

August 11, 2014 Zoning and Annexation Committee Meeting Minutes

The Zoning and Annexation Committee of the New Philadelphia City Council meeting was called to order at 6:00 p.m. on August 11, 2014 in Council Chambers. Present were Mrs. Cheryl Ramos, Chair; Committee members Darrin Lautenscheleger, John Zucal. The Chair announced that the meeting would be recorded. The purpose of the meeting was to discuss proposed ordinance #17-2014 (The City of New Philadelphia accepting the Roadway Dedication plat for Marketplace Commons SW) and any other matter to come before the committee.

Guests attending were: Council President Sam Hitchcock; Council Clerk, Patty McKay; Council members: Winnie Walker, Sandy Cox and Dan Lanzer; Law Director, Marvin Fete; Service Director, Jim Zucal; Mayor Dave Johnson; Ethan Zucal; Mark Cox; Greg Miller and Robert Martinelli of REM Construction; Chris Bower, Diversified Engineering; and Safety Director Greg Popham.

Attorney Greg Miller explained their request for the roadway dedication approval so REM can go forward with business development on the property. They have two properties that they are anxious to sell: one will be a food establishment and the other is a hotel situation that will bring in additional tax monies to the city. Mr. Miller explained that all required by the city has been completed. He asked for first reading approval tonight.

The Chair asked about the date of the plat dated August 5th and if the delay in getting this to the committee had been the weather. Mr. Miller confirmed that the weather had delayed completing the requirements.

Mr. Jim Zucal, Service Director, explained that he and the Mayor had met last week with Chris Bower, engineer on the project, and that they (REM) have done everything asked of them for the project. Mr. Zucal listed the requirements completed. Mr. Zucal explained that the city will gain money from the water and sewer tax and income tax created by jobs. He stated that he is completely behind the project.

Mr. John Zucal, council member, asked if all requirements of the planning commission had been met and if the project is ready to move forward. Mr. Jim Zucal explained that Ed Wilson, Water Department Superintendent; Aaron Hixenbaugh, Waste Water Superintendent; and Amy (Gilland), Assistant Service Director had been out to walk the project with Bob Martinelli. Mr. John Zucal stated that he is pro-business and was ready to move forward.

Bob Martinelli explained that they were also delayed by the State and the closure of West High Avenue. This delay set the project back by two weeks. He stated that they had worked with the city in getting the utilities installed.

The Mayor stated that this is a great project. Mr. Dan Lanzer thanked Bob (Martinelli) and Kathy (Pietro) for bringing jobs to the community. Mr. Sam Hitchcock, Council President, recommended first reading approval to get the project moving forward in regards to new jobs, the income tax monies and the bed tax money generated. He felt that waiting until the third reading would be detrimental to the progress already made.

Mr. Fete expressed he had done research on this project and was surprised it had been in committee so long. The chair explained that she had also done some research and that this is the first time it has been before this committee but that it had been approved by the planning commission. In the planning commission on February 11, 2014 the proposed street request change dated January 2014 from a cul-de-sac to a T was untabled and the change withdrawn by the developer. Original approved plans for a cul-de-sac were retained. But now we have everything before us.

Mr. Jim Zucal asked Chris Bower if he was satisfied with the project. Mr. Bower responded that he was and he felt that they had gone above and beyond.

The Mayor asked Sandy Cox, council woman, if there had been another business project like this since they have been “around.” She agreed that there had not. The Mayor explained that this is a new growth thing and a new process. “If we need to change things in the future, we can do that.”

Committee member Darrin Lautenscheleger stated that he was ready to move and had no questions.

The Chair stated that the committee had an ordinance before them that was prepared by the Law Director at the request of the Service Director. The Chair also noted that this is a public street and the city will be responsible for snow removal and the upkeep of the street, etc. Jim Zucal confirmed that this was correct.

The Chair asked for a motion. Darrin Lautenscheleger moved that proposed Ordinance #17-2014 be placed on the agenda for tonight’s council meeting and that the committee recommends rules be suspended and approved on first reading. Motion seconded by John Zucal. Motion passed by 3 yeas (Ramos, Zucal, Lautenscheleger) and 0 nays.

No other business was brought before the committee.

John Zucal moved to adjourn the meeting at 6:07 p.m.

Respectfully submitted,

Cheryl L. Ramos
Chair, Zoning and Annexation Committee

A copy of the audio tape of this meeting is available from the Clerk of Council