

Meeting Minutes
Waverly Municipal Planning Commission
Regular Meeting
August 9, 2005
Waverly Municipal Building

The Meeting was called to order by Chairman Perry at 2:08 p.m. Roll call confirmed the attendance of Chairman Frank Perry, Commissioner Barbara Early, Commissioner Jeff Allen and City Community/Economic Development Director Nathan Davis. Mayor Kelly was announced to be arriving a few minutes late while Commissioner Corwin was excused due to a death in the family.

Chairman Perry asked if everyone had received the minutes from the past meeting July 12th. Commissioner Perry then asked if there were any recommended changes or revisions to the minutes. **Commissioner Early made a motion to accept the minutes as is, the motion was seconded by Commissioner Allen. Roll Call: All Aye.**

Chairman Perry then referred the Commission to the Agenda. He announced that today's meeting would consist of the new business of reviewing a draft "Comprehensive Plan Map" as prepared by Nathan Davis the Community/Economic Development Director. Chairman Perry stated that the next meeting of the Commission would be September 13th at 2p.m. as regularly scheduled. Chairman Perry announced he wished to proceed with the old business of the Agenda first that concerned the "Comprehensive Development Plan Text". Chairman Perry welcomed the Mayor to the meeting at this time. Mayor Kelly apologized for being late. Chairman Perry explained that during the last meeting Sections IX and X were reviewed rather quickly due to time constraints and he wished to open some more dialogue about the sections. First, Chairman Perry referred the Commission to Section IX, subsection b concerning subdivision control. After further discussion, the Commission felt like the word "Consequently" which began the first sentence of Section IX, subsection b in the Comprehensive Development Plan Text was unnecessary since the sentence was complete without it. Following this discussion, **Commissioner Early made a motion to: strike from the record the word "Consequently" which began the first sentence of Section IX, subsection b. The motion was seconded by Commissioner Allen. Roll Call: All Aye.**

Chairman Perry then referred the Commission to Section IX, subsection d. Section IX, subsection d of the Comprehensive Plan Text states the following: "The legal basis for control of land subdivision is the exercise of the right to withhold the privilege of public record for subdivision plats, which have been poorly or inappropriately designed, which are not properly adjusted to the existing or desirable future development of adjoining areas, or which are not consistent with the Comprehensive Development Plan." Chairman Perry asked Mr. Davis for a further explanation of the meaning of this subsection. Mr. Davis explained that the section was simply stating that when dealing with Subdivisions in the City limits, the Planning Commission's main source of power is the fact that until the plat meets the guidelines outlined in the City's Subdivision Regulations, the potential subdivider will not be allowed to record his/her plat at the Pike County Recorder's Office. Mr. Davis stated that he had obtained the language of the section from a "Planning & Zoning in Ohio" source book.

At this time Chairman Perry stated that he would now entertain a motion to approve the Comprehensive Plan Text in its entirety with the revision suggested in today's meeting..

Commissioner Early made a motion to approve the Comprehensive Development Plan Text with the proposed revision to section IX, subsection b. The motion was seconded by Commissioner Allen. Roll Call: All Aye.

At this time Chairman Perry announced that he would now turn the meeting over to Mr. Nathan Davis in order to present the New Business Section of the Agenda. The New Business Section consisted of the presentation of the draft “Master Plan Map” of the Proposed City Comprehensive Development Plan.

Mr. Davis proceeded to pass out a hard copy handout that consisted of the approved “Goals and Objectives” as approved in Section III of the Comprehensive Development Plan Text. Mr. Davis stated that the Commission needed to refer to these goals and objectives as a the foundation for any decision that was made concerning the development of the remaining components of the Comprehensive Development Plan.

Mr. Davis referred the Commission to the projector screen that displayed a draft Master Plan Map, which would be the Second of Five components to the Comprehensive Development Plan. Mr. Davis pointed out the main components of the Map which consisted of the City Corporation Limits, the New City School District, the City Streets, and the lot lines according to the County Tax Record, the newly developed “Bristol Park”, undeveloped areas of the Armbruster and Seif Properties and the now vacant City School District Properties. Other areas highlighted were the planned “Waverly South Connector” roadway project and the proposed “West North Street Realignment and Second Street Realignment Projects.” Mr. Davis reiterated that at this point in time only the “Waverly South Connector” had been funded and endorsed by City Council and that the other projects displayed on the Map were only plans derived by various offices or departments of the City that had not been approved in any way. Therefore, these plans with the exception of the “Waverly South Connector” were still up for review.

Mr. Davis announced that the objective of today’s meeting was to discuss the future of the former City School District properties now vacated due to the construction of the new City School District Campus on the North West end of the City. These four parcels were highlighted in Brown on the Draft Master Plan Map.

Mr. Davis stated that he needed the Planning Commission’s input as to what would be the best approach or best method for planning the future of these particular parcels in the City. Mr. Davis wondered if the Commission wanted to meet with the School Board on an individual basis, or did they want to make a plan and present it to the board. Mr. Davis announced that whatever approach was utilized should be a method that completes a plan for the parcels that would address the goals and objectives of the approved Comprehensive Development Plan Text.

