

**The COMMUNITY DEVELOPMENT COMMITTEE held a Meeting on  
TUESDAY, JUNE 9<sup>th</sup>, 2025 beginning at 6:00 P.M.**

**COM DEV PRESENT:** Chair Schneider, Mitchell, Callahan, Lipian

**FINANCE PRESENT:** Chair Tollett, Cerra, Schneider, Siwierka

**OTHERS:** Armstrong

**EXCUSED ABSENCE:** Davis, Stewart, *Medical Excuse*-Oswald

**OTHERS PRESENT:** Law Dir Deery, Safety Svc Dir Pyanowski, Mayor Brubaker,  
Finance Dir Pileski, Fin Dir Farrell, Planning Dir Schoenig, Parks Dir Reardon

**1. The matter of approval of meeting minutes from the Community Development  
Committee Meetings, as circulated, from: May 27<sup>th</sup>, 2025**

Motion made by Mrs. Mitchell and seconded by Mr. Callahan to approve the 'said'  
meeting minutes as circulated.

**MOTION CARRIES**

**2. The matter of authorizing the Final Plat for Ridge Water Subdivision, Phase 7.**

Referred By: Bob Yost, Yost Construction

*(This matter was passed by Planning Commission on 6/3/2025 with no conditions)*

*Chair Schneider recused himself at 6:03 P.M. on this matter due to a business conflict of  
interest and Co-chair Mitchell will conduct this portion of the meeting.*

Bob Yost of Yost Construction, 260 S Logan is in attendance to speak on this matter.  
He said this is the final and last phase of Ridge Water, consisting of 44 lots that are left.  
The streets have been paved and currently the electric is being installed and soon the  
gas lines will be installed and they will be ready to sell lots in about 30 days.

Mrs. Siwierka asked if the street will go through to Bethesda and Potomac Dr?

Mr. Yost said yes.

*There were no other questions and Chair Mitchell read the committee report and asked  
for a motion.*

**Motion was made by Mr. Callahan and second by Mr. Lipian authorizing the  
approval of the 'said' final plat.**

**MOTION CARRIED COMMITTEE REPORT WRITTEN**

**3. The matter of a rezoning request of 9 parcels on Williams St. and Sumner St. from Residential-Two Household (R-TH) and Heavy-Industrial (H-I) to Light-Industrial (L-I).**

Referred By: Rodney Hilton, Xpress Asphalt Solutions

*(This matter was passed by Planning Commission on 6/3/2025 with no conditions)*

*Mr. Lipian recused himself on this matter due to a potential conflict of interest, he stepped out of chambers at 6:05 P.M.*

Mr. Rodney Hilton, 131 Williams St. is here to speak on his request.

He began by saying that he is looking to get nine parcels rezoned, six parcels are currently zoned residential-two household and three are currently zoned heavy industrial. He is asking for all nine to be rezoned to light industrial district.

Mrs. Siwierka asked if most of the traffic will be using Williams St to Buckeye St.?

Mr. Hilton said most of his traffic will go Sumner Street to Buckeye Street. His trucks will not be any large semi-trucks. His company is a serviced-based asphalt company which will service the customer. Trailers will be loaded and pulled by the trucks. They will also use the area for their equipment storage and truck storage inside the fenced area. There will not be any asphalt stored there and there will not be any odor. The trucks will go to their plant and take to wherever they are using it for a specific job.

Planning Dir Schoenig said this matter was brought forth previously and there were some errors with the previous application which is why it's being brought back to the committee at this time.

*Chair Schneider read the committee report and asked for a motion.*

**Motion was made by Mrs. Mitchell and second by Mr. Callahan authorizing the 'said' rezoning request.**

**MOTION CARRIED COMMITTEE REPORT WRITTEN**

*Chair Schneider said there is nothing more to come before this committee and he asked for a motion to adjourn the Community Development portion of this evening's Committee Meetings.*

**Motion made by Mr. Callahan and seconded by Mrs. Mitchell to adjourn the Community Development portion of this evening's meetings at 6:10 P.M.**

**MOTION CARRIED**

*Respectfully submitted by, Colleen Rosado,  
Council Clerk Secretary/Administrative Assistant*