

Village of Shawnee Hills
Planning and Zoning Commission Meeting
October 19, 2015

Chair Kathy Isern called the meeting to order at 6:00 p.m.

Members in attendance: Kathy Isern, Dave Hatcher, Dan Mathews, Pat Monahan and Mary Gates

Kathy welcomed Mary Gates to her first meeting of planning and zoning.

Kathy said the first item of business was approving the minutes from August 25, 2015. She asked if there were any changes to the minutes. It was moved by Dave, seconded by Dan to approve the minutes from August 25, 2015 with the following amendment: on page two, third paragraph, there is a than that should be a that. Following vote on the motion is recorded: yea, 5; Kathy, Pat, Dan, Dave and Mary. Nay, none. Chair declared the motion passed by a 5-0 vote.

Kathy said the second item on the agenda is a request for a lot split from Frank Iulianelli and Chris Anderson. Kathy asked them to explain what they want to do. Steve Smith spoke for Frank and Chris. He said this was two different parcels that were merged into one parcel when Chris purchased the second parcel. Chris tore down the existing abandoned home that was on the property and left the garage there. The property was merged into one parcel because there was no house on the property, only the garage so it was a requirement of the village to merge the properties together. Now Chris wishes to sell a portion of this property and the garage will be torn down and a new custom home will be built there.

Steve said this is a pretty basic lot split. It all meets and conforms to County and Village guidelines. All the Village setbacks are within the parameters of what is necessary to build the type of house we want there.

Pat said that Chris did us a big favor by taking down that house that was sitting there for a long time and we do have a staff report recommending the change.

Kathy said we do have a staff report from the Village recommending the approval of the lot split and also the square footage is well over the minimum of 14,700 square feet. That has been verified by the engineer and approved. Kathy asked if there were any questions. She asked for a motion to approve the split. It was moved by Dan, seconded by Pat to approve the lot split. Following vote on the motion is recorded: yea, 5; Kathy, Dan, Pat, Dave, and Mary. Chair declared the motion passed by a 5-0 vote.

Kathy said next on the agenda is Gary Smith to give a presentation for CV Real Property.

Gary said that he is with G2 Planning and Design. He is a land planner and he is here representing CV Real Property, Charlie and Chris Vince are here with me as well to answer any questions you might have. Charlie and Chris have an interest in this piece of property. This is up behind the nursery. Right up pretty much opposite of where we are now off of Westview Drive. Where Westview Drive kind of dead ends currently, Mohawk Drive and Reindeer Drive and the property that is left back there, right now, the way it is. He had a map of the property as it sits right now. He said right now the property is platted into 136 different individual lots. There are three rights of ways there also.

Gary said tonight is just an informal presentation. There is no formal application on the table by the developer. What he really wanted to do is to kind of come in and talk to everybody, get some feedback, and some thoughts, and to see what the village thought or how the village wanted us to kind of proceed moving forward with this. The challenge we have in front of us right now is there is really only two options. The first option is just come back for each individual house and file thirty whatever, conditional use permits for each individual house. The challenge in doing that is there really is no cohesive or

comprehensive way to kind of deal with some of the issues that are going to come up back here. If you have to do these as individual pieces, an individual application at a time we are kind of stuck with the system that we have. So we have really shallow lots along the perimeter which kind of squeezes houses in. We have very narrow roads that end up getting built because we have very narrow right of ways as a result of that and there are no provisions for open space or a comprehensive solution for storm water. Roads are built an individual piece at a time to get back to each individual lot owner and then there is no provision for open space as part of that. Some other downsides to that obviously are we have to figure out a way to deal with the utilities and do you extend utilities just a section at a time and those kinds of things. So that is one option. The challenge to that is it's a challenge to the developers because it's a lot of time and it also uses a lot of time and resources of the village. It forces everybody here to show up for thirty meetings at the Board of Zoning Appeals.

The other option is to try and plan this out as a kind of a comprehensive planned development. Do it at the zoning commission one time where we can all sit down and talk through the development, negotiate out what the best course of action is and those kinds of things. So the concept that we put together initially and I will just show you. I know everybody has heard a lot of different rumors. We have had meetings with the direct, adjacent property owners and this is the first time that most of the people in this room have seen this. We are not springing it on at least the adjacent property owners. What we did as part of this is we looked at it and said how do we come back here and take the lot situation that we currently have and create lots that are more kind of indicative of what the market is looking for instead of doing these really skinny lots. What we said was, first let's try to create some open space between the adjacent neighbors. A lot of open space is kind of dedicated right up in this area. All of this along this drive here (pointing to the map) is dedicated open space. Dedicated open space behind this house, dedicated open space behind these two houses and then we get into the development. Instead of keeping the right of way straight and creating all of these shallow lots around the perimeter we actually pulled the right of way in and we have a right of way width that is meeting more of a standard right of way width that you would see so that we can do more of a standard road back here. Not the kind of the road that is being built in the other sections now. Bring that around as a loop and then instead of having the right of way down here, eliminate that and then just bring houses, individual lots in. We have a total of thirty six individual lots. We have twenty percent of the area or the land dedicated to open space. That includes open space provided for storm water management for all the homes which is something that we will also be able to kind of incorporate into this. The homes would have a home owner's association. They will have deed restrictions. So we will be able to incorporate that all into the zoning at one time. So that's kind of what we were looking to do. We wanted to get the boards feedback on it. I didn't want to spend a lot of time, didn't want to waste anybody's time so we are here to answer any questions you might have.

Mary Gates asked where is the construction entrance. Is there going to be a separate entrance or are you going to use existing roads. Gary said you can do this one of two ways. There is only one way back there right now, it's Westview. So whether you do it as a comprehensive subdivision or whether you do it a piece at a time the construction all has to come up through the same way. We could come in one side and work our way out the other or vice versa.

Kathy Isern said so you are not considering either acquiring whatever land or having some other access to Dublin Road. Gary said there is no additional land available. I think inquiries have been made. Charlie maybe you can answer that question.

Charlie Vince said he has not been able to get any land.

Kathy Isern asked if he currently owned the land. Charlie said no, he has it under contract.

Mary Gates said so this is just a conceptual plan, it's not any kind of plan you will be filing as is. Gary said it is a conceptual plan. If the village is comfortable with it we would file it. If you want to see changes made to it we are open to talking about what those changes might be. I think all things are on the table. That is why we wanted to come in and do this as an informal presentation. We didn't want to file an application and then kind of get into the weeds of this and spring it on everybody at the same time.

Mary Gates said she has a whole list of questions so she will just go ahead and run it down.

Have you done an EPA environmental impact study? Gary said not yet.

Have you done a full traffic study that would include Dublin Road? Gary said no, that would have to be, I am assuming, part of the application.

I understand there may have been an engineering study done of some sort, initially, with our engineer.

Gary said the only conversations we have had to date is really kind of investigating where the utilities are, where they would be coming from and how to get them into the site, those kinds of things.

Pat Monahan said we had to have our engineer look at where a pump station would have to be because of where it is located.

Mary Gates said it is obvious that the density of homes in there is in direct, you know, there is no way that that matches what the current village looks like right now and I think there is a lot of concern. I mean, just the initial action of construction would be so disruptive that, I don't even know how you can put words around it for the people that live there. Not only that but the streets are incapable, you don't have to be an engineer to see that the streets are incapable handling a trifold dump truck, any kind of earth moving equipment on a flatbed truck, any of those things. The current density and the fact that they would have a homeowners association, I mean from a person that lives here and spent twelve years trying to get in here to Shawnee Hills, we find it a very special place so when we see something that is planned like this and it's problematic because their experience of Shawnee Hills will be totally different than what everyone else's is. On top of that if they are part of Shawnee Hills, they move in here, they have no allegiance to the village itself. It is just another development and at the same time they could run for council, they could run for Mayor, you know, so then we are at their mercy eventually. Those are some of our questions. I don't know how this enhances our current experience as a village.

