

# RECORD OF PROCEEDINGS

Minutes of

Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

October 4 2021

## MINUTES OF OCTOBER 4, 2021 COUNCIL MEETING

**Meeting Called to Order:** 7:06 P.M. by President Warner.

**Roll Call:** Council Members Samantha Cahill, Mike Conway, Linda Hall, Richard King, Jeff Patterson, Howard Wade, and Jennifer Warner.

**Absent Member(s):** None.

**Quorum Declare:** 7 present, 0 absent.

Also attending were Director of Finance, Rebecca Arnott-Shiple; Chief of Police, Chris Floyd; Clerk of Council, Jimmy John Hall; Planning and Zoning Commission, Paula Hay; Mayor, Ray Martin; Director of Public Service, John Mitchell; Recreation and Special Events Manager, Shelton Stanley; Building and Zoning Clerk, Kristie West.

**Prayer:** Ms. Hall.

**Pledge of Allegiance:** Ms. Cahill.

**Motion to Adopt the Agenda** by Ms. Hall and seconded by Mr. King.

*Roll Call: All yeas.*

*Motion Carries 7-0.*

**Motion to Adopt the Minutes** of the September 20, 2021, Council Meeting by Ms. Cahill and seconded by Mr. Wade.

*Roll Call: All yeas.*

*Motion Carries 7-0.*

**Take Note** of the Minutes of Jefferson Township Fire Department Meeting.

**Take Note** of the Minutes of the September 27, 2021, Employee Benefits Committee Meeting.

**Recognition of Guests:** Forty-nine (49) Guests in attendance (unidentified visitors are designated "guest").

*Discussion: President Warner invited comments.*

- Erica Bogner said council already heard my opinion at the zoning meeting. I am against the apartment builds due to the negative impact on residents. As for the fire department, I support our first responders and would like to see the village accept the proposal.
- Chief Snyder said at the September 20, 2021, Council Meeting, we addressed Council with our non-negotiable proposal and requested a response at the October 4, 2021, Council Meeting. Between then and now there has been a lot of information shared and we asked for a simple 'yes' or 'no' response. When can we get an answer?
- President Warner said Council requested more information than what was received. So, we cannot give an answer at this time. At this time, its incorrect to suggest Jefferson Fire was denied due to the fact that Council has partial information.
- Chief Snyder said the proposal was just for a 'yes' or 'no.' All the information given to Council was sufficient.
- President Warner said with all due respect, Council will decide on behalf of the Village what is sufficient for consideration.
- Chief Snyder thanked Council.
- First Guest said we don't have a problem with growth but possibly with overgrowth. For example, the City of Pataskala was involved in a similar situation. We don't need to 'shoe-horn' developments into our Village. The viaduct continues to be a problem and isn't changing and neither is the traffic going to decrease or get any better.

**Public Hearing:** to rezone parcel #10-02022.000 from R-1 to C began at 7:20 and ceased at 8:03.

*Discussion: President Warner invited comments.*

- Attorney for the development, Aleks Yakhnitskiy, said the proposed rezoning is approximately 50.6 acres. The goal is to rezone from R-1 to Condos. The development will have a separate entrance. Currently the parcel is zoned as R-1 but is being used agriculturally. This allows for one (1) house per 1/2 acre of land. Condo zoning allows for 3 condos per acre of land or one hundred and fifty (150) condos in the

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development. Some of these numbers will be altered by the final development plan. So, we could build one hundred (100) homes but would prefer to build condos. We are proposing the rezoning to Condos. Why? The development is already next to a condo community, this is part of a phase two (2) approach proposed in 2000, and the capacity for water and sewer lines are already present.

- Ms. Cahill asked whether or not the current zoning allow for three (3) condos per acre?
- Ms. Hall asked what these condos will look like?
- Mr. Yakhnitskiy said the current zoning allows for three (3) and right now we don't not have a site plan because we need rezoning first.
- Mr. Wade asked how much of the fifty (50) acres is going to be green space?
- Mr. Yakhnitskiy said we don't know about green space right now but will be able to develop that plan into the community once we have approval.
- Second Guest asked about the square footage.
- Mayor Martin said the square footage regulation has changed since the unidentified man's condo was built.
- Third Guest asked what are the green space requirements?
- Paula Hay said to the guests there is a plan for green space. The Building and Zoning Office can get that information for anybody if you call and ask.
- Fourth Guest asked about the number of trees. She is also concerned about all the water build-up, additional traffic, and the elderly. When it rains, then water pools up in the area. Will this problem be addressed and will this effect peoples' basements?
- Mr. Yakhnitskiy said usually there is a set ratio of tree-to-tree replacement. But first we need the approval, then we can begin to look at all those numbers.
- Mr. Steve said since the development already has R-1, he would rather see homes than see condos, and wanted to know the value put into the condos.
- Mr. Yakhnitskiy said we can't say what value they might be because we have not developed a site plan yet. The first step is approval for rezoning and then these other answers follow as we work with our engineers, local government, and the EPA.
- Fifth Guest asked if the zoning doesn't change, is it then the intention to build house? Also, our sewers are already at capacity. Have you considered that?
- Mr. Mitchell said our infrastructure is actually in good shape and our sewer system could add another 2,600 homes before we would be near capacity. The Village passed legislation for drain replacement, which will ease the burden on the system.
- Sixth Guest said this is in my backyard and I don't want it there.

