

**The Community Development Committee** held a meeting on **Monday, September 11<sup>th</sup>, 2023** beginning at 6:00 P.M.

**CD MEMBERS PRESENT:** Committee Co-Chair Mitchell, Oswald, Schneider, Lipian

**FINANCE MEMBERS PRESENT:** Committee Chair Stewart, Tollett, Cerra, Davis, Schneider

**OTHER COUNCIL MEMBERS PRESENT:** Corbin and Simmons

**OTHERS PRESENT:** Law Director Deery, Safety Service Dir Lundy, Asst. Dir Calvert, Finance Dir's Pileski and Farrell, Building Official Farkas, WWPC Supt Korzan, Public Works Conner

**1. Approval of the Community Development Mtg Minutes ~ August 28<sup>th</sup> 2023.**

Mr. Oswald moved and Mr. Schneider second to approve the said meeting minutes.

**2. The matter of a Rezoning Request of four parcels along Reaser Pointe Crossing from Light Industrial to Redevelopment Overlay District.**

*Passed at Planning Commission on September 5<sup>th</sup>.*

Referred By: Mark F. Craig, Esq., for DBR Commercial Realty, LLC

Building Official said the purpose of this rezoning is to combine the properties to make it for multi-purpose, similar to Chestnut Commons. The rezoning to an overlay district was done 2 years ago for the Midway Mall area.

Attorney Mark F. Craig, 4325 Liberty Ave., Vermilion is representing the property owner, DBR Commercial Realty, LLC.

Mr. Craig said his client is asking the City to move forward with the settlement agreement on the water and drainage issues in the area of this property.

By rezoning these parcels to a redevelopment overlay district, it will allow the use of the properties to be more comparable to Chestnut Commons.

There is no commitment on any businesses coming to the area as yet.

Residents who spoke:

1. Tom Ashton of 9100 Handyside Dr., N. Ridgeville stated that he is opposed to this rezoning because of a possible residential development, which he is against. He asked if there will be some kind of barrier between those properties and the residents who live behind those properties on Handyside Dr.?

Building Official Farkas said, there will be some kind of barrier which is required by the business overlay district.

2. John Kemper, did not give his address, but he said he owns a building on Sugar Lane and currently has tenants who rent it. He said he is happy with the development but is concerned about water mitigation issues.

3. Taylor Cubero of 39425 Sugar Ridge Rd. said she is concerned about the noise these businesses will create and asked if there will be sound barriers?

Law Dir Deery said that would depend on what is developed there.

Mr. Oswald asked about outdoor storage?

Mr. Farkas said outdoor storage is permitted in the Light Industrial District, but must be screened. Outdoor storage in an Overlay District has stricter guidelines.

Mr. Lipian asked what type of things are allowed in a Redevelopment Overlay District?

Building Official Farkas read off the list of those things; Allied Health Facilities, Automotive Sales, Child Care Facilities, Clubs, Commercial Recreation, Commercial Schools, Convenience Business, Dental & Medical Clinics, Drive-in Facilities, Educational Institutions, Fast Food Restaurants, Financial Institutions, Government Buildings, Health Offices, Hospitals, Hotels/Motels, Kennels, Neighborhood Retail Business, Non-commercial Recreation, Nursing Homes, Off Premise Signs, Offices, Public Parking, Personal Services, Printing and Publishing Services, Religious Places of Worship, Research & Development Labs, Residential, except detached dwellings of 3 households or less, Retail Business, Shopping Center, Taverns, Veterinarian Office/Animal Hospital, Wholesale Businesses and any other use determined by the Building Inspector to be of the same general character as the above permitted uses.

**Motion Made by Mr. Lipian and second by Mr. Schneider to authorize an ordinance for the rezoning requests of four parcels on Reaser Pointe Parkway.  
MOTION CARRIED COMMITTEE REPORT WRITTEN**

**Motion moved by Mr. Lipian and seconded by Mr. Oswald to adjourn the Community Development portion of this evening's meeting at 6:25 P.M.  
MOTION CARRIED**

*The evening's meetings continued with the Finance Committee Meeting which began at 6:30 P.M.*

*Respectfully Submitted by,  
Colleen Rosado, Secretary/Administrative Assistant*