Gary said I can't speak for the politics of it obviously. The politics of the village are kind of what they are. It is a beautiful place there's no doubt about it. That is obviously why everybody is interested in it. From a density standpoint I am not sure how all that works out. Obviously there are a bunch of platted lots back there now and they would have to come back individually through the Board of Zoning Appeals for that process. I am not sure how the density equates. I think what we are trying to look at here is, is there a better way than doing it one by one where you are going to create a lot of situations that aren't maybe quite as desirable especially with a lot of this, these thinner strips, those kinds of things, so we were trying to figure out a way to do this and develop it and take out the negatives and keep in some positives.

Kathy Isern said I think it was calculated out that parcel of land could hold twenty four to twenty six individual homes without anything other than standard building permits, technically. Not saying that is financially feasible but density wise it could hold twenty four to twenty six homes as it stands with no unified build.

Pat Monahan said I think a logical follow up to that Gary is: how much could that density be altered, to be brought back. I want to take off on something you said earlier. One, I want to make sure, I am glad you're here because these are open meetings, these are public meetings. Every meeting we've had is so please,

this is good, this is preliminary. I think there are things that we need to look at to say how you can do that. Gary is absolutely correct, without any changes our old law and I gave you a comparison of old law versus a PUD and a PUD is a planned unit development. They could have been coming in over the last four, five, six, seven years building the next house, the next house, the next house and as long as there was no conditional use required or any kind of variance it would have just continued to go on. Now, what is difficult in the area, the developer has to put in the utilities. So when we got sewers that changed a little bit of what the development happens at that point in time. A couple questions I have is number one I understand the concerns about trying to get the construction equipment in. That's valid. Our neat little quaint streets are a neat little pain at times too. When it comes down to it, a couple of things, can the density be lessened, basically have fewer homes there and I know that's an economics question Charlie, I know that. I guess the next thing in that case is there has been a big concern about the potential about getting a bike path for kids to ride over to Eli Pinney and stuff like that. When we are doing a development it seems logical that something might be able to be worked in. I am just throwing out a couple of things that are stuck in my head. I understand the construction entrance and I don't like the narrowness of the lots and that is just me. The last time we ever did a development was Buckeye Drive. It was probably the only time we really did a development like that. Most people don't realize the original plotting's of the property here that was done thirty five by seventies had to do when the stock market crashed after the dam opened. There were plotted out pretty much like German Village, thirty five by seventy, and the thirty five by seventy had to do with the fact that your great, great grandparents could pull a travel trailer in her and your great grandparents could go dive in the river and hunt and fish and things like. Prior to sewer it was kind of a septic tank thing and six lots kind of made it okay to build on. Gary said I think those are great things. Like you mentioned, the houses are going to be there whether we do it as a planned development or not. The lots are there, it's platted, the question is how do you deal with that. How do you take away the negatives from that? The density question I think that is a function of economics, obviously. That is a question that Charlie can answer. I think any of those things are negotiable. If you did them as individual lots some of the things that we tried to incorporate obviously don't get incorporated because you are trying to just kind of deal with the situation you have. For instance, we have incorporated a lot of open space trying to buffer the new development from the neighbors so if you come back and do it as individual lots you are going to have houses closer to the neighbors than they like. Now that probably doesn't satisfy ninety percent of the people in this room but it was a little more comforting to the three people that we talked to. The other issue with that is how do you deal with storm water. If you deal with these things on an individual basis and build these on an individual basis there is no storm water system that gets built as part of that so you always have some of those concerns and those kinds of things. In answer to your question, Mayor, I think we can certainly have a discussion about the density, what's appropriate. I don't know how many lots you could ultimately do there if you did it under the code, if it's twenty four or twenty six, I don't know. There are one hundred and thirty six platted lots there now. I don't know how that works out based on the code. I am sure there is some compromise in there. Part of that is can you create enough value out of the development to maybe do some other things like you were asking us before and I don't know the answer to that either.

Pat said mainly I want to hear what they have to say. These are the things that have been rattling around in my head only because these preliminary discussions are very good and we want that. I don't want people to not feel part of the village, to what Mary said before. I want people to feel part of the village and we have community events for that reason.

Gary said maybe Aaron can speak to this. I know those lots have been held in common ownership for a while now and I think we have a seller who is kind of interested in doing something different and there's obviously demand in Shawnee Hills and demand in the school district so we just thought this might be

one way to tackle it in a comprehensive approach. We can work with everybody; kind of negotiate out the best scenario.

Pat asked what is the square footage of the homes. Gary said we haven't even got down to that level yet. We were thinking somewhere in the 2,200 to 2,400 square feet as a starting point and at a cost of three to four hundred thousand dollar range.

Kathy Isern asked what about trees. Obviously it is heavily wooded right now. If the construction would go forward would there be an effort to minimize tree loss or do you know how that would be handled. Gary said I think you have to make the effort to minimize tree loss. Obviously with home construction you can't save them all. The fact that it is wooded is kind of the biggest selling point so the last thing you want to do is remove all your value by removing trees.

Dave Hatcher said those eight lots were you not able to get them into a contract if that is what it is. Gary said actually we control all but two so I did not have time to change the plan. What we had talked about was taking this lot, moving it over and making the rest open space thus creating some additional buffer between us and the adjacent neighbors.

Dan Mathews said assuming that moved forward in a PUD direction. What is the schedule for development? Would you bring all the heavy equipment back, work through that over a month's period then take all the heavy equipment out so one in and one out or is that a daily commute. Gary said that is a pretty tough question to answer. Maybe Charlie can answer it better. Charlie said generally you bring your equipment in and do your underground work, take it out, bring your equipment in to do your streets then take it out, basically two movements in and out. Gary said its few enough lots that I think we could do the grading and street work all at once.

Pat said I think the concern would be more of the concrete trucks and stuff like that coming up and down.

Kathy asked where the list was for people to talk. She said she will go down the list one by one and if you would step to the podium, state your name and where you live and you can say whatever you like and we will go through the list of people that want to talk.

Angela Tampone said I own lots here in the village that are not yet developed and so does my brother's widow own lots that are directly across and affected by this proposed development so I will be speaking for her as well as for herself. These questions are in no particular order and I am sure they will come up for other people as well so if I don't cover something that you are thinking about I hope that you will dig in deeper to it.

Has the village already implemented or established this PUD. Is the PUD a done deal? Kathy Isern said not at all. Brian Zets, Village Solicitor, said the process yes. Kathy said the process exists. There is no formal application for a PUD for this project. Pat Monahan said but the legislation has gone from planning and zoning through council and council has approved it.

If I understand correctly, if a PUD exists, is the only thing the developer needs to do is to abide by the rules of the PUD or is there some additional things to do to make a specific PUD for this development. Gary said we would have to file an application with the village. That's kind of why we are here tonight. We didn't want to go through that step without talking to folks first. Really we just wanted to get friendly discussion. We would have to file an application and it would actually have to go through a rezoning process. Just like if you came back for an individual lot that would have to go to the Board of Zoning

Appeals, the application here would have to go to the zoning commission so everybody would have the opportunity to come back in and be a part of the discussion of the rezoning whether it got approved or not and then if the rezoning got approved we would have to come back again with a final development plan. So really it is a two-step process. We have to come back in with more final plans that show architecture, landscaping and some of the more ingrained details. As of yet nothing has been filed, nothing has been adopted. That's kind of where we are.

