



## MINUTES

**DEVELOPMENT COMMITTEE**  
Village Green Municipal  
Building Council Chambers  
47 Hall Street  
**November 8, 2016**  
**6:30 p.m.**

The meeting began at 6:30 pm. Those present included:

**Committee Members and Council:** Jim Hrivnak, Chairman; Councilmembers Frank Bertone; Tom Counts; Brendan Newcomb; Daniel Swartwout; Steve Lutz, City Manager; Dave Betz, Development Director; Chris Shear, Citizen Representative and Dick Fusch (Planning & Zoning Representative).

Jon Bennehoof and Brian Lorenz were absent.

**Staff/Others:** Chris Huber, City Engineer; John Moorehead, Assistant City Engineer; Karen J. Mitchell, City Clerk; Matt Callahan, Julie Mock & Tom Hart for Pulte Homes, James Akins from EMH&T; and other interested parties.

**Approval of Minutes** – The minutes of October 4, 2016 were approved.

### **Today's Business**

- **Pulte Homes Proposed Pre-Annexation Agreement – Steitz Road.** Matt Callahan of Pulte Homes discussed annexing two properties into the City, the properties being located north of Home Road and just east (Smith property) and west (Shelly property) of Steitz Road, and developing a subdivision with single family homes to the east of Steitz Road and patio homes to the west of Steitz Road. Pulte would like to break ground on the patio homes by this time next year. A Pre-Annexation Agreement and a proposed development data was reviewed by the Committee. Mr. Betz presented the fiscal impact analysis using conservative numbers and reported an annual positive net incremental revenue.

**ACTION PLAN:** Planning & Zoning will be reviewing the sketch plan at their next meeting on November 9, 2016. The Pre-Annexation Agreement will be before Council on November 15, 2016.

**ACTION PLAN:** Councilman Counts asked Mr. Betz to provide him with the one time development fees and the effect on the Olentangy School district as far as projected new students. Mr. Fusch stated that according to the P&Z staff report, it is 116 students.

- **Murphy Parkway – Pedestrian Rail Crossing – Design Proposal EMH&T.** Mr. Betz presented a proposal from EMH&T to prepare a preliminary conceptual engineering design to put a pedestrian-controlled traffic signal for safe pedestrian crossing over Liberty Street from both oncoming traffic as well as train traffic. CSX has to approve the design before it can be implemented and CSX would engineer the railroad portion, with the City engineering the rest.

**ACTION PLAN:** The committee agreed for Staff to move forward to have EMH&T prepare a preliminary conceptual design. Mr. Lutz will work on securing an allocation.

- **Grace Drive/Liberty Street – R.O.W. Needs** – Dave Betz met with the property owner of Eyethink a few weeks ago about obtaining a right-of-way for Liberty Road improvements (widening for a left turn lane) and utility placement. The owner expressed some concerns about the property valuation and seeks compensation, as well as some minor design aspects. They also would need to have their monument sign moved. Chris Huber reports that they are moving forward with the

engineering.

**ACTION PLAN:** The committee asked Mr. Betz to get a proposal to obtain an appraiser for the valuation of the land to be used for the right-of-way.

- ODOT Bridge Inspection Program Contract – John Moorehead states that the City would like to partner with ODOT on inspection of the approximately 12 bridges within the corporate limits. Bridges are considered any structure that carries a public roadway longer than 10 feet and must be inspected annually. Powell's structures are not in ODOT's system. If ODOT does the annual inspections, it is a free annual service. To hire someone to inspect the bridges would initially cost \$20K and \$10K annually thereafter. The City inspectors could do them, but not without sacrificing services elsewhere within the City due to time and manpower constraints. John explained that by becoming a part of ODOT's annual inspection program, it opens the City up to available funding through public grants and funds for upkeep not otherwise available and therefore, he recommends that the City do this option. This is renewed every three years and the current cycle ends in 2019.

**ACTION PLAN:** Committee directed Staff to prepare a resolution for Council consideration to support partnering with ODOT by registering the city bridges with ODOT and asking ODOT to perform annual inspections of the bridges.

- Storm Water Management Plan Presentation. James Akins, EMH&T presented the Storm Water Management Plan to the committee. The plan was created several years ago to address storm water runoff. The overall goal of the plan is to protect water quality by reducing or preventing pollutants from mixing with storm water runoff and flowing into the City's sewers/waterways. The City is required to submit a revised Storm Water Management Plan to the Ohio EPA (who administers the National Pollutant Discharge Elimination System storm water plan in Ohio) no later than December 2, 2016.

**ACTION PLAN:** Staff will draft a resolution for Council's approval authorizing the City Manager to certify the revised SWMP.

#### Old Business

- Bike Path Engineering & Bidding – Columbia Gas has a utility that needs to be moved on Rutherford Road and that is scheduled tentatively in mid-March. The project is to be bid in November and Chris hopes to have something to award in December.
- Grace Drive Signals Bidding – Chris has been updating the plan and hopes to advertise this week with bidding in the next few weeks. Hopes to have a resolution to Council on December 6<sup>th</sup>.

#### New Business [Due to time constraints, these items are postponed to a future agenda]

- Development Committee 2016 Goals
  - Update the Planning & Development Process
  - Transportation plan – complete, implement and communicate
  - Economic development plan – draft and implement (shared w/CIC)
  - Vibrant downtown development – maintain
  - Establish/annex growth corridors

**Adjournment** - Having no further business to come before the Committee, the meeting was adjourned at 8:20 p.m.