

## Village of New Concord

### Planning Commission Meeting

Thursday September 15, 2016- 6:00 PM

#### Roll Call

Members Present: Al Chaffee, Jim Dooley, Brett Essex

#### Village Officers

Charlotte Colley - Village Administrator, Brent Gates-Village Zoning Officer

#### Visitors

Erin Stevic, Jennifer Lyle, Tim Linn, Linda Riffle

#### Approval of the minutes of the August 8 2016 Meeting

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

#### Old Business:

- I. Review of Conceptual Site Plan-Garland Commons
  - A. Zoning Inspector Brent Gates states that the plan does not have everything that it needs yet but he feels that there is enough of a conceptual site plan to approve
  - B. Gates states that he believes there should be approval with the understanding that each individual site plan must come back before the planning commission
  - C. Village Administrator Charlotte Colley states that any dedicated public space within the development will have to come before council so that an ordinance can be passed
  - D. Linda Riffle states that there will be a story going out to attract businesses to the area on Monday, September 19
  - E. Essex states that it would be helpful to know what kind of businesses the development is looking for
  - F. Linn states that they are looking for a diverse selection of businesses and restaurants
  - G. Dooley states that the planning commission understands that this is a business but that more communication would be helpful going forward
  - H. Riffle states that there has been a pulling back of information because it should be Gary Rubble's honor to announce any new businesses
  - I. Gates states that the planning commission does have site plan approval
  - J. Riffle states that fast food options will be entertained
  - K. Gates states that there is understanding that fast food is an option off the exit but not in the Garland Commons area
  - L. Jennifer Lyle states that having clear communication will ensure that a business would not come before the planning commission for approval and be turned down
  - M. Colley states that the look and feel of the businesses need to fit into the design guidelines, not exactly which businesses
  - N. Al Chaffee asks if there is a public use concept within the conceptual site plan?
  - O. Colley states that there is a requirement for dedicated public space who could be around the pond, the sidewalks, etc.
  - P. Dooley asks if there is a site plan for the green space?
  - Q. Gates states that as the lots are leased the green space will become actual
  - R. Erin Stevic states that communication would be helpful to her as a council person to be able to say positive things about the development
  - S. Chaffee asks if the story sent to attract businesses would be helpful?
  - T. Riffle states that it is very helpful to attract new businesses

- U. Stevic states that this could bring goodwill to the Village residents
- V. Riffle states that the Mayor and Colley will each receive a copy
- W. Essex states that the community wants to be supportive of the development but that is difficult when they do not know what is happening
- X. Stevic states that more communication would help to correct misconceptions
- Y. Linn states that it would be helpful for the Village to help to define the target areas
- Z. Lyle states that she is surprised by this request because it would seem best to have a directional framework from the developer (of a percentage of restaurants, retail, public space, etc) that the community could then offer suggestions of what might best fit
- AA. Colley states that the staff can help with the design guidelines
- BB. Gates states that the developer should state what he wants and then communicate with the village
- CC. Lynn states that the Village does have input with the zoning and design code
- DD. Dooley moves to approve the conceptual site plan, Essex seconds, motion passes

### **New Business:**

### **Miscellaneous Business**

### **Adjournment**

I) Dolley moves to adjourn, Essex seconds, motion carries, meeting is adjourned at 6:50 PM.