



**PLANNING COMMISSION
MEETING MINUTES
SEPTEMBER 13TH, 2016
1:00 PM**

Chairman Joel B. Day called the meeting of the New Philadelphia Planning Commission to order, on Tuesday, July 12th, 2016, at 1:00 p.m. in the Council Chambers of the John Knisely Municipal Centre.

Chairman Day welcomed members of the commission and thanked them for attending. The secretary had roll call.

Members in attendance: Dick Bible, Ron McAbier, Cheryl Ramos, John Stratton, Jackie Triplett and Kelly Watson

Excused: Don Kemp and Gary Little

Guests: Brian Myers, Gene Grasselli, Maureen Wenger, Jeff Erb, Dean Holland, Terry Henry, Rob Edwards, Jan McInturf and Bill Schwartz

A motion was made by John Stratton to accept July's minutes. It was seconded by Ron McAbier. Motion unanimously passed.

OLD BUSINESS:
There was no old business.

NEW BUSINESS

1) The Mayor introduced Rob Edwards to board members. Mr. Edwards is requesting a dedicated private drive in the 1000 block of Jefferson Avenue S.E. and gave members an overview of what he has planned to develop on Jefferson Avenue S.E. including the dedicated private drive. Edwards stated that there are multiple properties with this similar layout. When questioned about a catch basin, he said he was going to tie into Gary Lawver's, next door. He said if that is not acceptable, he would install a dry well. Commission member Bible asked if Gary was okay with this and he said yes.

John Stratton asked if Mr. Edwards was bonded. Service Director McAbier assured Mr. Stratton that should this go forward a performance bond in the amount of \$100,000 (typically this has been the amount) would be required of Mr. Edwards.

Dick Bible asked if there had been a study done on the water runoff. No, not as yet. Dick asked if the existing utilities would be able to handle it. It was mentioned that someone needed to check on the capacity of the catch basin of Gary Lawver's and would it be able to handle the storm water runoff even though Mr. Edwards is intending to raise the property. Ron McAbier stated there was no pump station there. It was stated that others in the past had checked into this property with no one moving forward on developing it because of these concerns.

Dick Bible said the commission needs to be cautious before proceeding. Ron McAbier said the storm water issue is huge and that the city needs to know where it is going to go. Dick Bible asked if there is an easement to connect the storm sewer to Mr. Lawver's. Rob Edwards said he was going to go with gravity fed but would be willing to do a dry well. Ron McAbier said the city does install dry wells occasionally.

Kelly Watson talked about an underground retention system which his company had installed at Rite Aid. It is a filtered system with a row of chambers that the water flows through before being released.

It was questioned that because of the low lying area would grinder stations be needed. Dick Bible stated that he felt that Rob Edwards, along with the city, needs to feel okay about all of this before proceeding. Dick Bible made a motion to table this and John Stratton seconded it. With everyone in agreement, the motion passed. It was suggested that Rob Edwards submit a more detailed plan about how the utilities can handle this situation. Ron McAbier would work with Mr. Edwards.

2) The Chairman introduced Terry Henry. Terry lives at 762 Third Street N.E. and has been the owner of his home for 40 years. It is located at the corner of Gilgen and Third Street N.E. He would like to see the part of Gilgen that doesn't go through, cleaned up. He mentioned how dark it is and how many people use it during holidays and game days. He feels the area needs cleaned up and possibly a pathway made for walkers.

There was much discussion about the Gilgen area property, who actually owns it and is it vacated, dedicated, city owned or private property? The question was raised: where does city own and privately owned begin and end? John Stratton and Kelly Watson both agree that this needs checked into and some of these questions, answered. Chairman Day asked Maureen to check into that and get some answers.

The Mayor said the administration will find out if the portion of Gilgen Avenue in question is dedicated and if so, will provide documents stating such. Commission member Watson asked where we are with Mike Kitchen's apartment development on Gilgen Avenue. Watson asked if it was a done deal, and he doesn't have to go to council or anything further? Mr. McAbier responded: Yes it is a done deal. We (Planning Commission) approved it.

3) The Mayor handed out documentation on the lease of Schoenbrunn Village property from the State of Ohio for use by the city airport (Harry Clever Field). Chairman Day explained that the FAA wants a new lease written for a minimum of 20 years before it funds a runway resurfacing (overlay) project in 2017. He said no action was necessary by the commission. He just wanted to make members aware of the requirement.

The Mayor also explained the copy of an email he sent to Ohio Development Services officials to get dialogue started on the new lease. He said right now the city is leasing the acreage for a dollar a year for 15 years. Dick Bible asked if the bottom line is if we don't have a lease, we don't have an airport? The Mayor stated we have to have this lease before the FAA will resurface the runway. This is all part of the airport master plan. The Mayor said on some parcel maps he has seen ownership of the parcels is unclear. Jeff Erb says the airport land is zoned residential. John Stratton feels that this land should be zoned commercial. The question is does the city own land in this area or the State of Ohio. Jeff found out that Schoenbrunn was there before the airport was. So there's a chance that the State may own all the land.

4) The Mayor handed out a set of notes from their visit to New Albany with regard to how the village built and operates its fiber optic network. He said the handout was just an FYI for future conversations. On the second page, he noted that New Albany started with a master plan. He said the Planning Commission will help build New Philadelphia's master plan.

5) The Mayor also handed out flyers explaining AEP'S Community Energy Savers Program. The Mayor gave an overview of the plan to members of the commission and encouraged them to participate and to pass on to the residents of the city how they can save by participating in the program as well. With an accumulation of 373 points citywide, AEP will contribute \$35,000 towards LED replacement of the downtown lights, bringing about a brighter look to the downtown area while using less wattage, thereby saving the city money.

John Stratton made a motion to adjourn at 2 p.m. Ron McAbier seconded it. Meeting adjourned.



Chairman Joel B. Day



Secretary Mary Ann Otte