Pat Monahan said if I can add to that. If they were going to do one at a time, if there is no variance or conditional use needed, they come in they file their papers and they get their permit and they build. If there is a variance or a conditional use we would have to notify the contiguous property owners. What we liked about the PUD is it puts you in the position that you have input on the thing as opposed to it just going one at a time and like Gary said it allows for a planned development. After whatever, planning and zoning, keep in mind, I was very glad that Mary wanted to be part of it because Dave lives in the area, Mary lives in the area, we live in different parts of the village and I wanted to make sure of that. After there is a recommendation from planning and zoning it goes to council and council has the same thing, public hearing, readings and then they have the right to vote on it.

Angela asked if the village has asked the developer for a community development charge. Does council know what that is? Have you heard of it before? Kathy said they exist elsewhere but I don't believe they exist in this village. Angela said she will explain what that is according to a lay person's knowledge. I do work in the real estate industry and I see when development comes into rural areas, for example, New Albany was all farms at one time and now it is all built up. Another example is Summit View and Smokey Row. The developers came in, they did their development, they were finished and they left. The roads were inadequate, the sewers were inadequate, and we are twenty five, thirty years later catching up with that and the taxpayers of Columbus are picking up the tab. So in areas like Hilliard and New Albany right from the beginning, the governmental entities institute a community development charge that says the citizens of that community should not be responsible for those fees and I think the Mayor spoke to that, the sewer would be paid for by the developer. Beyond that any other access road, parks, whatever else would come of it would be the burden on each of the lot owners. So that is what I am saying when I say community development charge that's what it is and it is reasonable to ask the question of the developer. What is in it for this village from a dollars and cents point of view and I haven't heard the answer to that and it will probably come out in the course of this conversation or subsequent conversations.

Pat said we can ask Brian and what is good with Isaac Wiles is they deal with many different communities, ask Brian to research that and come back to us with a proposal. Brian said we do not have a community development and I am almost certain New Albany doesn't because I live there. New Albany is a completely different animal. You can't compare one to the other.

Gary said he was involved in that a long time ago. New Albany and I think Jerome Village is doing the same thing. They were such huge developments. New Albany Company is obviously responsible for most of what is being developed around New Albany and Nationwide is now all of what Jerome Village is. They did what is called a community authority so it is a completely separate semi-governmental body that is established just for that development so New Albany's isn't actually part of the New Albany government. It was a completely separate body that they came in and they established a surcharge on each of the additional homes and that goes into the community authority, is what it is called, and the community authority is what pays for the construction of the roads those kinds of things. The developer actually funded that up front but he gets paid back through the fees that come in through the community authority.

Angela Tampone said so we will get a more comprehensive understanding of that before it goes forward. Dave said it is a little different than I think what you were asking. Mary said it may well be that term that is what I am familiar with.

Pat said back in 2004 we looked at impact fees, on a kind of an individual thing, and we found out that that really did not work very well and anybody that has built and I think it is probably true when you guys built is we have a fee that you put down to make sure the roads aren't damaged. We take pictures of the roads before and we make them put in an apron of rocks and that but I will ask Brian to just kind of review that.

Angela said if we are talking about the potential ingress and egress being Mohawk and Westview. It won't handle the traffic so I would imagine that a proposal would be in place to change what's there. You can't even pass two significant vehicles, so we know that, we all know that right. So with that said, if the intention is to widen the roads to take space away from people's front yards, which that is reality, right, what level of compensation is being proposed to those individuals for their loss. Kathy Isern said it has not gone that far. Angela said it is something to think about. Gary said we haven't gotten that far. I think the reality of it is and I don't think anybody in the room is going to like me for saying this. The reality of it is, if they develop these one piece at a time there is nothing in there to fix the roads as well so we can look at, from a cost standpoint, ultimately what it would cost to try and deal with some of those issues whether or not the development at thirty six lots, or twenty six lots or whatever ultimate density the village feels is appropriate will bear the cost of all of that, I don't know. If the default becomes this isn't a viable option and we just have to proceed one house at a time that's what it becomes. What we are trying to do is figure out is there some way to kind of help solve some of these issues and get something done in a way that is kind of comprehensive and everybody gets an opportunity to have some input on it. Angela said I think that is great and I think if a large tract is going to be developed we want it to be thoughtfully and carefully considered and that is why we are all here, is to be part of that thoughtful consideration.

Dan Mathews said we have had discussion on possible traffic patterns, possible improvement of Riverview because that's not really a road right now but I think we are jumping ahead assuming everyone will use Mohawk and Reindeer and Riverview to get to the development. Angela said they only have so many choices to get there. Angela said if you want to eliminate Westview that's okay. Dan said to anybody that is on Hiawatha, Hiawatha may get traffic too and come up Westview. Angela said so we know there are only so many routes in and if widening roads is a factor we need to talk about what level of compensation there is because the next question I have is, I don't know the individual who has the two lots that are not part of this, I have no idea who that is but I would ask if they are not here I am asking on their behalf, does this land lock their land or is there access to it. Gary said there will be access to it. He said the idea would be to get control of all of those so we could keep that as part of the open space buffer between the homes. Gary said Aaron is still working on trying to get in touch with the owner of the two lots. He said those are great questions. I guess I can't answer the road question. I think certainly if you said we had to compensate each and every homeowner down the line there is just no way we could do it. We would just come back in. If you were going to do that we would just come back in and do them one at a time. I don't want to waste anybody's time, I really don't. We wanted to be very informal about this and not adversarial. If everybody thinks that this isn't the right way to do it and we should just go back to business as usual.

Angela said I don't think we know enough to know. Gary said and that's fine. We are happy to have you here and I know a lot of people are kind of upset and angry in the room and we don't want to make anybody angry. We want to do this in the best way possible. If you tell us the best way is coming back in and doing them as individual pieces that's what we will do. If there is a better way to do this and the better way to do this is to find some way to bring us all together and make it work we are certainly open

to trying to do that. We don't want to create a headache for more people. If we do it this way I think there is more input provided for everybody, there will probably be less meetings than doing twenty five different conditional use or BZA or in some cases just filing the papers.

Angela asked with the density that is proposed here what are the sizes of the lot that is proposed, what is the spacing between each of those houses, how about the garages, have you even gotten to that point. Gary said we have not gotten to that level of detail. Right now these lots are shown at fifty five foot wide. If there is a conversation to be had about density the lot sizes is ultimately what is affected by density. The setbacks, we would just have to look at how that works in relationship to the lot size and the size of the home that ultimately a developer would want to build there. Dave Hatcher said one thing that pointed to her questions which I think she was asking is the lot size is listed at sixty three hundred square feet average. Gary said that is the average of what is shown on the plan now.

Angela asked if the developer will be able to decide the architectural characteristics of the properties or will that be dictated by the village. Gary said I think that is the function of the negotiation. Pat said it will be the function of the PUD. Angela as you know, we have always had an Architectural Board of Review when it comes to commercial but when it comes to that there really was none. They come in and does it fit the height right and this. This gives us more input on what goes back there. Angela said and then you will exercise that right, correct. Pat said yes. Gary said I think the expectation is that we will have to do something that's nice back there.

