



**COMPREHENSIVE PLAN STEERING COMMITTEE**

Village Green Municipal Building

47 Hall Street

Tuesday, August 25, 2015

6:30 P.M.

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**Present:**

**Steering Group:**

Mike Crites, Jane Van Fossen, Shoreh Elhami, Richard Cline, Richard Fusch, Stacy Borowicz, Jaymie Kottenstette, Regan Koivisto, Donald Emerick, Bill Little

**Staff:**

Steve Lutz, Dave Betz, Rocky Kambo, Chris Huber, Megan Canavan

**Consultants:**

Trans Associates – Doyle Clear

MKSK – Justin Goodwin

Regionomics –

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**CALL TO ORDER**

- Meeting started on time, 6:32PM

**APPROVAL OF MINUTES (July 28, 2015)**

- Approved as written.

**STAFF COMMENTS – Rocky Kambo**

The purpose of this meeting is to review the draft Comprehensive Plan again. There will be a brief presentation on the finer points of what has changed since the last draft. The timeline for adoption will be reviewed, giving key dates and times of meetings the Steering Committee should attend. The 5 Talking Points documents will be reviewed.

**2<sup>nd</sup> DRAFT COMPREHENSIVE PLAN – Justin Goodwin**

- The 1<sup>st</sup> draft of the Comprehensive Plan was covered in the last meeting, essentially page by page. It may not be necessary to go over the whole document tonight.
- The main points of items refined and revised will be reviewed tonight.
- Formatting and typographic errors were worked on.
- A lot of time was spent on graphics, especially maps, making them more legible and attractive, worked on various graphic content figures, included references within the text.
- The document is more user friendly.
- As this draft is reviewed, still keep an eye on figures to make sure they are referencing the correct items.
- Text revisions were made to clarify some of the content, especially the area on why the Comprehensive Plan is being updated. The first section of the Plan provides more detail on what the purpose of the entire process is.
- Maps were also updated to make sure they reflect current corporate limits and capture existing conditions.
- Most significant content changes occurred in the Fiscal Analysis section.
- The Transportation Plan was reformatted so information flows more smoothly.
- A few pages of information were added on bikeway plans. Page 74 is new and was added due to a lot of feedback from Steering Committee members and from the public during the Plan process. We wanted to make sure something so important to everyone was properly addressed in the Plan. There is a discussion of Powell's existing bicycle infrastructure, some of the obvious needs and connecting the gaps in the network. There is a map showing the

existing multi-use path systems, the identified gaps and potential route connections. A couple key points are the Highbanks connection and how bicycle travel should function in the downtown area where there is limited space. The map shows the downtown sidewalks highlighted. This is a special condition, it is a little more urban and there probably isn't the space on Olentangy and Liberty to provide a separate bicycle facility. This reinforces the need to maintain adequate streetscapes and sidewalk space for cyclists and pedestrians. The Highbanks connection was talked about during the planning process. There are a few different options shown consistent with general concepts considered by Liberty Township and Delaware County. There have been discussions on how to cross 315 especially with the potential trail connection of Olentangy greenway to the north. It isn't clear yet where that system will extend or cross the river. There is the potential to make a better connection for Powell residents. This Plan recommends Powell take an active role in advocating for certain route connections to Highbanks Metro park.

