

**CITY OF MONTGOMERY
PLANNING COMMISSION SPECIAL MEETING**

CITY HALL • 10101 MONTGOMERY ROAD • MONTGOMERY, OH 45242

March 13, 2023

PRESENT

GUESTS & RESIDENTS

STAFF

**LeeAnn Bissmeyer
Vice Mayor
Montgomery City Council**

**Michael Brandy
President
Brandicorp
45 Fairfield Ave, Suite 200
Bellevue, KY 41073**

**Tracy Henao
Assistant City Manager**

**Ray Baker
8731 Tiburon Dr., 45249**

**Michael Doty
Director of Construction
Brandicorp
45 Fairfield Ave, Suite 200
Bellevue, KY 41073**

**Kevin Chesar
Community Development Director**

Karen Bouldin, Secretary

**Clete Benken
Benken & Associates
6131 Robison Road
Cincinnati, OH 45213**

**Matt Grever
Chief Operation Officer
Brandicorp
45 Fairfield Ave, Suite 200
Bellevue, KY 41073**

ALL COMMISSION MEMBERS PRESENT
**Dennis Hirotsu, Chairman
Barbara Steinebrey, Vice Chairman
Vince Dong
Peter Fossett**

MEMBERS NOT PRESENT
**Darrell Leibson
Pat Stull**

Call to Order

Mr. Chesar called the meeting to order at 7:02 p.m. He reminded all guests and residents to sign in, and please turn off all cell phones.

Election of Officers

Mr. Chesar announced the Election of Officers, and asked if anyone wanted to nominate a chairperson.

Mr. Fossett moved to nominate Mr. Hirotsu as Chairman for a period of one (1) year, beginning February 1, 2023.

Ms. Steinebrey seconded the motion.

No other nominations were brought to the floor.

Mr. Fossett moved to close nominations. Mr. Dong seconded.

The Commission unanimously approved the motion to close all nominations.

The Commission unanimously approved Mr. Hirotsu as Chairman.

Chairman Hirotsu nominated Ms. Steinebrey as Vice Chairman for a period of one (1) year, beginning February 1, 2023.

Mr. Fossett seconded the motion.

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No other nominations were brought to the floor.

Mr. Dong moved to close nominations. Mr. Fossett seconded.

The Commission unanimously approved the motion to close all nominations.

The Commission unanimously approved Ms. Steinebrey as Vice-Chairman.

Chairman Hirotsu presented the Rules of Order and Procedure governing the Planning Commission of the City of Montgomery, Ohio, originally adopted March 18, 2002.

He asked all members for any discussion or changes. There was none.

Mr. Fossett moved to affirm the Rules, as presented.

Mr. Dong seconded.

The Commission unanimously approved.

Roll Call

The roll was called and showed the following response/attendance:

PRESENT: Mr. Fossett, Ms. Steinebrey, Mr. Dong, Chairman Hirotsu (4)

ABSENT: Mr. Leibson, Mr. Stull (2)

Guests and Residents

Chairman Hirotsu asked if there were any guests or residents who wished to speak about items that were not on the agenda. There were none.

Old Business

There was no old business to report.

New Business - 1

Discussion and update regarding Montgomery Quarter

Staff Report

Ms. Henao reviewed a PowerPoint presentation for all, giving background about the Montgomery Quarter, and also showing its current status and offices / restaurants that are now open. She showed members what is yet to come.

She gave background, noting that Block 1 and Block 2 consist of Phase 1, with Block 2 having the central parking garage (G2), and G1 being the secondary garage. Building 2B is an office building anchored by 5/3 Private Banking, and there are restaurant spaces on 2C. She pointed out that Buildings 1F and 1H are retail buildings on the first floor, with offices on the second floor. Both of those have been constructed, as well as the G1 parking garage. Building 1G is considered a swing building with a final use still to be determined. The two town-home buildings are I and J, both nearing completion. Buildings L and K are in the process of pre-leasing.

