

Service Committee Minutes

Honorable Council
City of Newark, Ohio
February 25, 2015

There was a meeting of the Service Committee in Council Chambers on Monday February 23, 2015 after Capital Improvements Committee with these members present:

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| Bill Cost Jr. | Ryan Bubb |
| Jeff Rath | Alex Rolletta |
| Carol Floyd for Jeremy Blake | |

We wish to Report:

Mr. Cost- at the discretion of the Chair I am going to allow Mr. Steve Layman to address the Committee regarding his zoning change request for 2023 Cherry Valley Rd that will be voted on by members of Council after the public hearing on Monday March 2, 2015.

Steve Layman- next Monday there will be a public hearing and vote on a zoning change for a 10 acre lot we own at 2023 Cherry Valley Rd. We are requesting the zoning for the property be MFR instead of MFC. Neither my partner nor I can be here next week so I thought that it might be prudent to come and see if there were any questions or if you wanted an explanation of what we are doing.

Mr. Rath- you could indulge us with an explanation and start there.

Steve Layman- the property was zoned for condominiums and if you remember when we changed the Zoning Ordinance it was based on intensity of use as much as anything. Condominiums allow for 6 units to an acre. When we met with the Planning Commission we agreed if it was zoned for Multi-Family Residential we would agree to the density of 6 units an acre. If you know that property it sits on the hillside at the bend of Cherry Valley and the old barn house sits up on the hill. The density on that piece of ground will not be more than 6 units per acre because of topography if nothing else. The reason for the request is because we had a prospect that got to the letter of intent stage that wanted to build expensive apartments and their density was 6 units to an acre, they could condominiumize it but that wasn't their intent. They intended to build apartments. To us it seems like it is a difference of how the property is titled more than anything else. The development would be the same. It seems that it would be easier on everybody if it were MFR. Whoever wrote that ordinance didn't give the flexibility in the MFC district to allow apartments, you have to build condos in the MFC district and that is not what they wanted to build.

Mr. Rath- will the house remain

Steve Layman- no the house will come down, it is right in the middle

Mr. Rath- does that property go all the way to West Main Street?

Steve Layman- the 10 acres is surrounded by land owned by partners in that land. Englefield and Kennedy own 20 acres that separate it from West Main and from Cherry Valley. Jim Havens and I own 13 acres that separate it from the condos that front on Reddington. Englefield and Kennedy and Dave Anderson and I own 9.5 acres that separate it from the farm so it is just an island in the middle there.

Mr. Cost- are you encountering anyone who is resisting this?

Steve Layman- all the neighbors are fine with this but since it takes Council action for this and we couldn't be here for the Council meeting I thought I would come tonight and see if you had any questions.

Mr. Cost- how many total units are you proposing? 40?

Steve Layman- We had 25 acres total that were involved in this thing and it would have been probably 120 units.

Mr. Rath- entrance access is going to be off of Cherry Valley?

Steve Layman-yes

Mr. Rath- my biggest concern is going to be that cedar sided house adjoining that property and drainage.

Steve Layman- Englefield and Kennedy built a drainage pond in there a while ago at the request of the city. I am going to say about 10-15 years ago. My guess is that the best thing that could happen for that neighborhood regarding drainage would be for development to occur simply because as part of the development process you have to build storm drainage systems which would get the water out of there and take it to the river rather than right now it is coming down hill and it goes where it goes.

Mr. Guthrie- if I understand you correctly it is going to take the water away to the river so there won't be any impact on the Simross property?

Steve Layman- no, they are on the other side of the hill. Everything that we are talking about is on the north side of the hill; Simross are on the south side. No water from what we are doing will get anywhere near Simross. Like I said Englefield and Kennedy built a basin at the city's request which may go away but a better structure will be built to solve that problem. Hopefully the land gets developed we are just asking for the development not to have to be condominiums, the density won't change.

Joe Ebel, Licking County Health Commissioner-please see attachment for the 2014 Annual Report.

Bill Cost, Jr., Chair