- Mr. Betz said the Highbanks plan for connections south is currently being worked on by the Metro parks. He attended a meeting and gave the information on the different options being considered to Mr. Goodwin.
- The new pages do describe different types of bicycle facilities today. The primary type of facility is a separate multi-use path along a roadway or through a greenway, along a street corridor which should be connected together with similar types of facilities. There was discussion at some of the public meetings about incorporating on-road facilities and this should be explored in more detail. On-road facilities would serve a particular type of user and not the broadest segment of population so the Plan recommends a priority on the separate multi-use path connections to serve the larger group. In a residential neighborhood condition there may be an opportunity to use the neighborhood streets as a part of an assigned bicycle route and it wouldn't need to be a separate path system. A potential connection over to 315 and to Highbanks could be through residential streets that would require minimal infrastructural investment. These types of connections needs to be capitalized on.
- Richard Fusch said there is already a connection to Hill's Market on the streets in Worthington Hills. You go down Jewett Road until you get to Calumet Farms. Mr. Goodwin said this could be formalized more, put in pavement markings, better signage to direct people to where the best and safest route is.
- MKSK worked with Trans Associates on some of the recommendations described in the Transportation Plan in terms of policy statements. They added in additional discussion of multi-modal transportation options which include bikeway systems and advocate for public transit to serve Powell in the future, whether it is COTA or DATA, or some combination of the two. The community needs to take an active stance on advocating for public transit, thinking much further into the future about the potential for commuter transit along the rail line and thinking about land use considerations and right-of-way considerations.
- The new draft includes a discussion of the need for a signage program to deal with routing to the zoo and working with all of the various jurisdictions; ODOT, Delaware County, Townships, to find better alternative routes to routing traffic through downtown Powell. This needs to be done on a regional basis so traffic coming into central Ohio isn't directed through the 4 corners. Mr. Clear said these items were buried in the last draft of the Plan and they have been pulled out and put into the policy statements rather than being lost in text as before.
- Most of the information in the Fiscal Analysis is the same as it appeared in the 1<sup>st</sup> draft. The analysis of scenario 3 wasn't included in the 1<sup>st</sup> draft. This has been included now with substantial reformatting of the section.
- Mr. Cline recommended that in Figure 4.1, we expand the Golf Village development as a revenue source to read Golf Village development debt service. This would make it clear it is not discretionary money. The money can't be used for anything except for repayment of bonds. He said it is also confusing having the contrast between figures and tables and sometimes they have the same numbers and it is confusing. Mr. Cline also said in the Appendix on page 176, a reference still needs to be included.

- Mr. Goodwin said some of the process background was moved to the Appendix.
- The Fiscal Analysis shows the analysis of each scenario, including the 2 variations of scenario 2, with and without residential development.
- A version of the Policy Recommendations were passed around at the last meeting. A major comment at the last meeting was about the tone of the recommendations regarding the fiscal situation, which need to address the structural imbalance with stronger language and more direct recommendation to analyze alternative tax policies. This has been stated as a Policy Recommendation.
- There is more discussion about the Land Use items such as recommendation 6, dealing with conservation areas and how some of the land use policies might translate into fiscal impacts, such as preservation of large amounts of open space as part of potential developments north of Home Road. The Fiscal Analysis has shown Powell would have a lot of flexibility from a fiscal standpoint if those developments would be privately held, maintained by HOAs or publicly held. There are pros and cons to both from a land use policy perspective. There are definite community benefits to having those spaces have a publicly assessable trail system go through them. There is discussion of the potential benefits and considering the fiscal impacts of those land use and development situations as development proposals are reviewed.
- Mr. Kambo said point #2, establish a dedicated fund for capital improvements, was added to the new draft and it is very important for the City of Powell since Powell doesn't have a CIP. Mr. Goodwin said the annual budget has a capital improvements element so the bones of a CIP are there but formalizing and dedicating a specific funding source that is set aside is necessary.
- Mr. Kambo said it is also important to notice points 4 and 5 were added to prioritize the annexation of commercial and mixed use development. Mr. Goodwin said points 4 and 5 work hand in hand. Annexation decisions need to be thought about very strategically. There could be cases where a residential only development provides physical access to commercial land or it could be the type of development which might support additional commercial development. An example is senior housing, which on its own doesn't perform very well fiscally but it serves a community need, providing a place for residents to age in place and might bring in potential medical office development. Plans need to be considered strategically and holistically. Mr. Betz said a residential development could provide a major linkage of a pathway to other sub-divisions which aren't currently connected.
- Mr. Kambo also pointed out point 7 which recommends an economic specialist.
- Mr. Goodwin said the early version of the Implementation Recommendations table or matrix has been changed. They learned through the first review that many of the recommendations were short-term priorities so it might not be a good idea to assign timeframes to the various action statements and strategies. The new version breaks all of the policy recommendations down into more specific action statements with a key leadership department within the City responsible for the action. They tried to link the recommendations back graphically to the Guiding Principles to connect how the Plan will be implemented to achieve the larger community vision. Rather than prioritizing every individual recommendation, they provided 3 key priorities; the themes which rose to the top of the many recommendations. They are:
  1. To initiate a strategic urban design plan for downtown Powell. So many of the issues the community identified are tied to traffic in downtown or land use and development character in downtown. These 2 things are linked together and many decisions will have a ripple effect so it is recommended a strategic view of the infrastructure decisions and land use decisions be taken to ensure changes are furthering the City's larger vision for downtown Powell.
  2. Create a sustainable revenue structure. This focuses right on the tax policy issue and needing to take a more thorough analysis of ways the tax policy can be adjusted to help and ideally resolve the structural imbalance.
  3. Establish a multi-jurisdictional working group. So many recommendations in this Plan require cooperation with other jurisdictions and other governmental agencies and entities. It is

