

Planning Meeting Minutes 1/10/2023

- Call to Order: 7:09 pm at the Belmont House.
- Committee Members Present: Rita Cabral, Leyila Cabus, Vance Cerasini, and Larry Weber.
- Residents Angelo Dallas and Mick Newman were in attendance.
- Newman expressed interest in becoming an official committee member.
- Minutes from the previous Planning Meeting have already been posted on our website. There was no call to vote for approval.
- The planning committee feels the need for more commercial development along Trabue Road.
- The group briefly discussed the project on 3670 Trabue that has recently passed at the development commission with new Angelo.
- Angelo owns all of the houses west of Johnny's Tavern.
- Paul Pardi told Rita Cabral that there is going to be a roundabout on Trabue and McKinley. Rita speculated that they will get rid of the surrounding garages and that there will be incoming traffic from construction trucks.
- Angelo Dallas expresses an interest in keeping his property as is. He does not intend to sell to developers.
- Angelo Dallas expresses interest in wanting to see the suggested plan for the area, meaning mixed and 2 story frontage along Trabue.
- Weber and Cabral brought up our discussions on previous meetings with Jackie Yeoman and Mike Wheeler about their ideas for the Trabue Corridor. Yeoman and Wheeler expressed that they do not intend to have major development on Trabue. In recent discussions with the city that Cabral had with city council members they do plan to increase density along Trabue.
- Weber expressed interest to invite members of the planning department in the future to gauge how the city genuinely wants to plan Trabue. Weber wants to understand how the current plans for Trabue coincides with the guidelines of C2P2.
- Weber wants to make new propositions in regards to CRA's and affordable housing.
- Some members of the group explained that they felt that the Quarry Trails development does not warrant the need for CRA's.
- Weber feels that CRA's should help well blighted areas. Cerasini feels that CRA's should go to developments that are genuinely redeveloped.
- Weber fears that affordable housing could lead to accidental slums.
- Newman expressed that the Northland area is becoming better with their area's development and this is partially due to CRA's that were correctly used.
- Newman expressed that there are issues with house flippers taking pre-existing affordable housing and creating housing that is of market price or higher.

- There was continued concern from the group that traffic studies do not really represent our traffic because they do not consider the hyper-growth of units coming into our area.
- MORPC wants public input on the money coming to prioritize growth areas.
- Cabus expressed that she feels growth is coming, maybe not to the extent that research implies. However, she feels that her generation and millennials have a lessened interest in wanting single family homes. She expressed that her peers have an interest in apartments because it creates community. That being said, the group generally agreed that this area needs development that goes with the character of the area.
- Cabral suggested we need to make proper negotiations with the city to create better projects.
- The committee agreed that when stating reasons for a vote against the project, we need to be more precise and descriptive. We need to let council members know our authentic input on behalf of the community.
- Weber wants to ask Jackie Yeoman to come back to our planning meeting. To add, he wants to ask about updates for traffic studies.
- Rita motioned to extend the meeting for 15 minutes. Weber seconded the motion. The motion unanimously passed.
- Cabus asked Weber if he still had written statements about his propositions for affordable housing. Cabus also recommended that we talk about that draft at the next meeting. Weber also stated that he will work on making principal statements about CRA's before the next meeting.
- Cerasini discussed maps. Newman recommended that we give out our described boundary lines on our website to Cerasini's contact at the Franklin County Auditor, Tony Redki.
- Before the meeting concluded, Weber motioned to bring in Mick Newman as a new committee member. Cabral seconded the motion. All members present voted in approval.
- Cabus motioned to adjourn the meeting. Cabral seconded. The meeting adjourned at 8:40 pm.