

Meeting Minutes
Waverly Municipal Planning Commission
Regular Meeting
November 8, 2005
Municipal Building

The Meeting was called to order by Chairman Perry at 2:00 p.m. Chairman Perry recognized all Planning Commissioners to be present. Chairman Perry also recognized Mr. Nathan Davis, the City's Community Development Director and the guests of Dale, Kelly and David Seif. Chairman Perry then asked if everyone had received the minutes from the past meeting October 9th. Commissioner Perry then asked if there were any recommended changes or revisions to the minutes. Finding none **Commissioner Early made a motion to approve the minutes; the motion was seconded by Commissioner Allen, Roll Call: All Aye.**

Chairman Perry requested that everyone refer to the meeting's agenda which recognized a meeting with the Seif family as the new business item. Chairman Perry then turned the meeting over to Mr. Davis. Mr. Davis at this time explained to the Seif Family attendants what the Planning Commission had been focusing on the past five months. He explained the five components of the proposed Comprehensive Development Plan and how the substantial acreage owned by the Seif Family on the West end of the City would play an important role in the future development of the City. Mr. Davis also alluded to the already under way "Waverly South Connector Project" that was now being administered by the Ohio Department of Transportation, District 9 Office. The Waverly South Connector would involve the construction of a new road from the intersection of Pride Drive and US 23 moving westward across State Route 104 then turning northwestward across the property owned by the Seifs and intersecting with Prosperity Road. The scheduled completion of this project was in approximately 2009/2010 and would create a new development demand on the property owned by the Seifs. At this time the Seifs were given the opportunity to speak.

Mr. David Seif thanked the Planning Commission for creating an open and cooperative atmosphere when discussing the future plans of their property on the West end of the City. Mr. David Seif then recognized his two sons of Dale and Kelly Seif. At this time Mr. Kelly Seif stated that they were interested in either developing a master plan for the property themselves or hiring a land use planner to create a plan with their input. They were now looking for plan makers and comparing prices. Mr. Davis asked the Seif Family if they foresaw the property being developed primarily commercially or residential. The Seifs reported that they saw a fit for both a mix of light commercial and residential. Mr. Davis then asked what the Seifs believed to be the best fit in terms of lot size for any future residential development. The Seifs replied by stating that they believed lot sizes comparable to what was previously developed in the area might be the best plan. Mr. Davis reported that through the development of "Parkview and Canal Crossing Subdivision" on the East end of the City by the Armbruster Family Trust, he had come to the conclusion that the Waverly City Area had a high demand for larger size lots than what was being developed recently and in the past. Mr. Davis asked the Seif Family if they would have any objection to an increase in the minimum lot size requirement for the City in relation to its single family home zoning code. The Seifs replied by stating that they had no objections and understood the need for larger lots in the City but did recognize the fact that lots of comparable size might be warranted adjacent to the already existing "Waverly Place" Subdivision. These lots were of smaller stature and might warrant comparable sizes directly

beside them. After some interjection on the part of some of the Planning Commissioners, this concept was generally agreed upon.

Mr. Davis then explained to the Seif Family that once a general concept was developed in terms of a Master Plan Map for the City, the existing City Zoning Code would need to be updated or modified. Mr. Davis explained that this would affect the Seifs and their property in terms of lot sizes, allowed uses and general subdivision design. Mr. Davis also posed the question again in terms of the potential for any commercial development in the acreage owned by the Seifs. Kelly Seif responded by stating that he felt the property did have commercial development possibilities but that much of that depended on the final design of the “Waverly South Connector Project”. Kelly Seif added that a lot of the design for any future development in their property would depend on the movement of dirt experienced during the future roadway construction. Kelly Seif felt that it was important for the City, ODOT and the Seifs to stay in tune with one another during the design of the roadway so that the maximum development benefit could be achieved for the property. Mr. Davis stated that in the very near future ODOT and its contracted consultant would be holding monthly progress meetings in relation to the preliminary design of the “Waverly South Connector Roadway Project”. Mr. Davis stated that he thought it would be a good idea for both the City and the Seif family to attend at least some of these meetings in order to keep a hand in what was being decided. The Seif family agreed with this statement. The Seif family also expressed at this time that they would be looking closely at different land use planning consultants so that a possible preliminary layout of their property could be achieved and incorporated into the City Comprehensive Development Plan Master Plan Map.

At this time Mr. Davis inquired to the Seif family as to rather or not they wanted the City to proceed with a potential zoning layout for the property in question, or if the family would like the chance to make their own layout and present it to the Commission. After some discussion, the agreement was that the City would proceed with updating and proposing its own zoning layout and then coordinate with the Seif family when the proposal was ready. At this time Chairman Perry encouraged the Seifs to attend as many City Planning Commission Meetings as they could in order to stay in touch with the Commission and its plans for the future of Waverly. The Seif family thanked the Commission for its spirit of cooperation and left the meeting area.

Chairman Perry then referred the Commission to the “old business” of the agenda. This item was the presentation made by Mr. Davis to the Waverly School Board in October concerning the Comprehensive Development Plan and its components. At this time Chairman Perry felt like the presentation went well however he had mixed feeling about the School Boards reaction. Mr. Davis stated that he was confused by the School Boards almost “defensive” reaction. The other commissioners to include the Mayor stated that hopefully the presentation would help open up future dialogue about the properties and lead to an agreement of some kind.

At this time Chairman Perry reminded the members of the next meeting on December 13th and asked for a motion to adjourn. **Commissioner Early made the motion to adjourn, Commissioner Allen seconded, Roll Call: All Aye.** The meeting was adjourned at 3:30 p.m.

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