very important to engage all of these entities as much as possible. This might involve developing a strategic working group to include representatives of the City, Liberty Township, Concord Township and Delaware County, who would meet on a regular basis.

- Mr. Betz said the first draft of the Comprehensive Plan, the Implementation table, listed many top priorities and everything can't be made a top priority. The list will be very helpful for City Council and Committees/Commissions to utilize every year as they prioritize key issues.
- Mr. Kambo said he likes the connection back to the Guiding Principles. The icons make it easy to understand. He asked the Steering Committee if the key priorities made sense. We have downtown Powell as always being a key topic of concern; the 4 corners, traffic and development. The revenue structure has definitely become a pretty significant concern. The 3<sup>rd</sup> key priority sounds good.
- A comment was made that efforts have been made over the years regarding meetings involving key representatives from various entities, initiated by various parties, at various times. At one time it was the school board, another time it was the Townships and another time it was the City; trying to get everybody excited about a topic at the same time. It was very difficult.
- These items are the key priorities because they are the more challenging things. These things need more explaining to the community. The community needs to buy into these items.
- Mr. Goodwin said the key priorities ultimately have the greatest, long-term impact in resolving the major issues facing the community.
- Mr. Little asked how City Council or the P&Z Commission can take action on key priority 1 when in theory nothing is being changed radically from what was envisioned for the community. There are some real active development proposals on the table right now and there is a portion of the community who doesn't support or think this is effective, they can get this out and say you need to make the downtown plan the priority, stop everything else until the downtown plan is taken care of. How do you envision us balancing that? Mr. Goodwin said it is going to be a real challenge and there isn't an easy answer for the situation on active development proposals. The ideal situation would be for everyone to take a breather and agree to spend time analyzing what is most appropriate downtown but the City doesn't have that luxury. Moving as quickly as possible on addressing those planning issues in downtown would be good. There may be some decisions that have to be made before that is complete. Mr. Goodwin said he realizes this answer isn't satisfactory. Mr. Little said they are trying to work with developers to put the infrastructure in that is needed to fix traffic. He said we are getting the push back you can't put development in because traffic hasn't been addressed. The City is trying to get developers to pay for the solutions to the traffic problems. How do we get out of this vicious cycle?
- The question was asked at what level of detail is the Plan contemplating urban design plan. Are we looking at the 100,000 foot level, the 20,000 foot level, whether roads are 14' or 24' wide? Mr. Goodwin said closer to the detailed level. If you look at the level of detail provided in the existing revitalization plan, it isn't quite down to the 24' wide but it is pretty specific in terms of development concepts and roadway alignments. You need to look at least at this level of detail. Given the small amount of land area being talked about, there really are only pretty specific locations where some key roadway connections can or should go. This will have a ripple effect on how much development and the form of development which can happen around it. It should be a detailed master planning level which should occur.
- The street connections need to be laid out, knowing by the feet and figuring out whether there is developable ground to make it work. So you can get private developers to have an incentive to develop here and put in sections of road, look at both sides to make sure the plan works. This plan needs to paint a picture so there can be renderings of what the possibilities can be to help sell the community on the idea of downtown Powell. Mr. Goodwin said there would be a predictability and shared expectation for what would happen.
- Mr. Betz said for example, on page 71, downtown Powell alley system. We would look at the dotted lines and say how can we make parking lot connections; how can we make these roadway networks work; what is the width of the road curb to curb, sidewalks; how much right-

