

The COMMUNITY DEVELOPMENT COMMITTEE held a Meeting on TUESDAY, OCTOBER 14th, 2025 beginning at 6:00 P.M.

COM DEV PRESENT: Chair Schneider, Mitchell, Oswald, Lipian
FINANCE PRESENT: Chair Tollett, Cerra, Schneider, Siwierka
OTHERS: Armstrong, Stewart
EXCUSED ABSENCE: Callahan, Davis

OTHERS PRESENT: Law Dir Deery, Safety Svc Dir Pyanowski, Mayor Brubaker, Finance Dir Pileski, Fin Dir Farrell, Public Works Sup Conner, Planner Schoenig, Engineer McKillips, WWPC Supt Stewart, HR Dir Yousefi

1. The matter of approval of meeting minutes from the Community Development Committee Meetings from: September 8th, 2025 as circulated on 9/12/2025

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

MOTION CARRIES

Chair Schneider recused himself from the discussion of this matter due to a business conflict of interest and co-chair Mitchell took the floor.

Chair Mitchell asked that the record show that Mr. Schneider has recused himself.

2. The matter of a request for a Final Plat for Juniper Ridge Subdivision at West Ridge Road and Brunswick Dr.

Referred By: Ridge Water, LTD.

[This matter was passed by Planning Commission on 10/14/2025 with no conditions].

Planning Dir Schoenig said this is a recommendation of approval per Planning Commission for this Final Plat request. Comments were received from the City Engineer and issues were corrected by the Engineer and Surveyor and comments were provided by the Fire Marshall.

Chair Mitchell read the committee report and asked for a motion.

Motion was made by Mr. Oswald and second by Mr. Lipian authorizing the 'said' request.

MOTION CARRIES

COMMITTEE REPORT WRITTEN

Chair Schneider returned to the meeting at 6:04 P.M.

3. The matter of a rezoning request for parcel #06-24-003-104-096, Brunswick Dr., from R-MHL Residential-Multi Household Low Density to R-MHH Residential-Multi Household High Density.

Referred By: Builders & Developers Co., Inc.

[This matter was passed by Planning Commission on 10/14/2025 with no conditions].

This rezoning request will be discussed by the applicant; Rich Beran, 37201 Royalton Road, Columbia Station. They are asking for half of the parcel which is the western half to be rezoned from R-MHL to R-MHH. The balance of the site is already zoned R-MHH. The site total is 9.6 acres and they are proposing to build 23 buildings with 4 units in each. Each unit will have its own entrance door. Each building will be single story. The sanitary sewer is on Brunswick Dr., the water is available on both Brunswick and West Ridge. The site plan calls for an on-site water detention. There is further information regarding set-backs, dumpsters, building height and they were approved. There are four items that will require a variance and can be done by going through the variance requirements. The variance requirements are for the distance between buildings, size of parking areas and items regarding the signs and number of signs, concrete bumpers and curbs. They've applied to the Board of Zoning for those items.

Chair Schneider asked if this is one complex of apartment rentals?
Mr. Beran said yes. And the buildings do not connect.

Mrs. Siwierka said they look similar to the apartments on S Abbe.

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

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

MOTION CARRIES

COMMITTEE REPORT WRITTEN

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

And the evening's Finance Committee will move on with that meeting.

That motion was made by Mr. Oswald and seconded by Mrs. Mitchell to adjourn the Community Development portion of this evening's meetings at 6:10 P.M.

MOTION CARRIED

The next Community Development Committee Meeting is scheduled for Monday, October 27th, 2025 at 6:00 P.M.

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