

**Meeting Minutes**  
**Waverly Municipal Planning Commission**  
**Regular Meeting**  
**June 14, 2005**  
**Waverly Municipal Building**

The Meeting was called to order by Mayor William Kelly at 2:15 p.m. with Commissioners: Jeff Allen and Barbara Early present. Commissioner (Vice Chair) Corwin arrived late. Commissioner Perry (Chair) was absent as was reported two weeks prior to the Meeting to Mr. Nathan Davis. Ms. Ashley Lykins from the Pike News Watchman and the City Engineer Bob Gausman were present as audience attendees.

Mayor Kelly asked the Commission if they had received the May 31<sup>st</sup> meeting minutes. Everyone stated that they had. Mr. Kelly asked for a motion to approve the minutes. **Commissioner Early made a motion to approve the minutes from the May 31<sup>st</sup> Meeting as is; this motion was seconded by Commissioner Allen, Roll Call: All Aye.**

Vice Chairman Corwin, who was now present, referred the Commission to item number one of new business on the agenda, which was the review of the proposed “Comprehensive Plan Text Sections I-III”. Vice Chairman Corwin then requested Mr. Nathan Davis to present the material to the Commission. Mr. Davis began by explaining that the Comprehensive Plan Text was the first component of a five (5) part plan that would hopefully become the City’s first Comprehensive Development Plan. Mr. Davis stated that if no one had any objections he would read through each section individually then allow for comments or questions from the Commission at the end of each section. Finding the Commission to be in agreement, Mr. Davis read Section I in its entirety which outlined the Comprehensive Plans purpose and components. The Commission held discussion and found no need for any changes or revisions to Section I.

Mr. Davis then read aloud the text of Section II which summarized the preparation of the plan. The Commission held discussion and chose to delete the first sentence of Section II, subsection (b) (5) which stated the following: “The economy of the City is such that there are more people employed in the City than residing in it.” Many of the Commissioners felt that the statement was in error and that there were actually more people residing in the City than those actually employed in the City. Further discussion by the Commission also warranted an addition to Section II; subsection (b) (1) stating that there were six, not five major areas of development. The sixth area was defined as “Park and Recreational Areas”. This was deemed to be a major area by the Commission given the acquisition of the 86 acre Bristol Park in 2003 and the addition of the Pike County YMCA in 2002. These areas make up a large area of Waverly when combined with the existing park areas of Walnut Street Park, Canal Park and St. Mary’s Lane Park. Further discussion by the Commission caused an addition to Section II, subsection (b) (5) to include “Bristol Village” with the list of major tax contributors in Waverly, OH.

Mr. Davis then read aloud the text of Section III which states the goals and objectives of the Plan. Mr. Davis stated that overall this was probably the most important part of the Plan Text if not the overall plan. Mr. Davis read Goal and Objective I of the plan. After further discussion the Commission revised the goal statement to say the following: “The City shall annex additional territory into the corporation limits that is viable for industrial development.” Mr. Davis then read aloud the text of Goals and Objectives II through VII. These goals and objectives were agreed upon by the Commission as proposed.

Mr. Davis then read Section IV of the Plan Text. This section simply summarized that all future proposed development in the City would be made to adhere to the goals and objectives summarized in the plan.

Mr. Kelly inquired to Mr. Davis if most cities have had a Comprehensive Plan. Mr. Davis replied by stating that according to his research into the matter, that most City's that were of 50, 00 or more had plans. However, most of those cities of course possessed at least minimal amounts of planning staff. Mr. Davis said that when dealing with City's the size of Waverly, the City's that did have plans were usually plans that were developed by a Consultant and were not embraced by the Community. Mr. Davis said this was the main reason that the City held the Public Hearing in September of 2003 which kicked off the initiative to develop a plan for Waverly.

The Commission requested if there was any audience participation. Ms. Ashley Lykins of the Pike News Watchman asked if there had always been a Planning Commission in the City of Waverly. Mr. Davis addressed the question by stating that the City established a Planning Commission in its Charter of 1972. However, in the past the Planning Commission was not always active and lacked organization as evidenced by a lack of By-laws or a set meeting date. Mr. Davis stated that when the initiative for the Comprehensive Plan was started, this is why the Mayor and Council reorganized the Commission with new membership by Ordinance which since then has set a regular meeting date and adopted By-Laws. Ms. Lykins inquired as to what the main purpose of the plan was. Mr. Davis responded by saying that the plan was a ten year plan that described some of the more pressing issues with the City in terms of development and more importantly what are some of the avenues that the City can take in order to improve their economic and physical development situation. Mayor Kelly added to Mr. Davis' comments by reiterating that the plan was a way that the City could help manage its own growth. Ms Lykins asked if the City was perceived or was expected to grow a lot in the near future. Mayor Kelly stated that the City wanted to grow but that we want to be intelligent in how we manage all future growth.

With no further discussion **Commissioner Early made a motion to adjourn. The motion was seconded by Commissioner Allen. Roll Call, All Aye.** The meeting was adjourned at 3:40 p.m.

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