



## MINUTES

DEVELOPMENT COMMITTEE  
Village Green Municipal  
Building Council Chambers  
47 Hall Street  
June 19, 2018  
6:30 p.m.

The meeting began at 6:30 p.m. Those present included:

**Committee Members:** Frank Bertone, Chairman; Daniel Swartwout, Councilman; Melissa Riggins, Councilwoman; Shawn Boysko, P&Z Representative; David Lester and Nicole Scott, Citizen Representatives.

**Staff/Others:** Gary Vest, Police Chief; Chris Huber, City Engineer; Rocky Kambo, Assistant Director of Development (came late); Karen J. Mitchell, City Clerk and other interested parties.

**Approval of Minutes** – The minutes of May 1, 2018 were approved as written.

### **Today's Business**

- **Proposed Ordinance 2018-27: Proposed Conveyance of Rights-of-Way:** Mr. Kambo went over the proposed Ordinance which would transfer two small City-owned parcels of land to Nocterra Brewery (through the Powell Community Improvement Corporation). These small parcels would give Nocterra room to have a larger outdoor space as well as additional parking for the brewery. There is an additional parking lot to the south owned by CSX that the owner hopes to purchase from CSX. Councilman Swartwout asked if there is a required shared parking agreement in the Ordinance. Mr. Kambo said that there was not, but it was a part of P&Z's approval.

**ACTION ITEM:** Prior to the Ordinance's second reading, Mr. Kambo will ensure that Nocterra will be required to have a shared parking agreement should Nocterra receive the CSX parcel or any continuous parcels.

- **Code Change to Allow Model Home Construction Prior to Roads Being Built Under Certain Circumstances:** Mr. Huber explained that in the recent past, developers have approached the City asking permission to build their model homes prior to acceptance of the public improvements. Mr. Huber explained some of the hardships of allowing this, such as having the information needed to ensure that everything is being built correctly. Mr. Huber stated that if it were just a few model homes, this probably wouldn't be an issue; however, he recommended that if it is more, like an entire phase (i.e. Parade of Homes), it should always be per approval of Council. Regardless, he recommended that the City always needs to accept the improvements before allowing occupancy.

Discussion centered around how much additional time this would give developers, any advantage to not requiring Council approval first as is currently required, what would happen if a developer failed/closed, and if it was worth making a code change. It was also brought up that perhaps this should be something that was requested earlier in the process such as at the Planning & Zoning stage.

The Committee felt that the process currently in place should remain unchanged.

**ACTION ITEM:** Mr. Huber will explore what other cities are doing and report back to the committee.

- Establishing an Open Container District (DORA) in the Downtown Much Like City of Worthington: Chief Vest shared his perspective on establishing an open container district in the downtown area. Currently the only permit requests come from block parties. He advised that, in his opinion, someone would need to manage the program to establish specific guidelines. Some of his concerns include: having an area where it is easily walkable from one place to another, whether you would wish to license or register participating businesses, getting buy-in from the local businesses, and if the community will adapt to it.

Mr. Kambo explained that this was spurred by local economic development, our festivals and other public events in the area, as a way to offer additional opportunities for the local businesses and provide additional services to residents. This was one of the things residents spoke of wanting more of – experiences - when the Comprehensive Plan was put together. The Ohio Revised Code allows municipalities to have a lot of flexibility to set up the guidelines of issuing this sort of permit. Mr. Kambo reviewed Worthington’s policy as a potential guideline and a starting point.

**Old Business**

There was none.

**New Business**

Mr. Huber informed the committee that he was getting ready to bid the street program, which will be small due to funding. It has already begun with the collaborative effort with Delaware County to repave Seldom Seen Road. With the remaining funds, he has about \$120,000 worth of cut out work on S.R. 750, a few spots on Bennett and Murphy Parkways, and the hill in the Retreat.

At Presidential & Sawmill Roads, Mr. Huber wants to get some quotes that are separate from his bid. He stated that the county is currently studying this corridor, so that should be kept in mind.

**Adjournment** - Having no further business to come before the Committee, the meeting was adjourned at 7:27 p.m.