and keeping it unobstructed. The easement provides all three properties access to required offstreet parking and allows entry to Elm Street without needing to back out. **Shown in green below.**



§ 153.020 PROPERTY NOT INCLUDED ANNEXATIONS.

In every case where property has not be specifically included within a district, the same is hereby declared to be in the R-I District. Territory annexed to or consolidated with the village subsequent to the effective date of this chapter shall, upon the effective date of such annexation or consolidation become a part of the R-I District (provided such territory is not subject to county or township zoning regulations at the time of annexation). Such districting shall be temporary and the Commission shall recommend to the Council within a period of not to exceed one year from such date of annexation or consolidation a final zoning district for the annexed territory; provided, however, that nothing shall prevent the Commission from recommending such final zoning map at the time of annexation or consolidation. (Upon annexation of territory which is subject to county or township zoning regulations at the time of annexation, the zoning regulations then in effect shall remain in full force and shall be enforced by the respective county or township zoning officials until the Village Council, upon recommendation of the Commission, shall officially adopt new regulations for such territory in accordance with §§ 153.445 through 153.451.)