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The hotel is 2-D, with building permits underway. Construction will begin in the spring. Building 2A is another office building, not yet under construction, until Building 2B is completely leased and then building will most likely proceed.

Ms. Henao described the various uses on the site, pointing out that the condominiums were originally projected to be at 24 units in Phase 1, primarily for the TIF purposes. The condos have not been constructed, and were in the original proposal for Phase 2, with a strong component for office; this will be addressed a bit later. She noted that post-COVID, the world has changed, and the office sector is not as strong, and will likely not return to pre-pandemic levels. As people are now working from home, office floor plans are shrinking; and entertainment and restaurant are becoming more important. Retail is not as important, due to the Amazon effect.

She described the current tenants, as shown in her PowerPoint presentation. She noted that The Rambler Hotel is part of the Hilton tapestry. It is unique to Montgomery, as all of their boutique hotels are (to their locations), across the country. This will be the only one in Cincinnati. They chose the name "Rambler" based on the historical fact that people were travelling from Cincinnati to Cleveland, and it was a natural stopping point here in Montgomery. This is a play on "the rambling man". It also draws on the time period when Montgomery was starting to boom, hence displaying the art deco and upscale 60s influence. Much of the art will be Montgomery-centric.

On the wide screen, Ms. Henao showed guests the Master Plan, noting that there will be a fountain that has the ability to drain, and transform into a performance stage. It can do colors and smoke and more. There is a fire-pit behind it that will be on a timer. There will be a grand celebration on May 19 from 5pm to 9pm, and all are invited.

Ms. Henao introduced Michael Brandy.

Michael Brandy, President, Brandicorp, 45 Fairfield Ave, Suite 200, Bellevue, KY 41073 introduced Cleve Benken of Benken & Associates as the visionary, and his Brandicorp colleagues, Michael Doty, Director of Construction, and Matt Grever, Chief Operation Officer.

Mr. Brandy was thankful and proud of this being a true example of a public / private endeavor. He thanked Montgomery Staff and Council and all of the teams who have given input. He spoke of all of the hurdles they have overcome together in the changing world over the past several years, to keep this project on track and in process, when many other developments came to a stop.

He told the Commission that they wanted to present their new products that are coming out, and get comments from the Commission. He introduced Michael Doty.

Michael Doty, Director of Construction, Brandicorp, 45 Fairfield Ave, Suite 200, Bellevue, KY 41073 stated that we now have a new plan, based on the post-pandemic effects and changes. He noted that the main vision of a "village within a village" will still be maintained,

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and will tie into the plans for the middle of the roundabout, and the boulevard in Phase 2 from Ronald Regan into Montgomery.

Clete Benken, Principal, Benken & Associates, 6131 Robison Rd Cincinnati OH 45213

pointed out that the planning for this started in 2005. As we thought about how to modify Phase 2 to react to the current trends, we wanted to be sure it was resilient over time. The pandemic has changed the way we shop, the way we work, the way we spend our free time. These changes have had a dramatic impact on the real estate market, and the potential for Phase II. He noted that the changes they are making are not heavily weighted on office space, and may never come back to the way we have been accustomed.

He referred to the PowerPoint presentation. He pointed out the park, and also the roof-top deck on Block 2. He referred to an alley that connected Phase I and Phase II together. The alley will have a mixed-use component to it, but they are not certain what that will be – they are looking for guidance on this. Mr. Benken stated that the team believes that entertainment and mixed-use and hospitality and residential (all components of Phase 1) are the right fit for Phase 2, as well. Entertainment is more in the form of various dining options, or shops. They want to be more specific on an entertainment option that doesn't overshadow the restaurants or compete with any other tenants in the Heritage District or in the Gateway Corridor area. He felt that the alley could really connect with an indoor/outdoor relationship and tie both Phases together.

Mr. Benken stated that they foresee the alley being shut down and turned into a festival use, or a street event. He explained that this alley was not intended to be a service alley – it was for pedestrians; however, if a vehicle needed to get through there, it could.

