

Executive Committee Minutes October 11, 2007

Max Coates called the meeting to order at 1:15 PM.

Members present: Tracey Allen, Mike Bow, Gary Carmean, Scott Coleman, Bill Edwards, Andy Yoder, Jim Cox, Charles Hall, Jack Reser, Feridoun Shokouhi, Robb Cummins, Steve Stolte, Paul Hammersmith, Phil Roush, Jim Thompson, Jim Coon, Barry First, and Jenny Snapp.

Members absent: Jack Engle, Ken Watkins, Tim Notestine, Dan Rooney, Rick Shortell, Ryan Shoffstall, Paul Blair, Barry Moffett, and Greg DeLong.

Guests present: Don Walters/Village of Russells Point and Tom Mazurek/Resident of Jefferson Township, and Wes Dodds/LUC

Barry First made the first motion to approve the **Minutes** of the September 13, 2007 Meeting. Scott Coleman made the second motion. All in favor.

Treasurer Andy Yoder gave the **Financial Report**. Barry First made the first motion to accept the **Financial Report**. Steve Stolte seconded the motion. All in favor.

ODOT: Tracey Allen reported for ODOT District 6. He reported that the Plain City Bypass will be complete on October 12. Rob Cummins reported for ODOT District 7.

New Business:

1. Review of Zoning Text Amendments to the Taylor Township, Union County Zoning Resolution with the addition of the definition for "Driveway". Taylor Township proposes adding the following definition: "Driveway. *A dedicated vehicular lane from a public road to the main structure on a lot, at least nine feet wide, graded, and constructed principally of crushed rock, gravel, brick, concrete or asphalt.*" Jenny reported Zoning & Subdivision comments.

Bill Edwards made the first motion to advise the Township to consult with the Union County Engineer's Office as to the necessity of adding the definition if County Regulations on Driveways are already in place. If the Township decides to proceed with adding the definition, it is recommended that it be consistent with Union County Regulations and Existing Definitions on Driveways. Jim Cox seconded the motion. All in favor.

2. Review (Informal) of Zoning Amendment to the Bayly Pointe Development (formally Glacier West) of 519.08 Acres in Millcreek Township, Union County from U-1 Farm Residential/Rural District and B-2 General Business District to a Planned Mixed Use Development/PMUD. Bayly Pointe proposes to encompass the following: 38.20 Acres of Commercial, 456.41 Acres of Residential, 19.16 Acres of Senior Living, and 5.31 Acres of Fairbanks Schools. In addition, the development will include 1,478 Residential Units (571 Single Family Lots and 907 Attached/Detached Cluster

Residential Units) with a Density of 2.96 Dwelling Units per Acre. Jenny reported that it was the intent of the developers to request that the Preliminary Development Plan Application be tabled with the Township, as they wanted to hold public open houses for residents and provide the Township adequate time to review the application. LUC will likely formally review the Zoning Amendment in November. Steve Stolte asked Marysville Engineer Phil Roush if they have had any recent discussions with the developers. Phil responded that they have had one phone call from Kevin Kershner from RD Zande, the Engineer on the project. Fereidoun Shokouhi questioned whether LUC should be entertaining an "informal" review. Jenny responded that she felt it was important to provide the Township with as many initial comments as possible to assist the Zoning Commission in their review due to the large nature of the project. In addition, Steve Stolte added that Millcreek Township has the obligation to act on the application that was presented to them and send out to LUC accordingly. Steve Stolte made the first motion to recommend that Millcreek Township table action on the Zoning Amendment at the request of the developer. The following comments should also be given to the Township for consideration:

