



MINUTES

DEVELOPMENT COMMITTEE
Village Green Municipal
Building Council Chambers
47 Hall Street
October 2, 2018
6:30 p.m.

The meeting began at 6:35 p.m. Those present included:

Committee Members: Frank Bertone, Chairman; Daniel Swartwout, Melissa Riggins, Councilmembers; Steve Lutz, City Manager; David Betz, Development Director; Shawn Boysko, P&Z Representative; David Lester, Citizen Representative. Nicole Scott, Citizen Representative, was absent.

Staff/Others: Jon Bennehoof, Mayor; Brendan Newcomb, Councilman; Don Emerick, P&Z Commission; Gene Hollins, Law Director; Andrew Mazak, Partner with Vogt Strategic Insights; Jim Hrivnak, Powell CIC; Rocky Kambo, Assistant Director of Development; Megan Canavan, Communications Director; Karen J. Mitchell, City Clerk and other interested parties.

Approval of Minutes – The minutes of September 4, 2018 were approved as written.

New Business

- **Land and Water Grant Requirements – Adventure Park and Proposed Road (continued) – Development Dep't:** Mr. Betz distributed a map of the area with the proposed designated 6(F) areas. Mr. Betz has been communicating with Mary Fitch at the Ohio Dep't of Natural Resources who handles the program through the National Park Service where the 6(F) grant money came from when the City developed Adventure Park. In 2017 there were policy changes regarding 6(F) exchanges of land, such as in this case. Mr. Betz sent an email to Ms. Fitch explaining how insignificant the piece of land is that is being requested to be taken out of the 6(F) designated area. Mr. Betz also requested some clarification or explanation of the intent of the new provisions of law by the National Park Service from the author of the memo that inspired the 2017 changes. Ms. Fitch forwarded on the request to the author, but has not yet heard back. The City is asking that it only be required to add into the 6(F) designation that land that will be dedicated to the City by the developer. Mr. Hollins added that there are three possible outcomes by the Dep't of Natural Resources: (i) the replacement land through the developer is enough; (ii) all the land, including the land donated by the developer, must be added; or (iii) offer up the exempted land to the north as well with a square cut out for a potential cell tower.

Councilman Bertone asked about any other city parks with this designation and was told that Arbor Ridge Park also had this designation. It was the match used to receive the grant funds to build Adventure Park.

- Update on Vogt Strategic Insights study – Development Dep’t: Mr. Betz introduced Andrew Mazak from Vogt Strategic Insights. Mr. Mazak apologized for the delay in their analysis but explained that this was due a variety of factors, including the dynamics and many things going on in the northwest quadrant of Columbus. Vogt is working with Urban Decision Group who is providing our mapping and demographic information. They hope to have a draft report to provide to Development next week.

Messrs. Betz and Kambo, as well as other Staff, will review the first draft, schedule a public forum to get some feedback, and have a final workup done.

Councilman Bertone asked Mr. Mazak to frame what to expect from the draft analysis. Mr. Mazak said his company has analyzed the potential for housing and commercial development in Powell and what type of future development is needed, could be expanded, and/or what development the City had enough of. They also wanted to evaluate the demographic trends of the areas surrounding Powell.

There were questions from the group regarding how the economy may affect the results of the analysis; what factors are used to determine the results of the analysis; if there were case studies of similar cities; how the OSU facility may affect the analysis; how growth will open up additional opportunities; as well as those opportunities that are currently underserved.

Status Reports

- Seldom Seen Park Construction: Grass seed is planted.
- N. Liberty Street/Grace Drive Traffic Signal: The roadwork/storm sewer work has begun.

Pending

- Small Cells in R-O-W Ordinance: Mr. Lutz mentioned that because local governments are looking at regulating and/or restricting small cells, the Feds have been lobbied by these businesses and now Washington is looking at legislation which, if enacted, would pre-empt local governments from regulating them. Mr. Hollins added that the FCC has issued a memo with their interpretation going forward, which was to pre-empt local, but more as to zoning issues. Mr. Hollins felt that since Ohio got in the game early on, it will be easier, because Ohio anticipated/expected some of the standards being handed to locals by the feds. Mr. Hollins felt a draft comprehensive ordinance would be offered within the next quarter for consideration.

Mr. Kambo explained that 5G is about 20 times faster than what the area has now; however, it doesn't have as long of a distance as the existing does, so that is why more small cells are required. 5G-to-the-home beams directly to the home and is currently only offered to a few cities in the country. Mr. Kambo thinks, because of this, there is some time before it is available here.

Councilman Bertone asked how this would affect the fiber optic effort currently in Operations Committee and Mr. Kambo explained that, for multiple reasons, he felt that it would not affect

that effort. Further, the City has incentive to connect to the terminus at the county water tower because of the cost savings and the ability to pass that along to the community.

Mr. Kambo also mentioned that a resident connected City Staff to some other local area municipalities in an effort to jointly compete for a national Science Foundation grant of up to \$9 million dollars.

- N. Liberty Street/Seldom Seen Road Intersection Improvement Grant: The City Engineer has filed the necessary paperwork.

New Business

Mr. Betz announced that Pulte Homes will be submitting for the next Development Committee meeting in November about adding a couple homes to their first section before final acceptance.

Adjournment - Having no further business to come before the Committee, the meeting was adjourned at 7:20 p.m.