Angela said her next questions, and please educate me on this, anybody who knows the answer. Are there an unlimited amount of sewer taps available, is there any chance we are going to run out of sewers for currently undeveloped lots of current landowners. Shirley Roskoski said we are only using a minimal portion of the sewer capacity. We don't have a number of taps, it is sewer capacity and we are very low on that. Pat said we had taps on our existing but we have a through put that we have negotiated with Dublin to go to Columbus and we are not anywhere near it. Angela said would you be able to assure the owners that they will still be able to connect. She said take my sister in law for example who has an undeveloped lot and they want to build upon it you assure that she is not going to get closed out as a result of oops they are all gone now so Shirley says no. Shirley said it was factored in when we did the sewers that our growth area was all the way to Harriott Road so yes those lots were taken into account along with the growth area.

Angela said if the lots are already developed is the plan to have one builder or many builders or lots available for sale for any builder who wishes to build. Charlie Vince said he will probably have several builders. For that many lots you would have several builders, three probably at the most. Angela asked already decided. Charlie said no. We are here just as an informal meeting.

Angela said she has about one hundred more questions and she hopes that the ones she has presented have been legitimate but she wants the other people to have a chance to talk too.

Kathy said next on the list is Todd Zimmerman.

Todd Zimmerman said I live at 55 E Muskingum Drive. I have been there about six months. I spent twenty years in Dublin and spent three years on the Board of Zoning Appeals and twelve years on the Planning and Zoning Board as Chair and Vice Chair. I understand development to a degree and I heard a little bit about this. I just wanted to throw a few things out there. Thirty six lots on nine acres what are you looking at, a little over four units to the acre. Gary said it is actually ten point seven acres. It's high threes. In a subdivision, you mentioned Riviera Country Club. You are looking at development there of about

one point seven three, your open space is about forty percent. You are looking at twenty percent here of open space. So you are looking at a whole different type of subdivision. You are looking at a smaller home, narrower, up in the air. I drove back there today to look at it and it is fully treed. One thing Dublin had was a tree preservation program and what's nice about that, what they take out can't be replaced, it's nice that they have a bank and you can say you are going to cut x amount down, we want it replaced in the village in different areas. Your parks, things like that. This way you are going to get your trees and parks at no cost. It's a great program; Dublin has done it for years. Another thing I would look for you to do is have a matrix on the housing, especially when you are doing a subdivision. That would be very important for you especially in a PUD. Angela asked what a matrix is. Todd said a matrix is how the house will look to the left and right, front and back. Gary said it is diversity between the houses. It's how you make sure one house doesn't look the same as the one next to it. Todd said you are looking for diversity because on these small lots it's a lot tighter than you think. You are not looking at twenty feet between each house like in a standard subdivision. Gary said he wanted to respond to this. I think your comments on the density are true. I think certainly to a certain extent, the difference between this and a Riviera for example though is this is already platted. Todd said I grant you that, I understand that. Gary said we are open to having a conversation on density. Todd said right and I am assuming that it's a wet pond that you are having back there to handle stormwater. Gary said yes we would have too. If we were going to do this comprehensively we would have to meet those requirements. Todd said so you are going to make this as a homeowner's type association so they are responsible for the open space and all that cost wise. Gary said yes. Todd said good because the village would incur the cost if not. Gary said most of the open space that we have planned would not have much of a cost associated with it. Todd said there are still physical costs and you would have to decide who is going to pay for the maintenance of the wet pond.

Todd said when you are doing a subdivision like this; they always say impact on the schools. Recently Dublin just gerrymandered a little bit on how they are looking at the schools and who's going to what school and when you start doing subdivisions they are going to look at it differently. We go to Jerome High School now. That's important and from a marketing standpoint those schools keep the house prices up here. If they ever decide we have a little too much here we will probably end up going to Scioto. It doesn't matter what school we go to we all pay the same tax bill just one helps our real estate value a little bit more than another. There is nothing against Scioto High School or any of the schools in Dublin; it's just a fact of life when it comes to the bucks. Your development looks pretty standard to what I have seen over the years but I just wanted to throw a couple things out there.

Pat asked Todd what kind of density did you see on those kinds of developments. Todd said on something this size you are looking at one five to one seven three two max. You are looking at forty percent open space but you are not looking at fifty foot lots. We had one hundred foot lots. You are looking at housing that is 2,400, 2,500 square feet with a three car side load garage. This is going to be, at fifty five foot lots, front load garages, its tight; it's a whole different aspect of housing. What I would have you do, have the developer show you what subdivision they have done that is similar to that. So you can all get a feel of what you are looking at housing development wise.

Todd said he likes it up here, it is quaint and it is quiet. He walks at night and it is nice. There is a certain feeling here that we don't get in Dublin. There is a courtesy here that when you walk at night that you don't get in Dublin. There's a whole different feel here. I just hate to see it lost.

Pat said I like to bill it as Dublin schools without Dublin rules.

Gary said all of those are valid points and I want to reach to the density issue pretty quickly thought because I don't want to waste anybody's time in here, I really don't and I don't think Charlie does either. If the answer is its one point three units per acre or one point seven units to the acre we will thank you

guys and lets you guys get on with your evening. The reality is there is a lot of cost to doing this the right way and that cost isn't going to be born, I think we'd just rather go back and use what's there.

Pat said I just think it is part of the discussion. I think it's good to hear and I will tell you that fifty five feet bothers me. That's why the question was what could be done.

Kathy said the next person to speak is Chris Meinelt. Chris said I live at 9383 Westview Drive. I really don't have any questions now. I have heard about this and I do not like the density at all. Living on Westview and knowing how skinny it is I am diametrically opposed to this if there is not access to Dublin Road. I have a small child and there is no way that road can handle this additional traffic. No way.

Kathy said next is Kris Garren. Kris said she does not have anything. Everyone has covered the points that she was concerned about.

Next was Don Price who lives on West Old Powell. Don said and to your concern, that would be my concern even though my children are grown, residential streets here have always been pretty much a playground and we know that that's going away. The speed limits, I have lived here for thirty one years before street lights and street signs, speed limit have always been fifteen miles per hour and it's hard to control that now so more traffic is going to be more chances for something bad to happen so I think that's something to be addressed in the plan. Obviously something is going to be built. But taking into consideration what we have been needs to be factored into that also.

JoAnna Kralian of 121 West Mohawk Drive said her and her husband have lived in many states. Ohio is her hometown, she grew up in Worthington, but we have lived in California, we have lived in Utah and Florida and through all that we have lived in a lot of different communities. When we were able to come back to Ohio we looked and looked for someplace where we could live forever. When we found Shawnee Hills, I mean it is just completely unique. There really is nothing like it. The trees, the narrow streets, the kids playing and I felt like we were in heaven. When I heard about this it was hard to comprehend because the fundamental life that you live will be changed forever and you know it. There is nothing that you can do about it if this gets built at this density. The streets will change. The traffic will change. Someone mentioned they walk at night, its quiet, you can hear crickets and birds. That will be gone. The roads simply cannot handle this amount of traffic and it's not like people are going to come in and out once a day. It will be constant because you have deliveries, you have yard people. They say it's going to be an HOA. That means landscape crews will come in all the time so I just want you to be aware that as the development, density keeps shifting, we have all seen it, Powell Road just keeps getting tighter and tighter. This is like an oasis; you have to fight to keep it that way. You can't just say well this is the best we can do and this is the most economic, that's too bad because we have something that's priceless and we really, really need to fight for that.

Dan Mathews asked JoAnna if she is saying to not build at all back there. JoAnna said I am saying that there is a better way, this is not it. Our roads are not built for that and I do not have to come up with a plan. I am just saying that is not it.

