



MINUTES

DEVELOPMENT COMMITTEE

Village Green Municipal
Building Council Chambers
47 Hall Street

November 7, 2018

6:30 p.m.

The meeting began at 6:30 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; Nicole Scott, Citizen Representative. David Lester, Citizen Representative, was absent.

Staff/Others: Jon Bennehoof, Mayor; Brendan Newcomb, Councilman; Rocky Kambo, Assistant Director of Development; Chris Huber, City Engineer; Karen J. Mitchell, City Clerk and other interested parties.

Approval of Minutes – The minutes of October 2, 2018 were approved as written.

New Business

- **Waive Zoning Requirements to Allow Four Home Starts in Carpenter's Mill:** Dave Betz related that Carpenter's Mill wants to begin construction on four homes before the acceptance of conditions. Steve Peck, Pulte Homes, stated that part of the problem was the delays caused by weather issues, as well as a delay on the lift station. The curb is complete, paving will be done by middle of next week, and then Pulte asks to start these four houses, but would not ask for occupancy until the lift station is finished. Mr. Peck is also requesting the Steitz Road widening be pushed to spring due to delays in getting the utilities relocated. They would like to be permitted to have these four homes occupied prior to the road widening, but no other homes after the first four could be occupied until the road widening is complete.

Mr. Huber stated that he did not believe there would be a fire/EMS issue since the roads will be there and the water on.

This will go before Council tonight for a vote.

Pulte is seeking a onetime change for Sunday work for this Sunday to start at 9 a.m. instead of 12:00 p.m. in order to get the concrete roadway base done. It is in a remote area, so no one anticipates it being a concern.

- **Waive Zoning Requirements to Allow Home Starts in Verona, Section 3:** Jim Ohlin, Romanelli & Hughes stated that he is not looking for a vote today at Council but wanted to run this issue by the Committee to determine how best to accomplish this. With winter work, they will not be able to get all the way out to Seldom Seen Road. There are 12 homes that have not yet been built. They would like the ability to use up to 7 of the permits in the current section and use them in the newly paved section they hope to

get in by December 15th. There will be no additional impact to fire, safety, and traffic – just a transfer of permits from one phase to another phase. The Fire Code requires the connection to Seldom Seen before occupancy can be permitted in Section 3.

Mr. Huber stated that Liberty Township is aware of the request and are okay with the swap of lots. He is waiting for the confirmation letter before presenting to Council.

This will go before Council tonight for a first reading with a second reading later in the month.

- GFS Property Possible Annexation and Development: Attorney Steve D. Martin, Manos, Martin & Pergram Co. reviewed the site and existing conditions. The south 35 acres is in the City and the north portion is in Liberty Township and both are zoned Industrial. Discussions centered on whether sewer could be provided for part or all of the project, the need for a secondary emergency access; and the need for a quiet zone at Rutherford Road. They are hoping to build, on the north 8-12 acres, an assisted living, memory care facility or something along that line. Mr. Martin indicated he has been in contact with a medical facility that is interested in locating in Powell.

Todd Foley, POD Design, is the land planner and architect for this project. Mr. Foley explained Redwood is a multifamily developer that builds a very specific type of product – 2 bedroom, 2 bath and 2 car attached garage ranch in attempt to attract active seniors/empty nester. He described their vision for the site for the southern acres. Jim Frey, Redwood Development, and Mr. Martin discussed demographics of similar projects they completed.

Mr. Martin stated that he has spoken with the township and the township would prefer to keep the land in the township. The County really wants the private lift station that Liberty Township's using taken off stream. He believes they will need to have the emergency access through the township's property.

Status Reports

- Land and Water Grant Requirements – Adventure Park and Proposed Road: Mr. Betz reported that he received an email from Mary Fitch, Ohio Department of Natural Resources, who confirmed that there is no problem with the road connecting to Adventure Park Drive and the City does not need to do anything else regarding the grant requirement.
- Update on Vogt Strategic Insights Study – Development Dept.: Mr. Betz stated that he received the preliminary report from Vogt. Mr. Betz and Mr. Kambo expressed concerns about how the report is put together – not the data, but the presentation - and would like an opportunity to work with Vogt to make some changes before providing copies to the Committee. Mr. Betz would like to have a draft report for the Committee by the December 4th meeting.

Adjournment - Having no further business to come before the Committee, the meeting was adjourned at 7:26 p.m.