



MINUTES

DEVELOPMENT COMMITTEE
Village Green Municipal
Building Council Chambers
47 Hall Street
February 7, 2017
6:30 p.m.

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

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

Staff/Others: Jeff Snyder, Director of Parks, Recreation and Public Service; Tom Hart, Esq. and Molly Gwin for Pulte Homes; Tre Giller; Les Wibberly; Karen J. Mitchell, City Clerk; and other interested parties.

Approval of Minutes – The minutes of December 6, 2016 were approved.

Today's Business

- Pulte Homes-Steitz Road Development – Park Fees or Dedication. Dave Betz stated there are a number of open spaces within the development. One particular open space in the middle of the planned subdivision, Pulte Homes has proposed to P&Z in its preliminary plan, to develop a park with a playground, shelter building, and multi-use path of about 2.9 acres. Tom Hart and Molly Gwin discussed the park (recreation) fees from the development and the creation of a pocket park on land from the development donated to the City. Mr. Betz added that the park (recreation) fees can only be used toward purchase or development of park land within the City and that this proposed park, if it were to become a public park, would need to be maintained by the City.
- Councilman Newcomb inquired where we received the \$75,000 per acre figure from [on the Pulte Homes/Carpenter's Mill Fees Breakdown). Mr. Betz explained that it is in the Fee Schedule and it is based on a study we do every so often on auditor's property valuations. Councilman Newcomb asked if it was based on the purchase price and Mr. Betz responded that he suspected the purchase price was likely less than that amount, but he wasn't certain that it was. Councilman Newcomb then asked if the bike path was considered part of open space. Councilman Bertone said that this was a stand-alone item from the park. Councilman Newcomb asked if roads were considered open space and how many of the non-acres were actually retention ponds? Mr. Hart stated that he would need to review the plans to answer that. Mr. Betz added that the Committee was not really talking about all the other open space as being park dedicated, but only this one particular Reserve. The other open spaces would remain in the HOA. Councilman Newcomb then asked about the density bonus and what it was about. Mr. Betz said that there was a base density in our Code and they [Pulte] can take that density up some with roadway improvements and bike paths, things like that.

ACTION PLAN: The Committee consensus was to use the funds from park (recreational) fees from the

development for the Park at Seldom Seen because Seldom Seen is a priority.

- Reserve at Scioto Glen Phase 3 – Allow Permit Issuance Prior to Acceptance. Tre Giller stated they ran into several issues with the Sanitary Department over the last three years from the offsite requirements and it pushed everything back from an engineering perspective, and they were unable to get the streets in. As a result requested the Committee consider waiving zoning certificates for 10 of the 42 lots prior to substantial completion and conditional acceptance, similarly to what was done during Phase 1 of the project.

ACTION PLAN: The Committee recommended waiving the zoning certificates and will place it on the February 21st Council agenda.

- CSX Rail Crossing Design Update. EMH&T prepared two preliminary options for the railroad crossing on Liberty Street. Staff prefers the option that curves around the pond because it is less intrusive on the wetland area. The designs are not ready yet to be presented to CSX.
- Keep Powell Moving – Next Steps & Implementation Priorities. The committee discussed the next steps and felt that wayfinding signage was the easiest task to implement and the least expensive to fund.

ACTION PLAN: Staff will reach out to other jurisdictions; consider a graphics expert for design, and consider a separate committee for funding recommendations.

Adjournment - Having no further business to come before the Committee, the meeting was adjourned at 7:30 p.m.