For entertainment, they are actively talking to participants. Chicken & Pickle is pickleball in a very refined and polished way. There are very well appointed courts and viewing areas. They like this because families, co-workers and neighborhood groups could engage in this activity. Another thought they are exploring is bowling, a company called Pin-Heads. Other gaming activities are included in this possibility, as well as eating and drinking – this would be more indoor oriented than Chicken & Pickle. They are also continuing to look for other possibilities. Mr. Benken requested feedback on these two, from the Commission.

Mr. Benken spoke about services and amenities – thinking about an urban grocer, for the residents and office tenants. He noted that they would carry over from Phase I to Phase II, the materials palette and the masonry and design. They would look at restaurants that would incorporate an outside eating garden, as well as the interior facility.

Mr. Benken stated that the team was exploring all options – possibly another hotel; however this would not be considered until The Rambler was up and running. They would look at another mixed use hotel building, and other things as well, in case a hotel is not a fit.

The thought is that there would be a public parking garage built below the entertainment block in the middle, that would provide some spill-over parking for the larger district, and the residential. In the current plan for residential, there are 4 multi-family buildings. Multi-family Buildings A

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and B would have parking that extends underneath it. There is a surface lot to the left of Building B. Multi-family buildings C and D would also have parking beneath them. These buildings are not yet designed, but they do know that there is a great deal of capacity in the multi-family market. The trends / demand for well-appointed rental options is at an all-time high in our country. He explained that in the current workforce, the younger generations are not looking for the suburban home with the yard. They are typically choosing rental properties, even though they could afford to purchase a home.

Depending on where you are in the country, the multi-family rental rates and the home ownership rates vary, but they are all pushing up.

This Quarter is where you want to focus on the multi-family market because it will have an impact on the other nearby businesses, creating more walk-in trade for them.

Mr. Benken stated that they feel these changes will meet market demand, and complete the Gateway. He pointed out that originally they had straight zoning approved for Phase I, and some of these proposed ideas will require a variance. He noted that the zoning requirements could possibly be addressed with an equivalency provision. He did not want to get into the details too much at this point; just wanted feedback from the Commission.

Chairman Hirotsu suggested we start with questions from the Commission.

Mr. Fossett asked how the Hilton people felt about having competition right next door. Mr. Brandy stated that if we proposed another similar high-end boutique hotel, they would be very upset, noting that the boutique caters to a specific demographic. The Rambler would serve people who hold meetings, and also weddings and business events. He stated that they would see how the Rambler does, and then determine if there is a need. He stated that there were two Marriotts at Rookwood and another Hilton, and they all serve a specific niche. This is how they will look at another possible development here.

Chairman Hirotsu asked about the market for condos and apartments. Mr. Benken stated that condos were another home ownership option, explaining that the bottom fell out of the condo market, and has not come back yet with any great vigor. He noted that they are difficult to fund, --to secure the debt, and to build; it is not a good time in our economy to build them now.

Mr. Brandy stated that when it is the right time, either Brandicorp or other builders will be able to build and utilize the amenities of Montgomery Quarter. Right now, they can continue going with what is in favor, and what the public wants. He explained that they do have some large apartments – 2500 square feet for those who wish to stay in Montgomery and perhaps have another residence in another part of the country. They are looking at different options (1 or 2 bedroom) to accommodate those who want to move here immediately, and wait for the condos to be built later.

Mr. Benken stated that they will also have some purposely-designed offices, built into these apartments, to allow work from home. A lot of employment tax revenues aren't coming from

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offices anymore, they are coming from individuals' home offices. This could also have an economic impact in Montgomery.

Mr. Dong asked for the income range of the people they were trying to attract for the multi-family. Mr. Benken estimated that the rents were about \$2/square foot. Ten years ago, the highest rent was \$1.25/square foot. He stated that these renters are going to be high-wage earners, or may appeal to older people who want to travel, not care for a home. There will also be studio apartments that will cater to those earning about \$50,000.

