



MINUTES

DEVELOPMENT COMMITTEE

Village Green Municipal Building
Council Chambers
47 Hall Street
February 4, 2020
6:15 p.m.

The meeting began at 6:15 p.m. Those present included:

Committee Members: Brian Lorenz, Chairman; Heather Karr & Melissa Riggins, Councilmembers; Steve Lutz, City Manager; David Lester, Citizen Representative; David Betz, Development Director and Shawn Boysko, P&Z Representative. Nicole Scott, Citizen Representative, was absent.

Staff/Others: Jon C. Bennehoof, Councilmember; Gene Hollins, Law Director; 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 December 3, 2019 were approved as written.

Today's Business

- **Proposed Redwood Mixed Use Development:** Attorney Steve Martin, Todd Foley and others from Redwood presented a pre-annexation agreement and TIF agreement for a proposed mixed use development of a parcel located at Home Road & Liberty Street to be rezoned and annexed into the City. Mr. Martin explained the history of the parcel and some of the challenges in developing it, such as the Home Road overpass and the need for a secondary access point. Mr. Martin stated that they were able to resolve the secondary access issue with the school.

Mr. Foley highlighted the site plan that would include an assisted living facility, a skilled nursing care facility, and single story apartments.

Messrs. Betz and Kambo explained that the developer added more detail on the commercial aspect based on this request by P&Z Commission, as well as how the developer resolved P&Z's concern about having a secondary access, and the added greenspace. There was also discussion about the income tax boost from this proposal and the potential to continue to annex north.

Some concerns brought up through the Committee included what the occupancy rate was on the existing assisted living/skilled nursing care; the number of jobs being created; what the actual income tax would be generated from the new business would be.

The Committee approved the Developer proceeding with exploring the pre-annexation agreement with the plan as presented.

- **Proposed Carriage Farms Single Family Development:** Mr. Betz explained that this developer is seeking to build homes on a parcel at the northeast corner of Carriage & Liberty Roads that he would like to annex into the City. Mr. Betz explained that the developers were before P&Z with a sketch plan previously and there were issues brought up at that time regarding traffic, density and storm water runoff. They have reduced the lots, taken the density under 3 units an acre and added a bigger buffer at the edge. The Committee approved the developer proceeding with exploring his proposed use as presented. The developers understand that this will need to be adjusted to accommodate a future roundabout at the intersection.

Adjournment - Having no further business to come before the Committee, the meeting was adjourned at 7:14 p.m.