West Milton Planning Board Minutes

Mr. Dohrman – Chair opened the meeting with a call to order and roll call of attendees for the Planning Board meeting:

Scott Fogle - Secretary
Katie Biser – Member
Dejon Dohrman - Chair
Miranda Fox – Vice Chair
Heather Magel – Member
Lenee Brosh – Village Law Director in attendance
Jeff Sheridan – Village Manager in attendance

Approval of February 2nd meeting minutes by Fogle (1st) Fox (2nd)

First on the agenda was a presentation of the update on the Stillwater Crossing project on the south side of 571. Representing Stillwater Crossing were Ron Coffman, Development Manager, Jayson Morris, General Manager and Craig Sweeney, legal counsel. Mr. Morris went over the original PowerPoint that was presented to the Planning Board at the beginning of the project. The history and the original map of the proposed project was shown, and Mr. Morris reviewed the current infrastructure that was in place. Mr. Morris spoke about the Randall Residence and stated that they would be building 21 Villa buildings which in total would be 84 units that would coincide with the Randall residence main facility. The Randall Residence site preparation will proceed late spring/early summer with construction to follow. The Villas will have 4 phases with 4 buildings each and 1 phase with 5 buildings. Mr. Morris then mentioned the the Medical Office space that will be part of the project. He explained that it would be at least a year before any construction would start for the Premier building. The timing is more dependent on Premier and how they intend to staff the facility. Mr. Morris stated that the area designated professional space may hold a dentist and could be done around the summer of 2023. He emphasized that most of the timelines were estimates that may fluctuate due to the availability of building supplies. Mr. Morris also discussed the Retail area/ Market Place Express. Mr. Morris then went on to discuss the Ryan Homes and that Phase 1 was sold out containing 41 homes, 35 homes of which had been started or were complete with 19 homes having been closed. Phases 2 and 3 are currently under construction and will add 93 additional homesites.

The Planning board asked several questions:

- Mr. Dohrman asked if the Randall Residence will run the long-term care? Mr. Morris stated they will not run that, but they are currently looking for a company to do so. Mr. Morris spoke about the current difficulty of getting beds for this unit. It was discussed that Miami County had a certain number of bed licenses and they were figuring out how to acquire said licenses from other places that did not have the ability to maintain/use them.

- Sarah Gregory asked if the Villas would be Market Rent Rates? Or Low Income? Mr. Morris stated they would be all inclusive with rent, utilities, internet, and food access from the Randall Residence main building. They will be modeled after the ones at Randall Residence of Centerville.
- Mrs. Fox asked about a coffee shop and Mr. Morris stated it was in the plans, but no one was under contract with yet. They had a few discussions but were unable to disclose any information about that yet.
- Mr. Fogle asked about the walking paths shown on the new map and how long before they will be done. Mr. Morris stated that would be in Phase 2 or 3 before they would be completed.
- Mr. Fogle also asked about landscaping on the entrance. Mr. Morris stated it is planned for closer to when more things are completed as well as the irrigation system can be put in.

Mr. Coffman requested that the Planning Board come see Settlers Walk development which started in 1994 and is going strong per Mr. Morris. The Board will look into dates that fit and see the development firsthand. Mr. Morris also stated again that they will be back to present the next phases in the upcoming months to the Planning Board.

No discussion with old business

No discussion with new business.

All members agreed to adjourn at 6:59PM. (Biser 1st, Fox 2nd)

Approved April 6th, 2022

Don Dohrman, Chair
KATIE BISER

Scott Fogle, Secretary