At this time Chairman Perry announced that he would now open the floor for discussion of the School Board Parcels in the City. Mr. Perry said that before discussion began he wanted to generally pose the question of: “Is the School Board open to discussion about the topic and does the City have a specific need for the parcels?” Chairman Perry went on to say that he had always felt that the “East Elementary” location would make an excellent site for a new Municipal Building.

Mayor Kelly reported that the City had looked at the possibility of obtaining “East Elementary” in the past but any hopes of obtaining it were dissolved due to the high cost of utilities that would be incurred from owning the building. Mayor Kelly also reported that he was under the impression that Bristol Village was interested in obtaining “North Elementary” but he was not aware of any official decisions. Commissioner Early declared that Bristol Village should be very interested in obtaining “North Elementary”.

Mr. Davis directed a statement towards Chairman Perry and the Commission that he would like to follow up on Chairman Perry's inquiry as to the specific needs of the City for the Sites. Mr. Davis announced that the Commission should refer to the "goals and objectives" set forth in Section III of the Comprehensive Plan Text when making a decision about the sites. Mr. Davis then read aloud goal number three (3) of Section III which states: "The City shall create additional space within the corporation limits that is viable for future commercial retail and service development." Mr. Davis reported that he did indeed have a draft plan associated with one of the school board parcels that might help address this particular goal. Mr. Davis requested the Commission's permission to present that plan at this time. Chairman Perry thought that at this time a plan presentation by Mr. Davis would be good in order to provide the Commission with some food for thought.

Mr. Davis reported that one of the main traffic problems in the City is the three way stop at Clough and Second Street (335). Mr. Davis said that in order to alleviate the problem, one solution would be to move the intersection towards the school property and intersect with Second Street at the turn. Mr. Davis presented a map of the proposal on the projector screen. Mr. Davis pointed out that with the High School Building now gone, the School Board could grant a 50 section of right of way to the City routing through the existing parking lot. Once the right of way was obtained, the City could then proceed to construct a road connecting 335 with Second Street and doing away with the present Clough 335 intersection that causes continual bottlenecks. Mr. Davis announced that the pavement to the rear of the B.P Station and Tim Horton's Restaurant could be maintained so that their present access would not be changed dramatically. Mr. Davis said that this plan would provide a much better traffic flow situation in the are and also benefit the City and School Board by creating the potential for at least two (2) new parcels that could be subdivided from the School Boards present tract and sold as prime retail, commercial property.

At this time Mayor Kelly stated that he and Mr. Davis had proposed this plan to the school board in the past but did not receive any serious feedback from the board. Mayor Kelly said that the Commission must be careful as to how they approach the school board with such proposals. Commissioner Allen asked the Mayor if the school board had ever announced any plans they had for the "high school" parcel. Mayor Kelly responded by saying no, but that the school board faced the dilemma of trying to decide what to do about the future of the football/track complex that still remained in use on the parcel. Mayor Kelly announced that he had expressed concerns to the school board about the situation now occurring where over 100 students were being transported from the new campus site to the stadium each day in order to have practice for certain sports functions primarily football. Mayor Kelly said he felt this was unsafe and needed to be looked into. Mayor Kelly said that he would be in favor of the school board utilizing their new campus site for all games and practices which would therefore make the proposal presented here today more agreeable to everyone involved.

Commissioner Early reported that given the recent interactions between the School Board and the Board of County Commissioners she felt that the school board would now be on the defensive when asked to discuss the future plan of the parcels. Mayor Kelly agreed but pointed out that the school board and the City municipal government had always had a strong relationship.

Further discussion by the Commission was held concerning the possibilities for the future of the parcels. Commissioner Early reiterated the pressing needs for a new municipal building and a County Sheriffs Office. Chairman Perry stated that he felt that "East Elementary" was definitely a good fit for residential development and that "West Elementary" would be good for

an office complex of some kind. Mayor Kelly added that it was “West Elementary” that presented a sort of “oddball” situation. He expressed the concern that it was not really a perfect fit for anything considering its immediate surroundings and poor access.

Mr. Davis then requested the Commission as to how they wanted to meet with any if not all of the school board members. After much discussion, it was agreed by the Commission that Mr. Davis would draft a letter to be sent to the school board inviting them to the next regular meeting of the Commission on September 13. The meeting would be held at the Police Station due to space constraints. Mr. Davis reported he would update the meeting announcement on the web site as to the location change of the next meeting. Mr. Davis said that as always there would be an announcement in the News Watchman Community Events section as to the location and time of the meeting.

After no further discussion, **Commissioner Allen made a motion to adjourn. The motion was seconded by Commissioner Early. Roll Call: All Aye, the meeting was adjourned at 3:15 p.m.**

**Note* these minutes were dictated from an audio tape recording of the original meeting.*