Kevin Kralian said his biggest issue is over density and traffic. The proposal of thirty six homes is obviously, I consider way too much, and even to say that will naturally support twenty four homes, I think the reality is, and you see this on many homes, lots of people like lots of space between their homes. Homeowners buy up property adjacent to their homes just to keep the trees and keep the space so I think if they were sold home by home I think you would have a density much lower than twenty four. I think people would have large lots and a very spacious area to build on. I also think traffic should be a primary

issue, not a secondary issue. To say as long as we can make this development, we will worry about the traffic later. Traffic is already an issue in Shawnee Hills. The whole east side already has signs up that say No Through Traffic, Strictly Enforced because traffic is already becoming a problem. To add this density of housing is going to forever increase the traffic on many of these roads. These roads typically support ten to twelve homes and now we are talking about support fifty homes. That is a huge increase and I don't think it is supportable. I just don't think the burden should fall on the citizens that are already here living on these streets to support this new development.

Josh Vidor of 131 West Mohawk Drive said I have a couple of houses in the village and have lived here for over a decade. Love the village. I have interest in the village that a lot of you guys have expressed. There are two things that I feel like maybe aren't very clear as far as easement and ownership and if there is expansion of the road which I am not on planning and zoning so I do not know. We give up an easement when you go to build a house. You give a right of way to where if that road ever needs to be expanded you have already given that up so nobody needs to be compensated for that. If a developer tears up a street they are responsible for that street so if our streets can't handle that load the individuals that are doing the wear and tear they put money towards repairing that. I have built a couple of houses in the village and I had to put money down before I built so that if I damaged that street I was responsible for repairing it. Just a couple of things that perhaps weren't clear. There are a number of parcels already there and I am on the Board of Zoning Appeals and have been for nine years now. They are allowed to build regardless of whether we like it or not. I think the best opportunity is to work in a manner where they are not just putting houses in based on our current code. After being on the Board of Zoning Appeals for going on a decade I see what can be put in and in a chunk of land that large and that many parcels, that's a lot of helter skelter construction with run off of water that you are not going to want in your back yard on Westview. If there is no provision for stormwater they are not required but if there isn't some solution in a planned development what we are going to get is not going to be desirable. There is still going to be construction. That's prime land in Dublin schools; somebody is going to build on it. I don't think we are going to like what is going in in an individual current code, just people being allowed to just build, whether it is these people or somebody else. I think it is in our best interest to have a plan that involves stormwater. Stormwater is a huge problem in an area that large if it is not planned and nobody is required to do that with our current code if they are just doing it lot by lot. It is just going to be a runoff mess and who is going to pay for that. Ultimately our village will be responsible for a water mess and it is going to affect all the houses in that area. The streets, when they get torn up, when the construction traffic gets awful, just from a regular build there will be nobody to point a finger to. I am not saying to point a finger at somebody but if we don't have some plan in action and work with somebody with a plan I realize we want to protect our village as it is now and I have children in this village and I love this village. I built a house myself with my own hands ten years ago and I just sold it about forty eight hours ago and I am building another house in this village. I love this village. I don't want to lose the appeal that is Shawnee Hills but area is going to be developed regardless. Let's not just be too hasty in saying lets just dismiss it and let it go. Somebody is going to build on there and I don't think we are going to like the alternative of just letting it go.

Gary said I think he just kind of summed up pretty eloquently what I was trying to convey at the beginning. It will happen and the question isn't will it happen the question is how it happens and if this is the ultimate plan or not I don't know. I think that is open for discussion. The question is how do we solve the problem versus just doing it the old way which doesn't seem to have a lot of benefit ultimately to the village.

Dave Hatcher said it does sound good doing it the old way, I appreciate the sentiment, but doing it this way also puts extra coin in your pocket with thirty six homes versus twenty four, right. I appreciate the

sentiment, hey I want to do what's right for the village but the economics question makes it better for the developer to do it this way. Gary said maybe it doesn't because we don't have to build the stormwater pond, we don't have to build twenty two or twenty four foot roads so it saves us a lot of money as well doing it the other way so there's a tradeoff. I don't know what the balance is but I don't think it's fair to say that just doing thirty six homes puts a lot of extra coin in our pocket, it puts a lot of extra cost in our pocket too.

Pat said I think if we use our current code requirements of 14,700 square feet and take ten acres I believe that comes out to three point zero five homes per acre. You could end up with thirty homes without the extra green space so I think to Josh's point about negotiation might be a better way to go but again that is why we are here talking.

Gary said it just becomes a function of cost. Charlie has to run the numbers and if it is cheaper to come back and just develop them one at a time that becomes a decision that the developer has to make. If there is some sort of a compromise to be had in here and we can do something that is good for everybody I think we would like to do that. The people that are going to live here will want to be part of the village too. The question is how do we solve the problem. Pat said the only thing I was doing with the calculation is one by one we are going to end up with somewhere around thirty homes and that is without any open space.

Rosalie Kinney of 204 West Parkside Drive said her house is the very last house on Parkside so Westview runs along her side yard. My biggest concern, which is very concerning to me, is that currently we have a lot of children playing on that street. We have a lot of people who love to walk their dogs on that street. That's a little piece of heaven that we enjoy and not just from where I live, it is all over. They walk up and down Westview. They ride their scooters, their skateboards, these children enjoy it. The families enjoy walking their children up and down Westview and I enjoy having my house where it is. My question is this whole traffic situation is my biggest concern because I have been hearing where is the traffic going to go. How are we going to access Dublin and I wasn't quite sure what that answer was. If there was going to be an extra road for those houses, for those cars to access Dublin Road. What I did hear was well maybe Riverview, maybe another street, lets just have them all go down Westview. That's kind of what I heard and that concerns me a lot because with the traffic that we have right now there are some people, particularly pizza deliverers, Rumpke garbage, people that aren't regular residents flying down Westview as it is and it is hard to control the speed but I can't imagine how terrible that is going to be with all those cars going up and down Westview. If we are going to widen Westview to accommodate all that traffic are you going to take away part of my yard to do that? I have privacy hedges that go all up and down my side yard that I have painstakingly maintained for almost twenty years. If there are any ruts in there I make sure they are filled, I cut the grass through there and I am happy to do so because I love my lot. I am worried about what is going to happen with Westview. What is going to happen with my property and what is going to happen with the peacefulness and the serenity of our children in our neighborhood playing safely and people walking their dogs up and down Westview? There has got to be a better way, if we are going to have this development where are we going to send all those cars. Maybe I am being selfish but I sure as hell don't want them all to come up and down Westview.

Steve Smith said I am a real estate agent down at the Hair Loft building. I sell the village all the time. I grew up in the Dublin schools and I have seen all the changes. It will happen if you go with this plan or if you don't. I would ask the developers if they have talked to anybody from property from the north about connectivity to possibly come in with a temporary entrance into the backside of the village. Has there been any conversation with the property owners to come in off of Dublin Road and come in around to the north of Westview and bring traffic in from that direction. Gary said we looked at a number of things. I know this is hard to see. I think ultimately the solution is that as this land here adjacent develops there be

a connection and we talked about this with the folks of the village. That there be a connection between Dublin Road and there is a stub from Tartan right but it is two properties away from where we are so we don't have access to that, we don't control it, but ultimately a road here that Westview could tee into and go out on would be the ideal solution but we don't have control over that property or the ability to do that.

