

The Community Development Committee held a meeting on **Monday, December 11th, 2023** beginning at 6:00 P.M.

CD MEMBERS PRESENT: Chair Callahan, Mitchell, Oswald, Schneider
FINANCE MEMBERS PRESENT: Co-Chair Tollett, Davis, Schneider, Cerra
Excused Absence: Lipian and Stewart

OTHERS PRESENT: Law Director Deery, Safety Service Dir Lundy, Mayor Whitfield, Finance Dir Pileski, Asst Finance Dir Farrell, Asst Dir Calvert, Asst Dir Williams, Engineer McKillips, Building Official Farkas, Police Chief Pelko, Fire Chief Pronesti, Wastewater Supt Korzan, Asst Wastewater Supt Stewart, Communications Dir Showalter, Water Dist. Supt Rothgery

1. Approval of the Community Development Mtg Minutes ~ November 13th 2023.
Mrs. Mitchell moved and Mr. Schneider second to approve the said meeting minutes.

2. The matter of a Final Plat for River Run Landing Subdivision, Phase 4.
Passed by Planning Commission on December 5th, 2023.
Referred By: RBR Development

Dale Haywood, Site Engineer on behalf of RBR Development and requesting final Plat approval for the Phase 4 and final phase of the River Run subdivision and bringing the total lot count to 130. Phase 4 consists of 28 lots and all improvements are in to the satisfaction of the City. There are no outstanding items other than the underground electric lines which are being installed.

Mr. Schneider asked if the two developments; River Run and Harvest Meadows, connected now?

Mr. Haywood said yes, the connection has been made between the subdivisions.

Motion Made by Mr. Schneider and second by Mrs. Mitchell to authorize the approval of the 'said' final plat at River Run Subdivision.
MOTION CARRIED COMMITTEE REPORT WRITTEN

3. The matter of a Conditional Use Request for a Residential Development located 264 Windsor Drive.
Passed by Planning Commission on December 5th, 2023.
Referred By: Tyllin, LTD.

*Mr. Schneider recused himself from this agenda item due to a business conflict of interest.
Mr. Schneider left chambers at 6:07.*

Bob Yost of Tyllin Development, 260 S. Logan said his company had purchased the old Windsor School property. They want to present 62 units, similar to Ridge Water, Oak Tree and Stonehedge subdivisions.

The units will consist of about 1,400 square feet. They will be four units combined together and one two unit that is combined together. They are fee simple structures. There is 43% of common area space. They will see for about \$225,000 which is affordable in the market. They will generate about \$300,000 worth of taxes. The City will have no responsibility to maintain the streets, the sewer and water which will be done by the association. Dues will be assessed to each one of those property owners that will live there.

Building Official Farkas said this is a request for a Conditional Use which is to permit the idea of having a proposed subdivision in this area. Due to the current zoning the only way this proposed subdivision can be, based on what they want to build is the Conditional Use process. Planning Commission did hear questions brought up, but most of those questions can be addressed at the sub-division submittal and that goes back to PC and they can fine tune at that time. As typically PC hears a lot of concerns regarding location, current residents don't like anything coming into a vacant lot. They like seeing it vacant. This proposed subdivision fits with the standards that Mr. Yost has done in the past. It does adhere to the setback requirements. It's just another typical subdivision.

Mr. Davis asked if there are water issues in that area?

Mr. Yost said that the site evaluation has identified about half a dozen catch basins that the school had on the north property line. The discharge to a significant swale behind homes on Alexander. They would improve that water condition before anything else they do. They would submit engineered drawings to the Engineering Dept to the State for a PTI to install. They have to conform to those standards. They will control the storm water runoff better than what's currently existing now. They will use a retention basin and connection the storm sewers to that basin and the water will be discharged at a much slower rate.

Mrs. Mitchell asked if there has been a traffic study done and what are plans to alleviate traffic?

Mr. Yost said he hasn't been asked to perform a traffic study at this point. Most of the people who will buy here will be over age 55 and a lot of them will be single people with one car. If they generate 75 to 80 cars out of 62 units, that would be an average number. The traffic would be reduced based on what was previously there. There are four different entrances into that area, off of Gulf Road, Abbe Road and Alexander. They will stage their equipment, cement trucks, lumber deliveries, etc., so that no one street is going to be used all the time. They will do their best to control that.

Law Dir Deery told the audience that anyone who wishes to speak can do so at Public Hearing. She reminded the committee that this matter is just for the Conditional Use request and that engineering or Safety Service should decide that it have a traffic study, obviously that would be by their request.

Chair Callahan asked for any more questions and there were not and he read the committee report and asked for a motion.

Motion Made by Mr. Oswald and second by Mrs. Mitchell to authorize the 'said' Conditional Use Permit.

MOTION CARRIED

COMMITTEE REPORT WRITTEN

Mr. Schneider returned to the meeting at 6:18 P.M. and the meeting continued.

4. The matter of New Liquor License Permit for Pasqual's Pasta House, 301 Broad Street.

Referred By: Ohio Division of Liquor Control

There were no issues reported by the Police Department and no zoning issues.

Motion Made by Mrs. Mitchell that the City does not request a hearing and that motion has been seconded by Mr. Schneider.

MOTION CARRIED COMMITTEE REPORT WRITTEN

Chair Callahan said that there was a Joint Meeting scheduled for this evening but that meeting was canceled and he asked for a motion to adjourn the Community Development portion of this evening's meetings.

Motion moved by Mr. Schneider 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*