of-way is necessary; what do we have to do to implement from a developer's side; what do we have to do to get in from a City wide capital improvements and what is it going to cost. We put together what the cross section is, the detail of what will happen, we can better put forth the cost estimate based on the length and look at property by property. We do this already with downtown development. It's a piece of a puzzle and you can only do one piece of the puzzle at a time.

- Mr. Clear said the Plan only touches upon the detail in a high level fashion. When the City looks at extending Grace Drive for example, which is important to do, there is a historic house which needs to be considered, you need to move parking, you need to skirt along just the western side; the idea is feasible but the Plan doesn't layout the deep details. But, it has to be done to determine if Grace Drive can be extended and then you need to be cognizant of the current property owners, topography, utilities, and drainage ponds sitting there. It is this level of detail which needs to be considered.
- Mr. Kambo said the first key point needs to be qualified in regards to what level of details are needed. In regards to Mr. Little's questions about the public, the Comprehensive Plan is a guidance document. It is to lead the City in a direction of what should be approved. As long as the development touches on a lot of other recommendations in the Plan, then maybe it is still a viable development plan even if the plan hasn't been reviewed holistically.
- Mr. Little said P&Z has 2 approved developments and one which is coming back from Council that are in the true spirit of what is proposed in the Comprehensive Plan. It may be dangerous to talk about re-doing the downtown revitalization plan when in theory we are using it to justify the development plans we are currently dealing with. Commissioner Little said he is most interested in the push back from the residents regardless of what the development is.
- Mr. Kambo said we shouldn't try to de-value the downtown revitalization plan.
- If the Plan is re-worded to say this Plan is to help provide Staff, Council and Commission more details on how to make decisions. Show that the Plan needs to work hand in hand with the downtown revitalization plan and not circumventing it would help.
- It was recommended talking about it in phases. It's going to be done in phases, both at the level and geographically. Where current development is going to take place you may do one quadrant sooner than the rest. Having phases to peel back the different geographical corners but then also you only need to deal with the first phase.
- You need to know where it is feasible that those roads can go.
- Mr. Little said it's interesting that the roadways that we currently have reviewed or approved line up with this Plan.
- Provided the developer's finances are OK and the developer doesn't run away and say if you want me to do that I need more land.
- Mr. Goodwin said this would be a part of the planning process. Not just understanding what the costs are but having an understanding of which developments would actually implement those pieces. Does it work financially for the developer? Is it reasonable to expect a development to pay for the improvements?
- Mr. Kambo said all of this is essentially what we do in the planning process. For instance, we could have a development happening downtown and we tell the developer they need to put in a road and then Staff will have to work back and forth with the developer to see if it is feasible for the developer.
- Mr. Emerick said an example is Harper's Point.
- Mr. Kambo asked if everyone agreed we need to specify the Plan needs to work in conjunction with the downtown revitalization plan.
- Mr. Little said to improve the specificity of the downtown text.
- Mr. Goodwin said to say more detailed urban design plan or something along those lines in the implementation of the Plan.
- Mr. Little asked if we should still have a downtown revitalization plan which complements or is a sub-set of the overall Comprehensive Plan.
- The revitalization plan supplemented the old Comprehensive Plan.