- Via written comments Marysville reiterated that per Phil Roush letter submitted at Sketch Review that the City of Marysville's stance on water and sanitary has not changed. Per letter, *"We will not approve a plan which includes a pump station."*
- On behalf of the Union County Engineer's Office, water & sanitary sewer issues have yet to be resolved with Marysville. Bayly Pointe should continue to work with the City of Marysville on these issues.
- Development materials and layouts should be added to a website for easy public viewing. (Developers have secured domain name www.baylypointe.com)
- On behalf of the Union County Engineer's Office, the Thoroughfare Plan in just a DRAFT. The alignments are not yet set. Any mention at the Open Houses of the Union County Thoroughfare Plan for the southeast portion of Union County should reiterate that the Plan is a DRAFT.
- On behalf of Union County, major traffic issues have yet to be resolved with ODOT, which the Engineer's Office will be meeting with on October 29. For example, the effect on US 33 & 42, 3.5 million S.F. of Commercial shown in the layout as opposed to the previous 1 million reflected in the Draft Thoroughfare Plan, etc.
- All attempts should be made to rezone in Millcreek Township and Jerome Township CONCURRENTLY or as close to the same time frame as possible. In addition, JOINT public hearings and open houses in Millcreek & Jerome Townships should be considered. (Joint meetings were held in the early 1980's when Honda and TRC rezoned in 3-5 Townships in 2 Counties.)
- The developers should submit to Millcreek Township the entirety of the proposed Bayly Pointe development. The total acreage of the Bayly Pointe development is 960 Acres – Appx. 519 in Millcreek and 441 in Jerome. It would benefit the community and be appropriate for the Zoning Commission to see the development "as a whole", not just the portion in Millcreek Township.

Subdivision sketch review comments should also be included in the recommendation letter to Millcreek Township. Jim Cox seconded the motion. All in favor.

3. Review of Public Records Policy for LUC. Jenny advised Committee members that she is working on a Public Records Policy for LUC given the recent changes in the Law. She has recently obtained draft policies from each of the 3 Counties. She will work from those and have something for the Executive Committee to review at the November Meeting.
4. Review of the 2008 LUC Budget. Jenny Snapp and Andy Yoder presented the proposed LUC Budget for 2008, which was also recommended from the Budget & Finance Committee. Jack Reser made the first motion to adopt and submit the 2008 LUC Budget as presented. Scott Coleman seconded the motion. All in favor.
5. Establishment of 2008 Nominations Committee. President Max Coates appointed the Nominations Committee that will be recommending LUC Executive Committee Members and Officers at the Annual Meeting on November 15. The Nominating Committee will include Jim Cox, Bill Kelley, and Fereidoun Shokouhi.
6. Discussion of Annual Meeting Banquet scheduled for Thursday, November 15 at 6:30 PM at Urbana University. Jenny reminded Executive Committee Members to obtain their tickets from Nancy. Members are being asked to sell 8 tickets. Tickets are \$15 each. Max Coates has been coordinating banquet arrangements. Dinner will be held at the Urbana University Student Center Building where University President Robert L. Head will be the keynote speaker. This is LUC's 40th Anniversary so Nancy and Max are working very hard to make the event special. Jenny thanked President Max Coates for all his assistance. The cost of each dinner is \$15.50 so Jenny suggested that we look for sponsors as we did last year to offset the cost.
7. Jenny Snapp presented a plaque to Barry First for his many years of dedication and service as Treasurer of LUC Regional Planning. Executive Committee Members honored Mr. First and Mayor Richard Willis who will also be retiring. The Village of North Lewisburg will hold a retirement reception for both Barry First and Richard Willis on Sunday, October 28 from 2 to 4 PM at the North Lewisburg Municipal Building.

Director's Report: Attached

Comments:

1. Jenny reported that the Building Committee is meeting immediately following the Executive Committee. They are hosting Mary Sampsel of Union County Building Regulations who will be reporting on her findings from touring the upstairs of the LUC Building. Any members are welcome to attend.
2. Steve Stolte asked if there was an update on Wind Turbines. Jenny reported the Logan County Wind Committee continues to draft zoning language. Fereidoun Shokouhi reported that a similar committee has been set up in Champaign County. They are meeting weekly.

Adjourn: Fereidoun Shokouhi made the first motion to adjourn the LUC Executive Committee Meeting at approximately 2:10 PM, and Jack Reser seconded the motion.

NEXT SCHEDULED MEETING: Thursday, November 8, 2007, at 1:15 PM in the East Liberty Office.

President:

Secretary: