



MINUTES

DEVELOPMENT COMMITTEE
Village Green Municipal
Building Council Chambers
47 Hall Street
April 4, 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; Brian Lorenz; Brendan Newcomb; Daniel Swartwout; Steve Lutz, City Manager; Dave Betz, Development Director; and Chris Shear, Citizen Representative.

Staff/Others: Chris Huber, City Engineer; Tom Hart, Attorney for Pulte Homes; Matt Huffman, Liberty Township Administrator; Elizabeth Rogers and Bonnie Goodson, Liberty Township Zoning Commission; Karen J. Mitchell, City Clerk; and other interested parties.

Approval of Minutes – The minutes of March 7, 2017 were approved.

Today's Business

- **CEDA Plan Review Committee - Pulte Homes, Carpenter's Mill.** Mr. Betz reviewed the annexation, Pulte proposed development plan, and public improvements with the Committee. Mr. Hart briefly described the features of the development. Four items of concern were identified by the Committee:
 - The street connection to Hunter's Bend in the Windsong subdivision because the streets are different widths, the new street being wider. After reviewing several alternatives, the recommendation of P&Z was to do a tapered intersection with landscaping at the edges and the road narrowing as it enters Windsong. This should act as a traffic calming measure.
 - Intersection improvement at Steitz and Rutherford Roads. The county engineer has reviewed Pulte's traffic study and recommends no improvement to the intersection. The county has required other developments to address intersections, such as the Reserve at Scioto Glen at Steitz & Home Roads, but not in this case.
 - Traffic speed and congestion at Steitz Road in front of the neighborhood. The county recommended and will be widening Steitz Road and putting in a left turn lane. P&Z also looked at the regional impact of this development as well as other growth in the areas.
 - Lowering the speed limit, now set at 55 mph, on Steitz Road due to the current congestion and anticipated additional traffic. The county engineer has required a widening of the road for left turning lanes. This matter should be referred to the county engineer since speed limits are in his authority.

ACTION PLAN: The Township agrees to follow up with the county engineer regarding its decision not to recommend an improvement to the intersection of Steitz & Rutherford Roads and that the matter of reducing the speed limit from 55 mph to 35 mph be made to the county engineer.

- **EMH&T Proposal for Design of Four Corners Paving ADA Compliance.** Mr. Huber explained they will be repaving the Four Corners and, as a consequence, are required to bring the intersection into

compliance with the ADA. There is a need to do this soon because of the deterioration of the road. EMH&T has submitted a proposal to repave the Four Corners, put in new curbs, pavement markings, and ADA compliant ramps. Mr. Huber recommended keeping the radius as it is to keep the limited pedestrian areas open and keep costs down. Mr. Huber would like to have this ready to go so that it can be completed in 2018. Mr. Lutz explained that there is \$50,000 in this year's budget to do the engineering.

ACTION PLAN: The Committee approved moving forward with EMH&T.

- Four Corners Turn Restrictions Discussion. With respect to the traffic light at Grace Dr. & SR 750, Mr. Huber explained that the utilities are in the process of being relocated. AEP has raised their equipment higher, and the other utilities still need to follow suit. Regarding the traffic light at Liberty St., the final engineering plans should be in this week for review. Dave [Betz] and Gene [Hollins] are working on the right-of-way acquisition of the western property along Liberty & Grace.

ACTION PLAN: Mr. Lutz suggested meeting in Executive Session after the next Council meeting regarding land acquisition to discuss the different processes that municipalities can utilize.

Old Business

- Wayfinding Plan Update. Mr. Betz spoke with ODOT regarding placing wayfinding signage on state and U.S. routes that relate to going to and from the zoo or Powell. Mr. Betz states that they are also studying how some of the online mapping apps route travelers and how the City can influence that online mapping.
- CSX Pedestrian Crossing Design Update. Mr. Huber remarked that he hopes to hear back from EMH&T by the end of the week and will be able to update the Committee at that time.

Adjournment - Having no further business to come before the Committee, the meeting was adjourned at 7:25 p.m.