- Mr. Kambo said the new Comprehensive Plan takes the place of the old Comprehensive Plan. The downtown revitalization plan as it exists is in line with the new Comprehensive Plan.
- Mr. Goodwin said the caveat, which is discussed in the Land Use section, is how to plan right now is addressing the issue of housing in downtown Powell given the current situation with the Charter Amendment. There is technically a conflict between some of the recommendations and the revitalization plan in terms of the type of housing. This consideration will have to be resolved at some point.
- A question was asked of Mr. Little, Mr. Emerick and Mr. Fusch, members of the P&Z Commission, with what the Plan says now, based on many years of experience, do you see this Comprehensive Plan draft as a tool that would be helpful in making the decisions needing to be made?
- The second question is do you anticipate the vocal minority in the community, that opposes any development in the downtown area, cherry picking language out of this Plan and throwing it in your face and saying you are violating this Plan that you just adopted.
- Mr. Little said that is the concern he has about key priority. The other side is you look at some of the wording and if they are going to cherry pick we can conceivably cherry pick ourselves out of here to justify what we are doing. The Comprehensive Plan is a guideline, the spirit, the intent. You have to have the creativity with each of the development proposals that they are meeting the spirit of the overall plan.
- Mr. Emerick said he sees that happening less with this Plan versus the old Plan because the old Plan had terms like rural, green built community and it was 20 years old. Those were the 2 points that were constantly being raised.
- Mr. Little said the other point is the education of the community, the Plan is 20 years old but the new Plan is not a radical departure from the old Plan. People want to throw the old Plan out all of the time.
- This new Plan should be around for another 10 or 15 years. We want to make sure it serves us well with respect to any other issues that come up down the road. We all agree we should not be designing this Plan just because of a particular group now or a group we might anticipate in the future. We need to make sure we have a living, breathing document that is valuable to help make decisions regardless of where the pressure points are in the future.
- Mr. Little said we still need to find a resolution of the property rights issue, land owners have property and have it zoned a certain way, they in theory have a right to develop the property and right now, what he is seeing in the community, people pushing up against other people's property rights. Someone has to make the decision to get us off dead center.
- Are you suggesting this should be discussed somewhere in the Comprehensive Plan? Giving recognition of the fact that land owners have property rights and when we do our planning we have to be respectful of those property rights.
- Mr. Little said that is probably not a bad idea. We need to try and educate people.
- Mr. Goodwin said there is already some text which might start to get to this point in the discussions of what the future land use map is and how it is intended to be used. They will review the text again. He is getting the impression if they don't get it right saying this is not a zoning map there is a difference between a land use map and a zoning map, they are 2 different processes. We can make sure this is clear in the text.
- Mr. Little said the last 2 developments reviewed, the one with the referendum and the one coming back from Council, are both pieces of property owned by people of the community way before all of the suburban houses were built around their out-lying properties.
- Mr. Fusch asked when you say we need to protect people's rights, what about the person who says you are infringing upon my property rights when you build this office building next to my house?
- They should be told they bought the property knowing it was zoned like that.
- Mr. Fusch said that is exactly what is not happening. The property owner is referending these things based upon keeping them out even though the land is zoned to put them in.
- Mr. Goodwin said it is a good point. You can look at it from both sides. One way to deal with

it is to focus on the difference of zoning and land use, make it clear this Plan does not change any existing zoning. This is a matter of fact statement. The Plan may and does recommend in some cases that in long term, zoning should be changed. There will be winners and losers in those situations. Not everyone is going to agree but this is providing a framework and a guide for those more detailed decisions which might happen in the future. That would happen through a different process. This Plan starts to set up a land use pattern and people are concerned about the land use patterns. The people know they at least have vested rights today and the community has to go through a much more detailed process to take the next step; to actually change the zoning. There are still non-conformities and grandfathered uses that protect property rights.