Ms. Steinebrey asked if they will proceed with the restaurants that were already planned to be in there, or if that would change to accommodate these new proposals.

Mr. Brandy stated that they have different restaurants that will meet a variety of needs. Kitchen Social is a restaurant that will offer another selection, as well as an upscale deli that will offer foods for take-out and foods made from scratch. The entertainment area will also have food options. They have been very intentional to be sure that the office has amenities to attract people who live, work and play there, and that the restaurants have different offerings, so they are not overstepping each other, and that there will be enough local residents to give a base to these restaurants throughout the weekdays, that may not be as active as some on the weekends. He felt that had put together a nice balance for all.

Mr. Fossett asked staff if they had a sense for the difference in tax revenue that would be generated if Phase 2 were occupied by retail / commercial, as opposed to residential.

Ms. Henao stated that multi-family was becoming the new "office", and this changed the dynamic dramatically. She stated that office usually brought in the highest income-tax revenue to the city. She noted that the City's finance department had done an analysis of a complete switch, with everyone working from home. However, Montgomery is fortunate in that this almost comes out break-even, because our residents have high-paying jobs, and if they are working from home, it is break-even. Our belief is, that even though we will be losing some office space, we will be gaining higher-paying jobs in the multi-family, and will be close to a net zero.

Ms. Steinebrey asked how they are able to identify who is working from home. Ms. Henao stated that it is not as challenging as you think it might be, because most are still working for larger corporations, and those corporations have to report to the individual jurisdictions to where their people are working from. It is the smaller companies who might have a one-man home office that is a bit more difficult to track; but the finance department is trying to track this down. Ohio National's payroll and Tri-Health are giving their information to the City.

Mr. Dong asked about multi-family, and how it will change the impact on the schools. Mr. Benken stated that he worked with Michael Dinn, Principal of Market Foresight, who did the original market study for Phase 1. He stated that they believe that many of the people who will be renting in the Quarter, are already living in Montgomery. They will choose to move into a rental from another rental, or from a home. Their children will already be in the school district.

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And there are other scenarios, too – there are a number of 3-bedroom units – which are the ones that create the demands on schools. If there was a high percent of those, it would have more of an impact on the schools. If there was a high percentage of those and they were not priced where these are likely to be priced, it would have a higher demand. He did not believe that the team is at a point yet, where they know the exact price points or what the mix will be.

Mr. Brandy stated that it is a high level of discussions that we talk about a lot. He stated that there would not be any 3-bedroom multi-family in Phase II. They offer 2-bedroom plus a den. Mr. Brandywine stated that they have studied other communities who had a similar floor plan, and this is why they modeled theirs, after that.

Ms. Henao stated that they have had many discussions with Sycamore Community Schools and the Sycamore Community Schools Board. Not only did we limit the number of 3-bedrooms, but 2-bedrooms plus den in Phase I, but we have had similar considerations here. In discussing this with them, the School Board has come to realize that this type of development is not substantially increasing kids. They have seen this time and time again, in Blue Ash and other areas. In doing their own studies around this, they are finding that what will draw more children is that people are back-filling -- moving into the homes of those (empty nesters) who are moving into the rental properties. But there is still the issue that baby boomers are leaving – are they going to stay in Montgomery, or move to Mason? She stated the school board has been very supportive of this, and no longer has the trepidation that they did five years ago.

Chairman Hirotsu gave an example of a city in Connecticut that he previously lived in, noting that there was no one in their 20s nor in their 60s. They wouldn't have to pay the property tax to be in a school district, and as soon as the children left, they didn't want to have a house with a big property tax. This fits in with the theories, here.

Mr. Chesar noted that they have a great selection of restaurants, and stated that the long-term viability was dependent on the population base to keep the retail and restaurant component going. Ms. Henao pointed out that there are even more restaurants in the historic Montgomery that have been waiting for this development and the density to be approved. She added that this entire area has already been included in the DORA (Designated Outdoor Refreshment Area).