**First Reading of Ordinance 21-074**, accepting the recommendation of the Planning & Zoning Commission to rezone Parcel 10-02022.00 from Residence District (R-1) to Condos (C).

## Old Business:

**Second Reading of Ordinance 21-072**, authorizing ODOT project's design, right of way acquisition, and construction for second phase of work at I-70 and SR-29 interchange.

*Discussion: President Warner invited comments.*

**Motion to Adopt Ordinance 21-072** by Mr. King and seconded by Mr. Wade.

*Roll Call: All yeas.*

*Motion Carries 7-0.*

## New Business:

**Resolution 21-075**, to accept the final development plan from West Jefferson Properties LLC, for parcels 10-01842.000, 10-00980.000, and 10-01806.001, as submitted by Planning and Zoning Commission on September 8, 2021.

*Discussion: President Warner invited comments.*

- Lisa Wooton said she is concerned about the infrastructure, public schools, and does not support this plan.
- Ms. Cahill asked about the height for these apartments.
- Connie Klema said these apartments are no taller than thirty-five (35) feet, two-hundred and eighty-six (286) units, and only two (2) stories tall. Also, she explained how this process works. We are here discussing site plan approval not any other issue. We already have the zoning approval. On October 5, 2020, Council approved the rezoning to Planned Mixed Use (PMU). All of the Final Development Plan criteria must comply to the Charter, which is what we are here to talk about, and not rezoning and whether or not somebody wants this development.

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**Motion to Table Resolution 21-075** by Ms. Hall and seconded by Mr. King.

*Roll Call: Six (6) yeas and one (1).*

*Motion Carries 6-1.*

**Committee Reports:**

**Finance:** Committee Chair, Ms. Hall, said nothing at this time.

**Police:** Committee Chair, Ms. Cahill, said nothing at this time.

**Employee Benefits:** Committee Chair, Mr. King, said nothing at this time.

**Public Service:** Committee Chair, Mr. Wade, said nothing at this time.

**Development:** Committee Chair, President Warner, said nothing at this time.

**Parks and Recreation:** Committee Chair, Mr. Patterson, said nothing at this time.

**Special Events:** Committee Chair, Mr. Conway, said nothing at this time.

**Department Reports:**

**Mayor's Report and Recognition:** Mayor Martin said he is encouraged by the large turn out by the community at tonight's meeting. This shows us all that proper communication needs to keep happening. We have the best Fire Department and would like to have a good meeting with Jefferson Township Trustees to work out the details in a cordial manner.

*Discussion: None.*

**Director of Public Service Report:** John Mitchell said Garret Park's water and sewer lines are finished and we are working on the lights. It that time of year again for leaf pick-up. Leaf pick-up starts soon and will continue until the end of November.

*Discussion: None.*

**Recreation and Special Events Manager:** Mr. Stanley said October 16 is *Sensory Sensitive Photo Shoot* from 9:00 A.M. to 1:00 P.M. So far, we are sold out with thirty-five (35) families. Check out the *Fall Festival* information on our app or website.

*Discussion: None.*

**Director of Finance Report:** Ms. Shipley-Arnott said she is continuing to train the new Assistant Director of Finance. The Budget packets will be in the next meeting's packets. Even though the September financials have not been completed, it is up 14%, and 19% for the year.

*Discussion: None.*

**Chief of Police Report:** Chief Floyd said the Police Department just hired a new person. In the last two (2) weeks there has been ninety-five (95) traffic stops and fifty-one (51) citations.

*Discussion: None.*

**Recognition of Clerk and Council:**

*Discussion: President Warner invited comments from the Clerk or Council.*

- *Mr. Hall said the proposal for a complete Ward map needs approval from the Finance Committee. The Employees Benefits Committee sent a policy change. That change has been approved by our attorneys and will be on the next Agenda. Lastly, the Charter Review mailing is almost ready to be mailed.*
- *Mr. King said over the weekend a special needs person was lost in the Village. Mr. King stayed with the person until the family was found. This person returned safely home.*

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- *Mr. Conway addressed a previous public comment about Council meeting secretly. First of all, Council does not meet behind closed doors or secretly ... it doesn't happen. Second of all, its illegal. Council can only vote in an open public meeting. This rumor needs to stop.*

**Additional Business:** None.

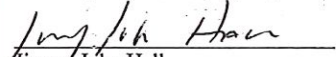
**Motion to Pay the Bills:**


*Passed by acclamation of Council.*

**Motion to Approve "Then and Now" Certificates over \$3,000.00:** None.

**Motion to Adjourn at 8:32 P.M.** by Mr. Patterson and seconded by Ms. Cahill.

*Passed by acclamation of Council.*

  
Jimmy John Hall  
Clerk of Council

  
Jennifer Warner  
President of Council