Pat asked if some of that crossed Strader's property. Gary said yes. Pat said it was looked at and one of the issues is Ray Priestino wants one million dollars for the property that has a cell tower in the middle of it. It would be wonderful if that was a continual development with access that took all of the pressure off the west side down to Dublin Road. That to me is the ultimate decision if it could be but he wants a million dollars for that piece of property. Steve said looking at the street in the township just to the north does that come down to Westview. Could that be annexed into the village? I think there are alternatives to trying to keep traffic out of the village whether it comes from Tartan Fields or off Dublin Road to the north but they can still build twenty two to thirty houses. I deal with this all the time. I work with another developer that takes down dilapidated houses and builds new ones and I have helped Josh with his home and I love the village too but you try to make the best out of the worst situation you are going to be in because this gentleman or whoever wants to sell that property. He is going to sell it to someone, whether it is this developer or the next one. They are bringing you an opportunity and I sit on the Concord Township Zoning Board as well so they are bringing you an opportunity to develop something that will help the whole village instead of just one section. This is a chance to get the developer to do some extra things around the village like the tree bank or help develop some parks. If he brings in three builders then they all share in that cost. There's alternatives to it, keep an open mind. I don't want to see the village change either, but it is going to happen somehow.

Madelin Gil said she lives right at the corner of Westview and Mohawk Drive so she is one of the neighbors who will be directly affected by this development. The traffic is going to be totally different from what I have right now. I am raising two children and I moved here thirteen years ago from New York. When I found Shawnee Hills I felt that this was a piece of heaven. It was a beautiful place to build a new home and that's what my husband and I did. We love almost everybody that lives over here. We have seen children grow up here. I know that the property is beautifully wooded and I knew that somebody owned it and I know that one day it is going to be developed. I agree with that but we need to think about the people who are living here before whoever is going to build it. Thirty six houses is way too much. The traffic is going to increase big time. The school is going to be affected. This year I panicked and I know other people did because we thought our children were going to be redistricted and they were not going to go to the school they were supposed to go to. We know that has happened before to Shawnee Hills. I know it happened about seven years ago. The put children that were going to the same school and they separated them. They sent some to Coffman and some to Jerome and those children were affected. What is going to happen if we have more people? Is it going to affect going to the closest school. We have to think about that. Now one solution that I think who ever develops there and the village really needs to ask for that, they need to find another way out even if it costs more this is what we are looking for and less houses. I don't know anything about you, your company and I am not a builder and I don't know anything about that but I can campaign and I can do stuff. I have worked very hard to create a beautiful place around my house, so please think about that and one of my questions is: How can we participate in this, the people of the community. I don't know, can we vote. Can we do something?

Pat said what you can do; all of our meetings are public meetings so there is no private meetings so please come to them. Please understand at the end of the day, if we get a presentation from these folks, other folks, whatever, we would be from planning and zoning, with your input, we would move it either forward or deny it at that time. End result, the way this whole thing is designed and we have always had this in the commercial area and it was called (SCPD) Select Commercial Planned District and when El

Vaquero went in that had to be looked at by Council as a whole and they voted on it so Council will get your input on these things. That's how you can participate in those. One thing I do want to say and I don't disagree the same thing, right away traffic, what do you do with the traffic, what do you do with density and that but I think one thing Gary has pointed out is that is if nothing is done we are going to get asked for permits to build on a fourteen thousand seven hundred square foot lot granted, next, next next. The question is how do you control it. We would love to have that access road. In an original concept talk there was an architect that suggested taking the Priestino property into it and making an access road to Dublin Road would be the solution but the problem with all that comes down to economics. Who is going to buy it, who is going to develop it?

Gary said the architect's solution was about eighty lots by the way. Pat said that was a concept way back when.

Gary said a couple of things to answer that and I appreciate your concern over the Dublin Schools and redistricting. I am a parent and I share the same concerns. We obviously don't have any control over what the school does. The lots are there now. The land is very desirable as the other gentleman said. It is in the Dublin School District, it is in Shawnee Hills. They are going to get built on probably one way or the other. I don't know if Charlie will do it but somebody will do it, if they have to build them one at a time or if they can do it in a comprehensive way. We've looked for alternative ways to get in and out of the development. We can't get access outside of where we are unfortunately. So whether they get built one at a time or whether this gets built as all one development we can't access outside of the property, it's just where we are. I don't want to fool anybody into thinking we are going to be able to do that, we just can't. The homes are going to go back there. The one thing about doing this as one development and I guess, the easiest way to put it is, if you do this as one development it comes in in two phases. One crew comes in and they are going to do the grading and the next crew comes in and they are going to build the streets and they are done. Then the homebuilders come in and they are done. These homes could be done and built within two to two and a half years with the number of lots that are back there. If you do this a house at a time you could string that construction traffic out over four, five six years building a piece of a street at a time, building a house at a time and again you don't get the stormwater controls, you don't get some of those other things. You don't have to deal with just going through the regular code. Whether thirty six lots is the answer or not I don't know. That is up to Charlie and the village and all you fine folks. Somewhere in there, there has to be a happy medium that kind of solves some of these problems for everybody, but it won't solve all the problems. We just won't be able to.

Pat said I am not trying to rain on your parade but I don't think thirty six is the answer. To that point I think we had a lot of great input and that is what we all need to hear.

Dan Mathews said here is a question that maybe addresses both the density and the schools. If you were to change, since you haven't gone as far as elevations or anything like that. What if you were to change the elevations, change the square footage to where you are not necessarily attracting families with kids? Maybe its downsizing. Gary said you are saying more of an empty nester type of product. Gary said I do not know if that is where the market is for here.

JoAnna Kralian said that is what my question is. Who is your market? Gary said I think the market is a lot similar to a lot of folks here in this room. I think it is going to be a diverse range of people. From a person's standpoint the people that are going to move in here are going to want the same thing that you guys want.

Madelin Gil said hopefully we can participate on this development. Kathy said you are and this is the first step.

Gary said I guess the best way to answer the market question is we haven't really targeted anybody. I am not trying to be purposely vague about that. We haven't come back in and said our target market is people from thirty to forty six years old with two kids. We haven't done a market study. They are going to build houses and they are going to sell houses to whoever wants to buy them. We are not going to restrict it, if that is your question. We are not going to restrict it to a certain group of people, a certain type of people. Whether it is twenty houses, thirty six houses, thirty two houses, whatever it is those houses are going to be sold to the people who put up the money to buy them.

Angela Tampone asked of our own group does the current land owner have the absolute right to sell this as a block given the amount of time they have owned the property or can they sell it as individual lots. Brian Zets said they can sell it to whoever they want to. Angela said for those of us who try to work within the rules over the many decades we understand that if an individual owner is in an ownership prior to this year then the lots can be subdivided. If it is after that year 2000 or whatever that number is than they have to be sold as a block so I believe that this current owner has been in ownership for decades, right so is the answer that they would fall under that rule. Kathy Isern said I don't understand that to be a rule. Dan Mathews said I would assume that if he wanted to pay to have them parceled he could sell them as six lot parcels. Angela said so how about if we put some burden on this current owner to work in conjunction with all the other citizens instead of acting in favor of one citizen and not put any burden on them and say if you are going to divide these lots into many then you are responsible to do it at this density. Shirley said I think you are off track. Kathy said the owner is not dividing anything. He is just selling everything he owns as one piece. Then it is up to the new owner to do what he or she seeks to do with it. Parceling and lot splitting are not a factor.

Josh Vidor said Joe Tampone, your brother, owned a number of parcels between Reindeer and Cherokee on the west side. Your mother had some as well. Those were split off, even though they were all together and a nice house was built on one of the parcels. It is common to be split up but there are restrictions on how they are to be split up. If it is before that date you would have been able to do whatever you wanted. After that date there are restrictions placed on how it was parceled. Angela said that is what I was asking, if this one fell into the category of before the date. Gary said yes it could be sold I would take the village solicitors word for it.

