

RECORD OF PROCEEDINGS

Minutes of Council Development Committee

Meeting

GRAPHIC VILLAGE - CINCINNATI, OH

Form 6101

Held October 19th 2023



DEVELOPMENT COMMITTEE MEETING

**Village of West Jefferson Council
MINUTES**

October 19, 2023

CALL TO ORDER

Chairperson Jennifer Warner called the Development Committee Meeting to Order at 4:00 P.M.

ROLL CALL

Council Members: Jennifer Warner, Richard King, and Mike Conway

Quorum Declare: 3 present, 0 absent.

Also attending were: Council President; Linda Hall, Mayor, Ray Martin; Director of Public Service; John Mitchell, Director of Development, Tom Hale; and Planning & Zoning Enforcement Officer, Kristie West.

APPROVAL OF AGENDA AND MINUTES:

Motion to Adopt the Agenda moved by Mike Conway and seconded by Richard King.

~All in Favor 3-0

Motion to Approve the Minutes of the August 21st, 2023 moved by Mike Conway and seconded by Richard King.

~All in Favor 3-0

OLD BUSINESS: None

NEW BUSINESS:

Discussion on a development proposal. The property is located on the corner of US 40 and 142.

Jennifer said this is the developer that developed over by Kroger in Galloway and they are 3 story apartments.

Ray mentioned that you could always tell them you would prefer 2 stories.

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Jennifer said when they meet with them, they indicated that they only do 3 stories. She said there are 24 three bedrooms – 72 one bedrooms – 192 two bedrooms on the plan.

John said that 3 bedrooms would probably have kids and that could put more pressure on the schools.

Jennifer said that they were told that these are more for adults and that they do not have very many kids.

Tom said based on the rent rate and that they do not install playgrounds that is probably true. If they do have children then the positive could be that the parks would get used.

Jennifer said if we need apartments, it would be for the workforce which are not mature adults.

Tom said that these folks have done an extensive amount of marketing, to target the young families.

Jennifer said what she would like for the board to do is come up with a plan of what they want to build.

Richard asked if they approve this what does it do in regards to the Coughlin Lawsuit.

Jennifer said they do not have a law suit with Coughlin.

Jennifer asked what does West Jefferson need? Several people spoke out and said we need houses.

John said that you could not build houses on that particular property.

Ray said the comprehensive plan in the R-3 calls for houses.

Tom said the single housing development that should of went 3^{1/2} to 4 years ago is right across the street. That opportunity was missed and that is prime land to development on. Sc single family houses for land around here is very difficult.

Ray said that Russ is considering starting with apartments.

Jennifer said that no it is Carl that is considering it.

Ray read the comprehensive plan that calls for PRD and TND with green space a priority.

Jennifer does not like the idea of putting the people on 142 between 2 apartments.

Linda asked how many homes are in West Jefferson.

John said sewer counts are 1750 but there are probably 150 that are businesses.

Ray said that Madison County is low for housing.

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John said that 2002 in the Columbus region at 17,000 was the highest year.

Tom said Columbus is running out of room that why it is coming here.

Ray said that you should plan where you want development to go.

Mike said this is 19 acres and they will not build single family homes on this because it would not be making any money.

Tom said he reported on 177 new homes at Council and none of them are here in the Village.

Mike said if we turn another one of these projects down builders are not going to want to come here.

Ray said we need some kind of housing.

Tom said that the plan does not want any starter homes.

Ray said that in 2020 27% of the homes in West Jefferson are rentals from the 2020 Census.

Jennifer said this is a Village and we are here for the people not the money.

Tom said there needs to be a master plan so that when they are gone there is something to go by.

Linda said she feels they do not need apartments they need homes.

Ray asked where they can be put.

Jennifer said that she does not want commercial past 29.

Tom said that these developers said that they were very clear and said to just tell them if they do not want 3 stories.

Discussion about why Dmitry sold the land instead of developing. Maybe because Planning Commission voted for it but was requiring sidewalks and curbs.

Tom said that the comprehensive plan and the zoning map does not work together.

John asked what would this committee like for those 19 acres to be.

Several people said homes but they would not fit.

Tom said maybe would create a PRD but there is not enough land other than Russ's land.

Jennifer said we should not have to give everybody water and sewer because they want it.

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John said but what if they take it to court.

Linda asked about the address if we put Village Hall out there it would have a Galloway address.

Tom said the post office dictates that and it is not changing.

Jennifer said that Russ has a new plan now with 4 story apartments.

Tom said you need to decide on the 19 acres if you want to develop it into something tasteful is his opinion. Tom explained the new agreement with the county has increased the revenue because we have that department. He said the warehouses will slow down. Currently London pays a flat fee.

Jennifer said okay if we put houses out there where do we get people to build houses.

Ray said well what about Greenhaven.

Tom said that he feels that could have been done with a little work.

John said what if Greenhaven comes back with a plan and the road would go through Converse.

Tom said what about Lincoln and years ago those subdivisions were laid out with extensions.

Discussion on fences and ones that cause an obstruction.

Jennifer asked about the creek and Timber Cove.

Ray explains that any ravine that goes into the Darby must have 110 feet set back from the middle of the Darby.

Tom said this was not brought up to Planning Commission. As both him and John state that you have an approval until engineering proves otherwise.

Richard asked if we do not develop can the county go ahead and develop it then.

Tom said in his opinion he does not feel it would happen because of the water and sewer.

Jennifer said that when a developer brings an attorney it seems threatening.

Tom said he did not agree. There have been times that we have needed our attorney sitting at meetings.

Ray said if you do not want this developer then you need a good reason.

Jennifer said she does not want apartments and feels that the residents do not either.

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Mike feels that this development is located far enough out that he feels it would not have as many against it.

Tom said you need to consider what is best for the Village and not just a group of people.

Ray feels they need to put houses somewhere or it will upset people.

Jennifer said it is a discussion to start talking to Council.

Tom said un less they make application it is not public.

Ray brought up Pond Street.

Tom did not agree with the comments.

Ray said that we need to stop cutting down our attorney and deal with him. Ray had another meeting to go to.

They suggested that they should have execution session so they could decide what they are doing to.

John said that it will go to Planning Commission and they will approve it and it will go to Council.

Tom said that Planning Commission must follow the guidelines. He also said they need legal advice on some development.

ADJOURN

Motion to Adjourn by Richard King at 5:15 p.m. Seconded by Mike Conway.

All in favor 3-0

Kristie West
Notes by Kristie West, Development Department

11-30-23
Date

Jennifer Warner
Chairperson, Jennifer Warner

11-30-23
Date

Tisha Edwards
Clerk of Council, Tisha Edwards

11-30-23
Date