Chairman Hirotsu felt that this plan was more difficult to discuss because it was more conceptual than other times – we haven't even decided what will be in some of these buildings, which makes it hard to comment on.

Ms. Henao stated that the intention of this plan, in terms of mass and scale, setbacks, building height, materials – is to meet the zoning code. The only questionable issue is with regard to density.

Mr. Dong liked this concept, but wanted to understand the entertainment area better. With houses and residential all around, would it be quiet in the day? Is that their vision? Mr. Brandy stated that the few entertainment ideas that they have seen, are typically all day long. The pickleball has people who are booking/playing all day, and they will invite corporate events.

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He stated that they hope for a lot of activity during the day, noting that there are also a lot of charity events throughout the day. Mr. Brandy thinks the weekends will be stronger. He stated that they were looking at ways to keep the sound to a minimum.

Ms. Steinebrey believed there were many multi-use areas popping up everywhere, and she felt that something in the entertainment area for the young people was what would make ours above the others. She liked the activities to draw young people in and give them something more to do.

Ms. Hirotsu wanted to be sure this wouldn't be a concert venue. Mr. Brandy stated not.

Mr. Chesar spoke to the code ramifications. He reiterated that the city wanted the building size, mass and materials to be within requirements – even the parking; however they don't want them to all look the same, to allow for character in the other multi-family units, to give them a sense of presence.

From looking at the Code for the Old Montgomery Gateway (OMG) District, Mr. Chesar stated that it was not clearly defined as to the maximum density for mixed use developments in this area. The Code describes multi-family use at 12 units /acre, intended for individual building developments. But for a mixed use area, we are trying to determine what density would be appropriate here.

We purposely did not create this as a PUD (Planned Unit Development), because it would require a 20% open space. Mr. Chesar explained the thinking of staff, that the Code would allow up to 18 units/acre for a PUD. We felt it might be reasonable to agree on 18 units / acre for this site. If we agreed on this, it would equate to about 239 additional units in Phase II. This means that the overall encompassing district is approximately 21.5 acres. Eighteen units per acre would be 387 units total, which includes the extra 239 units (150%).

Staff feels this is a smart, conservative approach, although nothing has been decided yet. In theory, the Development Team has accepted this as reasonable, and they have incorporated it into their concept plan. Ms. Henao stated that the City has always felt that 18 units/acre was a reasonable number. She feels that a consultant might even suggest something even higher; but this final decision will depend on a number of factors.

Staff would like to ascertain the Planning Commission's (PC) thoughts on this before we move forward with developing plans. Mr. Chesar stated that from a process standpoint, we are coming to PC to more or less codify this as an equivalency, recommending that we go forward with this number – most likely on a General Development Plan.

Mr. Dong was concerned with parking. Ms. Henao stated that the development team can address the parking, and that they have done some preliminary studies on that.

Ms. Henao pointed out that the issue here is that the Code does not define the density, and this needs to be addressed, so that we can put a cap on the maximum number of units allowed.

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She stated that after we have completed our Comprehensive Community Plan, we will address this issue in our next Code update.

Mr. Dong asked what the current density plan was in the Vintage Club. Ms. Henao stated that they are much below 12 units / acre; however they have not come up with any plans for the area behind the Christ Hospital Office Building. That area was always intended to be a much higher density, but as of right now, they only have 3 condo buildings approved, with 14 units/building – this is a very low density. Once that has been completed, they may be much closer to the 12 or 18 units / acre. We did not limit their density at all, and they are under a PUD.

Mr. Fossett asked about a PUD and what that would have meant if this development was set up that way. There was a bit of discussion. Ms. Henao stated that there was an inordinate amount of discussion about how to set this up. What staff finally did was to treat this as a form-based code, which meant that we set parameters, which allowed us more control, instead of being very particular with set-back requirements and other restrictions. This is not a complete form-based code, but close to it. We realized that 20% open space for an urban development did not make sense, so that is why we did not do a PUD.

