



## MINUTES

### DEVELOPMENT COMMITTEE

Village Green Municipal Building  
Council Chambers (Virtual)  
47 Hall Street  
May 5, 2020  
6:30 p.m.

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

**Committee Members:** Brian Lorenz, Chairman; Heather Karr & Melissa Riggins, Councilmembers; Andrew White, City Manager; David Lester & Donald J. DePalma, Citizen Representatives; Rocky Kambo, Assistant Director of Development; and Shawn Boysko, P&Z Representative.

**Staff/Others:** Dan Swartwout, Jon C. Bennehoof & Frank Bertone, Councilmembers; Megan Canavan, Communications Director; Karen J. Mitchell, City Clerk; Todd Boyer, Tower Company; Thomas Bell; Todd Faris; Aaron Underhill, Esq.; David Hockey; and other interested parties.

**Approval of Minutes:** The minutes of March 3, 2020 were approved as written.

#### **Today's Business**

- **Cell Tower Proposal Arbor Ridge Park:** Mr. Kambo explained that Todd Boyer, President of Tower Co working on behalf of Verizon, proposes to install a 130-foot cell tower in Arbor Ridge Park to increase reception/data service in the area, which is currently underserved. As a background, Arbor Ridge Park was created with federal funds and is classified as 6F under federal law. As a result, no land that is used as recreation under this classification can be taken out of recreation unless there are other lands that are substituted in its place. The applicant has procured or in the process of purchasing a 4.2-acre parcel which they are willing to convert to recreation land and give to the City to comply with federal law. Mr. Boyer went over the cell-tower concept and how he believes it will benefit the City. Mr. White explained that this concept is an initial step in the process and no decisions will be made at tonight's meeting.  
**ACTION PLAN: This item will be scheduled for another meeting for further discussion in 2 weeks. Residents are encouraged to email Rocky Kambo with any questions or concerns.**
- **Possible annexation of 8.6 acres north of Home Road east of Steitz Road and development of 21, two unit buildings (42 dwelling units):** Aaron Underhill, Esq. introduced himself as well as Thomas Bell, Liberty Bell, LLC, the principal, and Todd Faris, Faris Planning & Design. This proposal is for a multi-unit residential development that was first proposed to Liberty Township where it was turned down. The 8 acre parcel is located north of Home Road, east of Steitz Road. The applicants are here to see if this would interest the City if they were to annex this parcel in.  
**ACTION PLAN: This item will be scheduled for another meeting for further discussion in 2 weeks. Residents are encouraged to email Rocky Kambo with any questions or concerns.**

**Adjournment** - Having no further business to come before the Committee, the meeting was adjourned at 7:28 p.m.