

Meeting Minutes
Waverly Municipal Planning Commission
Regular Meeting
January 11, 2006
Municipal Building

The meeting was called to order by Chairman Perry at 2 p.m. Chairman Perry, Commissioner Early, Commissioner Allen and Mayor Kelly were all present. Commissioner Corwin would arrive 10 minutes late. Also present was City Community/Economic Development Director Nathan Davis. Audience Participants were: Sharon Manson representing both Pike Travel and Tourism and the Waverly City School Board, Roger Ramsey, representing the Waverly City School Board and Dan Armbruster representing the Armbruster Limited Family Trust. Chairman Perry inquired if all Commissioners had received and reviewed a copy of the last meeting minutes. Mr. Davis apologized for not submitting the minutes by email this time. The problem was due to computer software problems that had now been fixed. Chairman Perry asked if any changes, deletions or revisions were needed for the minutes. Seeing none, Chairman Perry requested a motion to approve the December 13th regular meeting minutes. **A motion was made to approve the December 13th, 2005 Minutes by Commissioner Early, the motion was seconded by Commissioner Allen. After No Discussion, Roll Call: All Aye:**

Chairman Perry stated that the joint special meeting held December 28th, 2005 by the Waverly City School Board and the Waverly Municipal Planning Commission was considered to be well worth while. Chairman Perry stated that there were some good things anticipated to occur from the meeting and that both parties would need to continue to cooperate in order to achieve a mutually desired outcome in terms of the Zoning of the recently vacated School Board Properties.

At this time Chairman Perry desired to turn the meeting over to the lead of Mr. Davis in order to discuss the next agenda item. Mr. Davis announced that in continuing to develop the City's Master Plan Map, the Commission would now need to shift temporarily from the Waverly City School Board to the East end of the City adjacent to the City's recently acquired "Bristol Park". Mr. Dan Armbruster, representative of the Armbruster Limited Family Trust, who was the owner the property, had been invited in to present a Master Plan that had already been achieved for the acreage. Mr. Davis reported that the proposal for the property at this time was for residential development. At this time Mr. Davis requested Mr. Armbruster to come forward and give his presentation.

Mr. Armbruster thanked the Commission for allowing him to attend then summarized the ownership of the "Armbruster Limited Family Trust". Mr. Armbruster explained that the previous planning commission of Waverly had already approved a first phase of this development by approving the "Parkview at Canal Crossing" Subdivision which was currently under construction. This subdivision was 21 lots that bordered both side of Armbruster Parkway. The first six lots of the subdivision were now sold and 3 homes had already been constructed. Mr. Davis interjected that the lots in the subdivision complied with the City's current R-2 Zoning Code in that they were all at a

minimum size of 7000 square feet. Mr. Davis also said that after observing the sale of the first six lots and receiving comments from the public, he honestly felt that there was a strong demand for much larger lots in the City. Many of the Commissioners agreed with this statement. Mr. Armbruster stated that this was an issue he would give strong consideration too and he felt that the plan proposal being presented here today for the remainder of his family's property did address this very need.

Mr. Armbruster then gave a brief history of how the Land Use Plan for his property came about. He explained that Bristol Village had always been apprehensive about the development of the Armbruster property because it abutted directly against their retirement community and that three public streets traveled directly through Bristol Village into the Armbruster's Land. Mr. Armbruster then summarized how the City was approached by Mr. Slemmer of National Church Residencies in order that the City might negotiate the purchase of the 86 acres adjacent to Bristol Village owned by the Armbruster's. This purchase was accomplished by the City using "Clean Ohio Funds" and a contribution from National Church Residencies. The purchase was only feasible if the City converted the area into a Park and Green Space, which it has done. It was during this negotiation that the City and the Armbruster's contracted with "Schmidt Land Design" to perform a master plan for all the remaining property owned by the Armbruster's on the East end of the City. The plan targeted the property primarily for single family home residential. There were two main tracts of development involved. One would be the acreage on the North Side of 335 which would be larger lots and some minor condominium development. The Second tract would be South of 335 adjacent to "Bristol Park", which would be smaller size lots for single family homes exclusively. A key component to the plan was the requirement of a secondary access to the "Southern" tract which would tie 335 and Armbruster Parkway together. This secondary access was planned in order to promote safe ingress and egress to 335 once additional housing development occurred. Mayor Kelly interjected by saying that he was glad to see that with the addition of this proposed housing plan, the City would now possess a plan for both upscale, and affordable housing in the future. Mayor Kelly felt that if in the next decade the City or County were to receive major growth; the City would be ready for it. Commissioner Early asked Mr. Armbruster if he planned on coordinating the development of this plan himself, or if he planned on selling it to another developer. Mr. Armbruster replied to the question by explaining that he planned on finishing the development of the remaining 16 lots of "Parkview at Canal Crossing Subdivision" himself over the course of the next two years. After that, Mr. Armbruster said that he would have to take a good look at what was occurring in the area of absorption before he would proceed with the rest of the plan. If and when the absorption was to increase from what it is now fairly quickly then he would consider moving on with the rest of the plan by either developing it himself or selling it to another major housing developer. The plan presented by Mr. Armbruster was illustrated on an easel in the room. Mr. Armbruster agreed to provide the hard copy plan to Mr. Davis temporarily so that Mr. Davis could have the plan scanned and displayed as part of the City's "Master Plan Map if the Planning Commission agreed. **Commissioner Early made a motion to accept the proposed housing plan as presented by the Armbruster Limited Family Trust and to have Mr. Davis incorporate the housing plan into the City's Master Plan Map.**

The Motion was seconded by Chairman Perry, after no further discussion, Roll Call: All Aye.

At this time Chairman Perry then proceeded to the “Old Business” area of the Agenda and requested Mr. Davis to lead the discussion. Mr. Davis reported that he felt that the Special Meeting held December 28th with the School Board was beneficial. He stated that his personnel opinion of the meeting was that everyone was at a consensus that the School Board Properties should be rezoned to a newly developed “Public School Use” Zoning Classification. Chairman Perry interjected by stating that the School Board was to meet in their next regular meeting and prepare a recommendation to the Planning Commission on how they desired their properties to be zoned. Chairman Perry also stated that he believed the School Board to be of the opinion that they wanted to have the zoning classification of the properties remain as residential which allowed them to have more flexibility. Mr. Davis stated that if they were zoned under a new classification of “Public School Use” it would give the City more control over future development of the parcels because if the School Board did decide to sale the properties, any buyer would have to petition for a rezoning with the City in order to develop them. Mr. Davis announced that if the properties remained zoned residential, then a potential housing developer could purchase the properties from the school board through public bid and then already be authorized to subdivide them into housing lots. Sharon Manson of the audience, representing the City School Board stated that the School Board would be discussing this topic at their next regular meeting and would send written confirmation to the Planning Commission on what their desires in terms of zoning classification for the properties would be.

At 3:25 p.m. Commissioner Early made a motion to adjourn the meeting. This motion was seconded by Commissioner Allen and the meeting was adjourned.

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