

RECORD OF PROCEEDINGS

Minutes of

Council

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held

October 13, 2021

MINUTES OF OCTOBER 13, 2021 SPECIAL MEETING OF COUNCIL

Meeting Called to Order: 6:30 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 Building and Zoning Director, Tom Hale; 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: Mr. Conway.

Motion to Adopt the Agenda by Mr. King and seconded by Mr. Conway.

Roll Call: All yeas.

Motion Carries 7-0.

New Business: Discussion of the Final Development Plan from West Jefferson Properties LLC.

Discussion: President Warner opened up the floor for discussion (A lot of the following was unclear due to poor acoustics and not using the microphone).

- *Connie Klema gave a presentation of the Final Development Plan. We have been working on this plan for about a year and half. This plan includes a nice upscale living area for the people living and working in West Jefferson. This is nice piece of property and in a good location. We got the rezoning last October. When we originally considered this property, it included a three (3) story structure. But at the public meetings, attendees asked that the structures not be greater than two (2) stories tall and using a buffering between the properties. In addition, a walking area was proposed. All of those things are incorporated into this current plan. The Planning Commission last year approved this plan upon consideration of a traffic study with issues that may or may not exist. We meet with John Mitchell and traffic engineers. We talked about the best way to adapt a new traffic point.*
- *John Mitchel said originally there were concerns about the crossing near the school.*
- *Connie Klema said those concerns were incorporated into the plan.*
- *Jennifer Warner asked if there is access to Inwood.*
- *Connie Klema and John Mitchell said yes.*
- *The architect, John, said we will go through the plans; design package, storm water drain plan, landscape plan, site lighting plan, and traffic impact study.*
- *Connie Klema said originally it was discussed to build a new pool. But it was decided to support the West Jefferson pool as part of the community. So, we made access to the West Jefferson pool. We don't want this new community to feel like outcasts. We also made sure the trees on the interior of the fence.*
- *There was back and forth discussion about the types and height of the various trees and green spaces.*
- *There was back and forth discussion about the Chiropractic office and access points.*
- *Guest 1 said this is a problem due to all the traffic from Jefferson Fire, people coming and going from Westwood, Broad Street, and commercial traffic.*
- *Guest 2 asked if residents could go through the commercial exits?*
- *Connie Klema said there is walking and driving access to that area.*
- *Guest 2 asked will the two (2) story windows be able to allow people to see into the back yards of the neighbors, even with the set back? How much visibility will there be?*
- *Connie Klema said it works both ways. So, we created a six (6) foot fence with trees.*
- *Guest 3 asked what is the total amount of units?*
- *Connie Klema said under the zoning we are allowed to have three-hundred and forty-six (346) but we plan on having two-hundred and eighty-six (286).*
- *Guest 3 asked how many three (3) bedroom units are there.*
- *Connie Klema said they are mostly one (1) and two (2) bedroom units. Currently only ten (10 percent of the units are three (3) bedrooms.*
- *Guest 4 asked Council how the Village is going to handle approximately five-hundred (500) more cars?*
- *Samantha Cahill said if the apartment residents working in one of the warehouses, then they will be heading west and not into town.*
- *Jennifer Warn added that the new light will help even out the traffic. West Jefferson is paying for the new light. If we put up two (2) more lights, then the warehouse traffic will likely use an attenuative route.*

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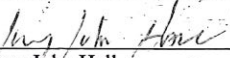
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- *Connie Klema said parking will not be a problem (as somebody suggested). We have more than enough parking, above what the code requires. We want people to be part of the community and not just working at somewhere in the Village. We want them to enjoy the community too.*
- *Jennifer Warner asked what kind of commercial business are they looking at?*
- *Connie Klema said if we could get some nice small restaurants, that would be great.*
- *Guest 2 said she's concern about sending a mixed message about being part of the community but there is going to be a wall that separates the community. This seems inconsistent. Is this just about money?*
- *Connie Klema said we have not asked to be separated from the pool and added the gate and sidewalk. We want people like you to live here, even though you may not want to live here. We are not just developers that want to just make money. The reality is that if that was the truth, we would not come here. We have not been treated as part of the community. We have not ever worked on such a project where we have been opposed and hate. We, however, do not feel that way about West Jefferson and are sincere about this development. A lot of energy has gone into this project. We could build it cheap but we are not. We are trying to be part of this community.*

Motion to Adjourn at 7:26 P.M. by Mr. Patterson and seconded by Ms. Hall.

Passed by acclamation of Council.



Jimmy John Hall
Clerk of Council



Jennifer Warner
President of Council