

Village of New Concord

Planning Commission Meeting

Thursday August 18- 6:00 PM

Roll Call

Members Present: Al Chaffee, Jim Dooley, Colleen Heacock, Brett Essex

Village Officers

Charlotte Colley - Village Administrator

Visitors

Bil Kerrigan, Jennifer Lyle, Tim Linn, Diane Harman, Harry Harman

Approval of the minutes of the June 30 2016 Meeting

Moved by Brett Essex, Seconded by Jim Dooley- Motion Carried

Old Business:

New Business:

- I. Review of Conceptual Design Plan for Garland Commons
 - A. Tim Linn presents the conceptual design plan for the development of Garland Commons
 - B. Linn explains that this design shows where possible buildings, parking lots, and access points will be located
 - C. At this time roadway will likely be a current gravel lane that is being used for construction and a possible loop with the other access being Garland Way
 - D. Linn explains that this will make traffic flow more "user friendly" than the current dead end
 - E. Linn explains that the water line will follow the road
 - F. Linn explains that the sewer line might follow the road but it might run across undeveloped area if that would prove more economical, no decision has been made, and a lift station will likely be needed at some point
 - G. Dooley asks what the large area of green on the map is as it appears empty, Linn explains that the green area has not been split off so area is unresolved
 - H. Linn explains that the green space area for public use has not been resolved by Gary Rubel as to where it will be placed
 - I. Commission members ask that the question be put to Rubel as to what he intends to use the large amount of green area for in the future and also what he intends to use as green public space
 - J. Colley explains that a time frame for development is helpful for the Village to effectively partner in facilitating traffic flow through engineering studies
 - K. Linn explains that the time frame is being governed by dirt removal as there are many large rocks, with the plan being to crush the rocks for use in further construction
 - L. Linn explains that the pad is getting ready for a possible large retail store
 - M. Commission asks if Chestnut Hill will be razed, Linn explains that Rubel owns some of Chestnut Hill and is actively pursuing other land and the plan will be modified as land is acquired
 - N. Kerrigan expresses concern that the road could become a liability to the Village if the road sits empty
 - O. Colley explains that the conceptual design plan is only plan approval, not build approval, more specific site plans would come to planning commission if a business was interested in building

- P. Colley explains that the Village plans to use parcel TIF money for each parcel developed
- Q. Heacock suggests that the planning commission obtain legal council to better understand what obligations, responsibilities, and opportunities exist as to the area in between each building phase
- R. Colley states that she will reach out to other communities that have seen such development to see what might be recommended
- S. Linn asks if planning commission would be able to approve or deny the conceptual design plan at the September Planning Commission meeting, Dooley states that he would like to hear Zoning Officer Brent Gates' opinion first, Heacock states that she is interested in the advice that legal council might give, all agree that answers to questions put to Rubel and to the Village need to be brought to the September meeting
- T. Linn asks if one of the approved lots split into parcels at the June 30 planning commission meeting would come before the commission with a site plan before the conceptual design plan is approved, would the commission be willing to approve said site plan?
- U. Essex states that site plans need to be approved or denied in a 60 day time frame so an approval or denial could come in that time

Miscellaneous Business

- I. Food Truck in Village
 - A. Essex explains that Zoning Officer Gates has given a 90 day permit for use of a food truck at the property on Comin and Main Street where the Starfire Gas Station used to be located
 - B. Essex explained that the owners are looking to build a restaurant on the site if the food truck proves successful after 90 days
 - C. Discussion of what the village would determine successful-compliance with ordinances, the possibility of complaints from village residents
 - D. Colley explains that after the 90 day time frame, if the food truck proves successful to both the owners and the Village, the time frame of the variance would need to be extended with approval by the planning commission until such time as a Board of Zoning Appeals has been formed

Adjournment

I) Dolley moves to adjourn, Heacock seconds, motion carries, meeting is adjourned at 7:20 PM.