Ms. Henao noted that the concern was to come up with the right density, and to be able to have a maximum number, a cap. Obviously, the parking requirements will also help to arrive at a number, but they want to have a number to define it.

Mr. Dong asked, for example, what the density of downtown Blue Ash was, to be able to envision what 18 units/acre would look like. Mr. Benken did not know, nor did Mr. Henao. She gave Mr. Dong an example in Blue Ash that was a higher density.

Mr. Dong asked for the density of Phase I in the Montgomery Quarter. Ms. Henao stated there were 148 apartment units, on about 12 acres – it is a little bit lower, but it includes office space and open space.

Chairman Hirotsu asked for feedback from the Commission.

Mr. Fossett stated that his initial thought was that Phase 1 was being replicated in Phase 2, but it sounds like there are good reasons for the shift.

Ms. Steinebrey agreed, noting that with conditions as they are today, it is good planning to make some adjustments.

Mr. Dong felt that density-wise, we may be in the general ballpark. It would depend on the design - if they were 1 or 2 bedrooms. He felt it was a good target to start with, and then as we get more detail, we look at the age groups – mostly retired people or younger people. Then, we could begin to design the area. He felt that 18 sounded about right.

Ms. Steinebrey recalled previously, when HILLS Properties tried to sell them on their development, and it was a huge number – like 50 or 60. Ms. Henao pointed out that it was only multi-family. She noted that this was a true mixed use project with high quality public space.

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Chairman Hirotsu felt that we were lucky, because if we had already built this Quarter, and then went through the pandemic, we would be stuck. He believed that this pivot made a lot of sense; the residential piece made a lot of sense. He appreciated that they were making an effort toward vibrancy and entertainment. He felt that the Commission was all in agreement on the big picture.

Mr. Fossett wanted to confirm that Activity Alley was for pedestrians only.

Mr. Dong wanted something that was vibrant - throughout the day, night and weekends; and not just evening events.

Chairman Hirotsu asked if there was any more feedback that the Commission could provide. Mr. Chesar stated that next steps would be that staff will work with the Development Team, and will review your comments. Then, we will be presented with a General Development Plan (GDP), probably with an equivalency request to The Commission regarding the 18 units/acre. The goal is to have some movement by the end of this year, or at the very least, the construction of the utilities and the roadway connection to the roundabout. They hope to have a GDP by April or May, if possible.

Mr. Dong suggested benchmarking, so that we could look at other communities, and get a better picture of what they are trying to accomplish.

There were no more questions from the Commission, and the Development Team left the meeting.

New Business – 2

Comprehensive Community Plan Update Process.

Staff Report

Mr. Chesar gave background, discussed what the Planning Commission's role would be and what Staff will be doing throughout the community. He noted that the Strategic Plan speaks to the 5-year future of the City, and the Comprehensive Plan deals with the next 20-25 years.

He showed a PowerPoint presentation (Page 29 of the March 13, 2023 presentation) on the wide screen for all to see, to provide more understanding of the Comprehensive Community Plan Update.

Mr. Chesar noted that community engagement will be very important throughout this process – possibly at our festivals, or in focus groups, social media, open houses and meetings.

He stated that the Planning Commission will end up with a document that is the Community Comprehensive Plan that will have recommendations in it, and it will be forwarded to City Council for approval, and then it will become the long-term policy document for long-term growth in the City.

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To get us there, we will have a core group known as the Steering Committee, who will deal with a consultant regarding the daily process of putting this document together. The Planning Commission will be informed of their progress. The Steering Committee will consist of 2-3 Council members, 2 Planning Commission Members, 2 from Landmarks Commission and Mr. Chesar, Ms. Henao and Mr. Riblet, City Manager. He asked for any volunteers to contact him.

Mr. Chesar showed all a detailed timeline, with the final goal of completion being in September 2024. He noted that this is always up for change, but overall it is typically a 12-18 month process. He then pointed out other policy documents of the City that would be affected by this plan: Zoning Ordinances, Environmental Studies, 5-year Strategi Plan and others.