- The current Comprehensive Plan has language which says one of our goals is to protect the value of property. No matter what development is proposed, there is someone in the community who is convinced the development decreases the value of property. Rather than language that talks about protecting the value of property, simply language that says the planning process must be respectful of the vested rights of property owners. This is a true statement of law and secondly, it nebulous enough that it doesn't increase the value of one side of the debate over the other side. It simply says the planning has to account for the fact that there are vested rights; those rights do occur. As a Zoning Commissioner or a Council member, it gives the opportunity to say to resident, land owners do have rights and the Commission or Council has the constitutional duty to be respectful of those rights.
- Mr. Kambo said he likes that but he questions how much more weigh it gives.
- Mr. Little said it might be good to have it in the Plan.
- Mr. Emerick said there is confusion because people come in and think the Commission is trying to tell a developer they can or cannot develop a piece property, ignoring his rights to do so, and we keep telling them the Commission doesn't have that authority. The Commission is controlling how it is developed.
- Megan Canavan said it would be worth having it in the Plan, from an educational standpoint. If it is neutral enough that it isn't one sided, it would be worth having it in. It would be an educational piece for the community. There is a lack of understanding of how the process works.
- Mr. Goodwin said the Executive Summary may be the correct place to insert text regarding this.
- Commissioner Little asked if we need any verbiage saying it is important or imperative for the City to know who our competing communities are and the City is constantly trying to ensure the City is staying current as part of the overall process of maintaining property value.
- Mr. Goodwin said there is some comparisons to other communities in the region in terms of demographic composition.
- Commissioner Little said if he had a house worth X and he had a house in Dublin worth X and Dublin completes some improvements, not the house in Dublin is worth X+ 10% and if the City of Powell doesn't do anything, Powell might be X-5%. How does the City compete for that suburban value?
- Mr. Goodwin said a statement could be added to acknowledge there is a discussion of regional trends and makes a point there are other communities who are making decisions to respond to these changing trends.
- Mr. Kambo said the City of Powell is competing. The City competes for jobs, for people, for housing.
- Commissioner Little said if you build 2 identical houses, one in each community, the decisions made impact where people chose to live.
- Mr. Kambo wondered if verbiage should be put in to say we are competing in a market and to stay competitive, change may be required.
- It is important to acknowledge planning is dynamic and change may need to happen to keep the City current.
- Is there anything in the Plan which says the Plan should be reviewed every 5 or so years?

- Mr. Goodwin said there is something in the Implementation schedule which addresses this. The recommendation is to review every 5 years.
- Not necessarily a complete re-write every 5 years; just a review.
- Mr. Goodwin said actually the Plan should be reviewed on an annual basis; constantly paying attention to any updates which should be made.
- Mr. Kambo said the 3 big changes or additions needing to be made are:
  1. Rewrite how the holistic downtown plan works in conjunction with the downtown revitalization plan.
  2. Address property rights.
  3. State clearly change may be needed to stay competitive in the region.
- Commissioner Little asked if there is a way to put together a summary for the community pointing out the types of changes Worthington and Dublin are implementing which those cities believe are the demographics and the direction those cities are heading?
- Ms. Canavan said each probably have a community plan.
- Mr. Kambo said if a comparison fact sheet of regional trends in Dublin, Worthington, Westerville, Gahanna and maybe Upper Arlington were put together outside of the Plan it might be helpful.
- Commissioner Little said this would push the education.
- Mr. Kambo said the purpose of the next meeting is to move the Plan from the Steering Committee to the Planning & Zoning Commission for their review. We will give P&Z a short document showing the changes the Steering Committee suggests which will be made to the draft of the Plan. The 2<sup>nd</sup> P&Z meeting is when a more complete document will be presented.
- Mr. Emerick said he has a few grammatical changes in the Appendix. On page 100, under Parks and Open Space, under Street Frontage, the word "arrange" is incorrect. On page 100, under Agriculture, under Notes, the word "the" should be in front of the word last. On page 137, the colors in the legend don't seem to match the colors in the map.
- Mr. Goodwin said all items will be fixed.
- It was recommended to Mr. Kambo, when the final Comprehensive Plan is placed online, to place links to the various reports referenced in the Plan; such as MORPCs data, other City's Comprehensive Plans.
- A comment was made saying the maps in the Plan were easier to read and the Plan is easier to read. You can tell the Plan has been improved from the first time reviewed.
- The question was asked if anyone thought anything was missing. Nothing was mentioned.
- Mr. Kambo said if everyone is comfortable with the Plan there needs to be a motion to recommend the Comprehensive Plan to Planning & Zoning, along with an additional addendum specifying the changes provided tonight.

