

## Planning Meeting 8/9/2022

- Call to Order: 7:13 PM at the Belmont House
- Meeting Minutes were written by Leyila Cabus
- Members Present: Rita Cabral, Leyila Cabus, Vance Cerasini, and Larry Weber
- At the meeting residents from Scioto Woods and The Lakes of Mill Run were present.
- Residents did express concern for the new proposed extended stay in the Mill Run Area.
- It was expressed that the traffic would be worsened and that there might be an issue with water drainage. In addition, they are worried that the preexisting retention ponds will not be maintained and therefore causing flooding. Residents of the area are very displeased with the proposed new project.
- It was expressed that the community should request a meeting with both Rob Dorans' office and the Department of Development. A substantial amount of people need to express this issue to make changes.
- In the beginning of the meeting, Larry did explain to the new residents the role of the Planning Committee and what it does.
- In short, the Planning Committee preemptively decides and brainstorms how neighborhoods should be developed and zoned. It also discusses which amenities the commission would want to see in its area (i.e. grocery stores, traffic lights, sidewalks, etc.)

- Old Business: The previous meeting minutes were approved unanimously.
- Current Business:
- The committee went on to discuss the current properties that are subject to change within our area.
- The first area of discussion was 3670 Trabue Road.
- The commission/zoning committee has already met with this project developer three times.
- This developer wants to make more units with a smaller square footage.
- The reason that this development raises an issue is because it sets a precedent that the area is in agreement with higher density and multi-use family housing, however as an area it is mostly agreed that we would like to see more single family housing. In addition this sets a poor precedent for the area because this property would be located in a pre-existing commercial area, which is a problem because our area is seriously lacking in commercialism and the city has considered the area where they are proposing to build a “food desert.”
- According to the Roberts Road Plan this proposed project is not in conjunction with the plan and the maximum number of units in this space should be 180 units. To add, the apartment complex should be 3 stories or less according to the Roberts Plan.
- To specify, the Roberts Plan is an old plan, however the city does list this plan as future use, thus meaning the city does wish to confer back to this plan at later

times to set precedent for future development and therefore the Roberts plan should be utilized by the commission when considering planning.

- It was suggested that we set up a meeting with The Department of Development or the Zoning Department to express our discomfort with this upcoming project.
- To add, the commission needs to know about the use of railway lines in accordance to how development will come about.
- The Planning Committee would like to send a request to speak to the city as soon as possible.
- We would specifically like to talk about the Trabue Corridor with the city.
- It was suggested that we have another meeting with Jerrod Smith to talk about phase 3 of their project.
- One of the questions for the city would be: what do they envision this area to be like?
- For 3670 Trabue and properties west of 3670 Trabue, the planning committee would like to see 16-45 units per acre apartments per proposed by the Trabue Roberts Plan or a grocery store.
- We feel that Builders Drive would be the most optimum for a grocery store
- We feel areas west of 3670 Trabue, light commercial buildings would be preferred. Examples would be locally owned coffee shops
- For Fairwethers, it was proposed that a different restaurant be put there with a patio to encompass the floodplains.
- Along Hague from where it connects from Trabue, we would like it to continue to be low density residential usage.
- It is preferred to be low density. Examples would be single family housing, condos, and townhomes.
- The idea behind our meeting with the city is to present an official pitch of what we feel needs to go in our area. We need to formally present and sell our area as a place that needs to grow beneficially with amenities the community needs. As a result we are proposing specific commercialism and low density housing to the city.
- We need to request from the city that we need to expand our traffic study further to not just encompass the immediate area, considering our population is significantly growing.
- The meeting adjourned at 9:00 PM.