Chairman Hirotsu asked what would happen after the Comprehensive Plan was finalized. Mr. Chesar stated that we would review and update the Zoning Code, to fit with our Comprehensive Community Plan. Ms. Henao stated that many times the consultants have staff on hand that can easily craft the tax amendments. She stated that this will be the first time that Montgomery will be utilizing a private consultant for the Comprehensive Community Plan; it has previously been done inhouse.

Chairman Hirotsu volunteered to be on the Steering Committee. Mr. Chesar talked about the commitments required for the Steering Committee: meet 6-8 times. Mr. Dong stated that he would like to, but was unclear about his schedule during the summer. Ms. Henao welcomed Mr. Hirotsu to the Steering Committee, and asked if he would like to also participate in the interview process of the consultant. She noted there would probably be only 2-3 consultant interviews. Mr. Hirotsu agreed.

Mr. Dong had read the Request For Proposal for the consultant, and voiced these comments:

1. Since we already have a plan, it would be good to understand what the past plan was, and where we are today. He felt it would be good to show where we did follow the plan, and where we did not follow that plan – so they could learn from the past, benchmark what you did, (what worked, what didn't work), so you don't make the same mistake for the next plan, for the future.
2. As an ideal state, there was nothing in there he disagreed with, but pointed out that there were no hard quantitative numbers; so if you look at it, anyone can get to a certain place - because it is very vague. For example, diversity – what does it mean – as long as we have one Asian, that is diverse? Do we need the same percentage diversity as the rest of the world, or the US? Should we have age diversity, 80% retirement? Give it a number..
3. From an ideal state, do you have enough tax basis? What do you have today? Do you have enough tax basis to do what you need to do today? Does that need to increase 10% each year? Do we need other developments, so we have a bigger tax base? He felt this should be built in.

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4. Density is a very important concept, and is changing quite a bit in today's world. He was in agreement with more density in the Quarter, but felt that we should think about it in a different way, as to where it should be. Maybe look at different age densities. We should define it, rather than have someone else define it for us. If we had some ideas, it could help the consultant direct it.
5. Back to benchmarking, what other communities do we see (in the Midwest) that we would like to be more like. If we had an idea of another area of what we would like to look like, an example would be so helpful.

Overall, Mr. Dong felt we should have a more quantitative measure, so we could measure whether we are moving towards it, or not.

There were no more questions / comments from the Commission.

Other

Mr. Chesar introduced Mr. Ray Baker, a Montgomery resident since 1978, who is interested in becoming a Commission member.

Mr. Chesar asked if the Commission would be interested in changing the Planning Commission meeting time to start at 6:00pm instead of 7:00pm. There was discussion around also setting the time length of the meeting, and limiting it to only a certain number of applications.

Mr. Chesar explained that many of these applications are on specific timelines, and we try to move them through as quickly as possible. He noted that, (as we did with this meeting), we can call a Special meeting, other than a Regular meeting, to allow the time needed for certain items, and not have long meetings.

All members were in favor of the 6pm start time, and decided that we will vote on this next week.

Council Report

Ms. Bissmeyer stated that Brian Riblet's contract was renewed as City Manager. She stated that contracts were authorized for landscaping on the roundabout. Playground equipment at Swaim will be refreshed (some is ADA accessible), and we are donating our current equipment to Higginsport, Ohio.

Chairman Hirotsu stated that there are new street signs being issued. Ms. Henao stated that they are not everywhere yet, they are being rolled out slowly, as a part of the branding efforts.

Minutes

Mr. Dong moved to approve the minutes of September 12, 2022, as submitted.


Mr. Fossett seconded the motion. The Commission unanimously approved the minutes.

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Adjournment

Mr. Fossett moved to adjourn. Mr. Dong seconded the motion.
The Commission unanimously approved. The meeting adjourned at 8:50 p.m.



Karen Bouldin, Clerk

Dennis Hirotsu, Chairman Date

/ksb