Angela said so my next question is then, it does become a matter of economics. We understand people need to make a living. They are not doing this for fun. They are doing it for profit and it is important that all the pieces fall into place, right. So the current price of the property is close to a million dollars. If the property owner was not asking so much or would accept less than it would still be economically feasible to do this with fewer homes or whatever. Gary said that would be a conversation between the owner and the developer.

Charlie Vince said that is always the case. If somebody would sell the land cheaper you could do that. Angela said so it is always a function of supply and demand and if there is no demand for this property at that price because you can't cut it up so small than the price of that property will naturally come down or someone with a larger appetite will come in and buy the other million dollar piece and put two one million dollar pieces together and they will do the road that will not impact the rest of the community.

Gary said somewhere there is equilibrium in there. If the equilibrium is that the lot has a certain value x and they can do that one of two ways. They can create that value by somebody developing it in the way we are talking about or they can create that value by splitting it up as the gentleman mentioned in the way that the village would find acceptable under their code and selling it off. That lot is going to have that value whichever way it's developed I guess. So that's where that equilibrium comes in between what can

be done now versus what can we do between those two things to address some of these other issues that really should be addressed but won't get addressed if they are done under the current village code.

Dan Boggess from Westview Drive said just a point of clarification is it a foregone conclusion that somebody is going to build back there. Or is there a mechanism the village has that they could say take a lot of opinions from the village and say we really don't want anything back there. Is this going to happen regardless? Dan Mathews said yes. Dan said so we are really talking about cramming as many houses as we can back there or can we be reasonable about it.

Pat said if I can add to that and I think the questions is whether it is planned and they come up with a number that we think is much nicer and I understand the economics of it and that's the reason I did the math. If you take ten acres and you divide 14,700 square feet into that ten acres you are going to end up with thirty houses.

Gary said there is a sweet spot in there and if you tell us legally by code we can develop twenty six houses so we are going to give us twenty six houses. We will say thank you and we will come back and just do them one at a time. There is not incentive then for us to come back in and do this and do all that.

Dave Hatcher said I absolutely think that the land is going to get developed and I hear you. It is going to be you guys or another company or if you guys decide to do it one at a time. I also don't think it is a coincidence that ninety days after we get the PUD legislation passed and now we have something here. I think that is really going to be the vehicle to build back there. Aaron Vince said it actually is a coincidence. Gary said it is truly a coincidence. Dave said what you are saying is do this or build one at a time. That land has been vacant for eighty years so I think as a village we shouldn't rush into anything and if this doesn't happen to work out for us again, it is going to get developed and I feel there will be other developers that may meet more in line with what us, with what I feel is best for the village so what I would like to see is for you guys to sharpen the pencil. Really doing the economics of the deal, really seeing where everything breaks out and we are talking about finding out the happy medium from you guys.

Charlie Vince said I have developed for a long time up here. Whether I do this development or not is not going to break me or make me one way or the other. These people own this land and they want to sell it and it is on the market. It is going to get developed. You can bet on that, it is going to get developed. We came in, and it was a coincidence, and asked if the village had a planned residential development and were told that it was being developed so we waited until the PUD laws came in. These people don't live in the village so they do not have the emotional attachment to Shawnee Hills like all of you do and I understand that. Every development I have ever done, nobody wants development. The reason I wanted an informal meeting was, really the village has to make a decision. Either a developer is going to come in and there are plenty of developers who will do this, they will come in here and do that, by just combining these lots or if they have to go to the Board of Zoning Appeals which is a non-referendum board . Somebody turns you down at the Board of Zoning Appeals you jump right into Common Pleas Court, sue the village and usually you win. I mean frankly you win so I am not here to threaten anybody. I am just telling you as a village you have a choice, either do this as a planned residential development that has a set of deed restrictions with it that says as housing restriction where we define what the house will look like on the exterior, what the exterior materials will be used, what type of landscaping we would do, what type of trees we would plant, you can control all of that. Charlie said I will not develop it the other way around. I don't want to do that because you people would hate me if I came in here and started developing that with those little splits but it is an easy way to develop it. Gary and I have talked about this. We have two alternatives here, we can either come in. One hundred and thirty six lots kind of amazes me at how

that all got combined. I don't know what you do with a guy that owns one or two lots in there. Do you tell him you can't use your property? I don't know, I don't care, I am not going to raise that issue. The issue is, is it going to be developed without any standards, without any restrictions or is it going to develop with standards and restrictions and then we come down to what density can we get in here. That's all I want to know. You said you want something that the village wants. I am here tonight to ask you what does the village want. If you tell me nothing, you are going to get something. Somebody is going to come in here and develop this in a way that you are not going to like.

Dave Hatcher said I certainly hope that this conversation tonight is people, and I know a few of them have that hard line that nothing is going in stances, have learned that something is going to go in.

Charlie said I understand that and I don't blame them one damn bit. I understand that. Dave Hatcher said I know you said the option is building it one piece at a time and I think the PUD legislation is mutually beneficial. Charlie said you don't have to build it one piece at a time; you could come in here with conditional use on thirty lots at one time and say this is what I am doing. You don't really have to do it one at a time. Dave said you are right, you don't have to but I think the PUD legislation we put in here is mutually beneficial to both the developer and the village and they are certainly going to at least try that avenue and open up that dialogue before they start plopping down houses. Charlie said the purpose of that PUD, there is one simple purpose to it, you know what I am going to do and you control what I am going to do and we come to some happy medium of this is what I am going to do, this is what I agree to do. Now, economically does it work, hell I don't know if it is going to work. Until I get into the engineering and everything on this. I came here in an informal meeting because I always like these informal meetings even though it's heated. I know you get to these meetings and people just hate you and I understand that. I don't blame you. In another way, if you don't do it in this controlled manner where you people and these people control it, I guarantee you are going to get a guy to come in here, and I can name five right now, who are going to say this is what I am going to do and I don't give a damn what you think and they can do it. If I lived in this village right now I would say look we want something built that we can control but if you don't want to do that fine I will go home. That's fine. I am not here, like I said I have developed up here for thirty five years. I've done Scioto Reserve, I did Golf Village, I did Oak Creek on the other side of the freeway. I have done a lot of large developments up here. He came to me with this piece of ground and I have never done anything in Shawnee Hills but I have done stuff all over Delaware County. You are welcome to talk to anybody up there. I don't know the new commissioners, like the County Engineers, sewer director I have worked with those people for years. That's the basic choice you have to make. They want to sell it and that's the point. It is going to transfer and when it transfers they are not going to sit there for another eighty years with it empty. That's just the way it is. I hear your argument, you don't want it.

JoAnna Kralian said I said I didn't want that. I understand that the property is going to be developed.

Charlie said my question is what do you want. That is what I wanted an informal meeting for.

Bob Schneider said you have been told all night what we want. The same ambience the village has. They want to be able to walk down the street, they want to be able to walk their dog, and they want to be able to hear the crickets. They have been telling you all night what they want. What you are telling us in return is you can't do it. My suggestion to you folks and you put a lot of time in this and I agree totally one hundred percent with a PUD. Why don't you come back and give us what we want.

Charlie said tell me what you want and I will tell you if it can be done. Bob said we don't want twenty four foot wide roads, we want single lane roads, we want kids to be able to play in the street and we don't

want the density you want. You are talking about a sixty four hundred square foot lot. You are talking about lots fifty five feet wide with a forty foot house.

Charlie said again, I understand, you can build an expensive house on a very small lot. Bob said we don't want it. Charlie said what do you want. Bob said we would like to have lots that are fourteen thousand square feet. We would like to have lots that have nice backyards. We would like to not have built up a high density that you are giving us. I don't have a problem with working with you with a PUD but I have a problem with your plan.