MOTION: Stacey Borowicz moved to recommend the Comprehensive Plan and a summary document of changes to the Plan be given to the Planning & Zoning Commission for their review. Richard Cline seconded the motion. By unanimous consent of the Steering Committee, the motion was approved.

#### **NEXT STEPS**

- Mr. Betz said a public hearing of the Planning & Zoning Commission will be held on August 26<sup>th</sup>. The Comprehensive Plan is the only item on the agenda. The Plan will be continued to the September 9<sup>th</sup> P&Z meeting so there are 2 opportunities for the public to hear the Plan.
- Mr. Goodwin said a summary presentation will be given, similar to the last public open house presentation, covering the process and the main points of the Plan.
- Mr. Clear asked how familiar the other P&Z Commissioners are with the Comprehensive Plan. Have any of them stayed in tune with the Plan or will they be hearing about the Plan for the first time?
- Mr. Emerick said the other P&Z members probably have not read the document prior to receiving the documents in their packets.



- Mr. Clear asked if consultants can just give an overview. Mr. Kambo said yes.

### **TIMELINE FOR ADOPTION**

Mr. Kambo said P&Z and City Council will meet twice on the Plan. If needed, a third City Council meeting could be held. It is very important for some Steering Committee members to be present at the P&Z meeting August 26<sup>th</sup>. Mr. Kambo said it is important to attend the second P&Z meeting on September 9<sup>th</sup>. The most important night for the Steering Committee to attend is the first City Council meeting on September 15<sup>th</sup>. The Steering Committee needs to attend for support. Mr. Lutz advised the September 15<sup>th</sup> meeting begins at 7:30 p.m. Mr. Kambo said he will send out reminder e-mails.

Mr. Kambo said the September 22<sup>nd</sup> Steering Committee meeting is tentative. He will send an e-mail to advise. If all goes well and City Council adopts the Plan on October 6<sup>th</sup>, the October 27<sup>th</sup> Steering Committee meeting will be a celebration.

### **OTHER BUSINESS**

Mr. Kambo said Jaymie Kottenstette suggested creating a 5 points talking list for the Comprehensive Plan, specifically for everyone to use as we talk to people about the Plan. Hopefully a one page document will be read more. Mr. Kambo summarized the 5 key points listed in the 5 points talking list. Using the list will present a consistent message.

Mr. Kambo said the first video was already done. A second video is being done now which will cover all of the work we did getting people involved in the Comprehensive Plan and here is our Comprehensive Plan. The video will summarize the Plan. The hope is to get the video done before the first City Council meeting so it can be pushed out. This video will have Chris from MKSK, Doyle from Trans Associates, Bill from Regionomics, Stacey will represent the Steering Committee and Dave will represent Staff.

Mr. Betz thanked everyone for participating so much. He thanked the consultants for all of their hard work and keeping the Plan moving on time.

Mr. Cline thanked everyone on behalf of the City. The City appreciates the investment of time everyone put into the project. The project has taken 15 months and the product is a great product. The advice provide by the consultants was very helpful. He thanked Mr. Betz and Mr. Kambo, saying they did an extraordinary job. He always says how proud he is of the people who run the City of Powell and this process just reaffirmed his feelings. Everyone's family and kids are going to benefit from this Plan.

### **ADJOURNMENT**

MOTION: Mr. Cline moved at 6:32 p.m. to adjourn the meeting. Mr. Little seconded. By unanimous consent, the meeting was adjourned.