Charlie said that's fine, I understand it. That's why we are here. I understand what you are saying, you want fourteen thousand square foot lots. Charlie asked how many units would be acceptable. Charlie said somebody could come in here now and do at least twenty four.

Bob said you are the professional and what do you think the density would be in staying with what we want as a community with our ambience. What would you think is the density that would be satisfactory to us.

Charlie said what do I think you want.

JoAnna said if we kept it the same as the current code, fourteen thousand whatever. I think that is what everybody is thinking.

Dave Hatcher said that is what the current code is but there are so many lots that are different than that. I think the fourteen seven shouldn't be (Too much talking going on.)

Bob Schneider said giving what we have in this village and what you have heard from the community here, what size lot do you think would be acceptable if we are going to compromise. You said sixty four hundred square feet and I think that is unacceptable myself.

Charlie said he will have to go back and figure out all his development costs and then come back to you and say this is the size lot that would be acceptable. I am not trying to be evasive; I have to look at the numbers on this to see. I am not doing this for fun so I have to look at the numbers to see what would be acceptable to me. By the way, if it is not acceptable to me and not acceptable to you, you will not have this argument with the next guy.

Bob Schneider said my official statement was that I agree with your PUD premise but if we went with fourteen thousand square feet. You are talking about ten to fifteen house which is probably unacceptable for a developer. Charlie said yes it would be for that area. Bob said so we are somewhere between fifteen homes and your maximum of thirty six homes. Gary said I would say we are somewhere between twenty four and thirty six. Bob said we don't want thirty six.

Dan Mathews said spread over ten acres what is the difference between twenty four lots and thirty lots. Dave Hatcher said I think fifty percent is significant. Dan said spread over ten acres. Pat said I want to go back to one thing. One of the things is the fact that if you have ten acres and if you do the square footage and you divide it by the fourteen seven you still have thirty homes. I think Charlie and everybody have heard that we need somebody to sharpen the pencil and come back with some kind of proposal. Charlie is a builder that is here asking rather than telling. Which I think is a good thing. I think your input has been a great thing.

Kathy said just a couple more questions.

Kathy Ragsdale said she lives on Parkside and Westview. I would like to say I think the PUD idea is definitely the way to consider because the onesie, twosies I think would be a nightmare and like you said it could go on for a very long time and I like the idea of the control. I also understand that it is going to happen because it is somebody's property that they want to get rid of and make some money on it so we all need to say what's the best for us and I have all the Westview traffic concern myself because I am right on the corner like Rosalee is. My feeling is I think the PUD idea is a great idea because there is control, there is the runoff idea, you have some streets in there but the traffic situation because you are saying we are going to put all this without any ingress and egress that is new and we already know, I am on Parkside and it is like a freeway on Parkside, and we only have so many houses. I can't imagine where all these cars are coming from. With knowing this is going to get developed I hope we go with PUD. I hope that someone comes up with some kind of ingress, egress idea because that's going to give us I think, what everybody is saying, is exactly true. This is like Mayberry. We love it. It's quirky and its little roads and we like that and nobody wants big roads with gutters and sidewalks. I lived in Dublin before, I don't want that. I don't like the idea of all of the construction traffic on our little tiny streets with no construction entrance and then once the houses are there. I was kind of shocked about the HOA because that is like a village inside of a village and that is sort of a turnoff to me. But that's not my issue really. I'm really concerned about the traffic so when we say listen to us. We understand, I think everybody in this room understands development is going to happen but let's try to go back and come back to us with something that eases the traffic situation. As a developer that is incumbent on you to do.

Gary said we will go back and take a look at it because it is a pretty simple calculation for us. It's what can be built today, right, that is going to be the starting point, what can we build out there today and what does it cost to build what could be built out there today. Then we will figure out what it would cost to build a different way and we can come back with those numbers and say here is what you can do today and what it cost to do it and here is where the sweet spot is between those. If you can build twenty four today, I don't know or thirty today or whatever, then somewhere there's a sweet spot that makes building all the other stuff that you have to build for a comprehensive development feasible. We will have to go back and figure out what that is. The construction entrance and the traffic, those kinds of things are going to be difficult things to deal with and the only way you deal with those is to generate more money than what you can do on the property today. That's just kind of the reality of it. I am not trying to be adversarial but all those things cost money and the only way to make that happen is to get more money out of the property. Charlie isn't going to build all that stuff for free I don't think.

Carol Kender said she lives at 148 West Mohawk and she wanted to build on what Kathy said. I have been here for going on sixteen years but I have known of Shawnee Hills for forty years because when I first moved to Ohio I knew where this community was. I take offense to a statement that was made. That building is willy nilly. That's what I like about this place because nothing looked like it was a planned community. It looked like people put things down because they liked it where they were at and I would hate to see us evolve into that, don't take offense, and I have also dealt with three homeowners associations in my life and they are a fricking headache. Because you have to figure out who is going to run them and then of the two of the three they go broke and then what are you going to do with your property. I don't like this HOA idea at all. I would rather it just be a development if you were going to develop it and incorporate it into the village and let the village deal with these.

Charlie said you don't want the village to maintain that. Dan said the reason we discussed having the HOA was the green space. We need someone to maintain it and obviously with just Mark you are looking at tree trimming, grass cutting, so we did not want to throw that on him. Carol said you are

handling all the open space here now. Kathy said that would make more work than he is able to do. Carol said like I said two have gone bankrupt and they you have to figure out how to run the damn thing after they have gone bankrupt and I just think they are a crazy way to go about it and the traffic is her big issue. I would like to see another access road somewhere.

Dennis Daniels on Hiawatha Drive said he has an idea. Instead of buying the property next to Straders maybe they will let you lease it during the construction project for the construction traffic.

Charlie Vince said he could try to get a temporary easement from him for the construction traffic. Pat said he talked to Mark today to take a look at the land to see if it would be a possibility.

Kathy said well one other and I think everyone has had a chance to express their thoughts and we have some common themes running here and just one other question if that's okay and I think we will wrap it up.

JoAnna Kralian said you said that you have other developments that are like that. I would like to know where they are and I would like to go visit.

Charlie Vince said he does not have a development exactly like this. What I have in Delaware County is Scioto Reserve. He said there is multi-family in that development that have no lot lines at all. They are attached housing.

Charlie said he did condominiums over on Section Line Road.

Kathy said we would like to be clear this is only discussing individual single family homes. There is no multi-unit housing that is proposed here.

Steve Smith asked Charlie if the Moors would be something similar that they could drive through and take a look at. He said over there in Muirfield. Down Muirfield drive right before you get to the roundabout at Brand Road. He said this is about the same width of lots.

Charlie said again if this is done as a planned unit development these would be discussions and things we would go through with the village.

Pat said I think a lot of good input. Really do appreciate people and I think the good news, we kind of played catch up on PUD because other communities have had it for a long time. We also realize that once the intersection was done the interest in this area has greatly increased too. I think it is great input. They are public meetings please attend them, please come back. I suspect we will have a follow up Gary. You guys will take a look at this and come back.

Charlie said he appreciated hearing what everyone had to say and he will try to come back with something if he can, if I can't I am not going to do that other development. Somebody will, I don't want my name attached to that kind of development. I'd like to do this as a planned unit development and work with you and see if we can work something out.

It was moved by Pat, seconded by Kathy to adjourn. Following vote on the motion is recorded: yea, five; Kathy, Pat, Dan, Dave and Mary. Nay, none. Chari declared the meeting adjourned at 8:00 p.m.

