

MINUTES COMMITTEE MEETING
REYNOLDSBURG DEVELOPMENT, PARKS AND RECREATION COMMITTEE
December 17, 2018

Chairman Mel Clemens called the meeting to order at 7:32 PM

Call to Order - Roll Call

PRESENT: Clemens, Baker, Bryant, Skinner, Joseph

ABSENT:

Approval of Agenda

Agenda stands approved.

Approval of Minutes

- a. Development, Parks and Recreation Committee – Committee Meeting – December 10, 2018

RESULT:	ACCEPTED
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LEGISLATION FOR EMERGENCY ADOPTION

120-18

A RESOLUTION ACCEPTING, APPROVING AND RATIFYING THE SUBMITTED RECOMMENDATIONS OF SEVERAL CITY OF REYNOLDSBURG TAX INCENTIVE REVIEW COUNCILS; AND DECLARING AN EMERGENCY. --- Clemens. Development, Parks and Recreation Committee.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 12/17/2018 7:34 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Stacie Baker, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	

LEGISLATION FOR THIRD READING

ORDINANCE TO ADOPT THE CITY OF REYNOLDSBURG COMPREHENSIVE PLAN ---
Clemens. Development, Parks and Recreation Committee.

Mr. Clemens: On this, we also have an amendment when its moved forward. Are their any questions on this? If not, I'd like to hold this until the meeting in January, give Council of a chance to look into it. I think its something that should be looked into closely before its adopted. There's a lot to it and I think that extra time will give Council a chance and members of Council and the public a chance to look into tit. Also, we're have a, the Development Director is going to fix this and call it or color sections so we can see what it means when it shows different colors. This one here doesn't, (INAUDIBLE) but anyhow, I think it would be best if would move it on and save it until in January. Are there any questions, yes Councilman Baker.

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Mr. Baker: I do have a question. Will this mess up the time line?

Mr. Clemens: I'm sorry?

Mr. Baker: I said will us pushing it back, will that mess up any time lines that could potentially be...

Mr. Clemens: Any other time it should be passed you mean?

Mr. Baker: I know this is trying to get passed to stay on a certain time line. I was just wondering if us pushing it back...

Mr. Clemens: I don't know if any time line really, its just...

Mr. Joseph: It's not like a budget which, that's a hard date we have to approve or do it internally. There is nothing in this, that I'm aware of that requires to have this in by the end of the year.

Mr. Baker: Ok, ok.

Mr. Clemens: Are there any other questions from anybody pertaining to this? If not, I would like to hold this to the first meeting in January. AFTER VOTE. I'm sorry I do have a speaker tonight, Steven Hicks please. Pertaining to the comprehensive plan. Steve's on the Planning Commission and does a good job on it.

Mr. Hicks: Thank you Chairman Clemens. My name is Steven Hicks, 1481 Lancaster Avenue. I want to thank Council this evening, Mayor McCloud and ladies and gentleman in the audience. I understand your going to hold the Comprehensive plan to the meeting in January but I did want to make a few comments about it. I serve on Planning Commission. I spent the last couple of weeks very intensely working with Andrew on the Comprehensive Plan and OHM to make some improvements for it. And I just wanted to come tonight and express my support for it. My wife and I, my wife Grace and I bought our house in Old Reynoldsburg in 2012, it had been vacant for about 20 years before that and was in disrepair. As well as many of the properties around it. We spent the last six years fixing up that old house. It's a bit of labor of love but it also in faith that the community will continue to improve around and be a safe nice place for us to raise our children. That's also why I'm standing here tonight to support the Comprehensive Plan. I think that's an important part of our community moving forward and improving so that it is a nice place for our children to grow up. Just a little history for some context. From 1950 to 1960, the small farming village known as Reynoldsburg's population went from 724 to over 7,903. That's a staggering 10 year increase of 900% in population. Many of us were not around during that time to see such an explosion in growth and development. However, I can tell you, but I'm not going to name names here tonight. There were a few among us that took a very active role in shaping the modern city of Reynoldsburg that we know today. When you fast forward and in contrast in the last ten years of Reynoldsburg history we have seen relatively low historical numbers in growth. There is not been a new single family subdivision plat recorded in the city for about twenty years. Reynoldsburg's population growth of 5.4% over, since 2010, has fallen behind other central Ohio communities which have grown at a

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high rates. Such as Grove City at 15.3% and Pickerington at 11.5%. Many developers and investors are passing up Reynoldsburg when they are considering a central Ohio location and they are choosing other communities over ours. However, for the BIA regional housing study which was just published and released last week. The estimated demand for housing in central Ohio is about 14,000 residential units per year. So that's new residential units like houses multi family units. Currently, as a region, central Ohio region, were producing about 8,000 units per year. So simply put, housing production is not keeping pace with housing demand. And there will continue to be demand for new housing and development in all of central Ohio. What that means for Reynoldsburg is that there will be opportunities for new house, new jobs and new development in the future. We just have to be prepared to take advantage of these opportunities when they come. The question going forward will not be if change but how we change. Real estate development, housing, jobs and retail have all evolved just like cell phones, social media and the internet. In our current zoning code does not include the proper tools that are necessary to direct and account for responsible new growth and development. This comp plan is a vital first step to finalizing that development and investment in a way that most benefits most citizen in the City of Reynoldsburg. Now I understand that many folks in the community will have legitimate concerns about this comprehensive plan, growth, development, traffic, safety and change. However, I would like to quote Woody Hayes when he said, "every day we are either getting better or we are getting worse, there is no staying the same." Now I know Woody Hayes had those comments in regard to a football team and getting better and winning football games but it was regards specifically to his individual players, that as individuals they had to every day be working to be getting better, or they were going to be getting worse. And a lot of that is equal to our community. Our community is composed of many individual people, individual properties, homes, businesses, shops, streets. Everyday we need to be working to make sure we're continuing to improve our community or else it will get worse. I believe this comprehensive plan is a big step forward for this community. The focus areas are critically important and are probably the most important chapter of the document. If you have time, I recommend you read that chapter twice. I support the council take its time to consider all points in the document but ultimately after working with Andrew and OHM on this for some time, I recommend that Council approve this document and thank you for your time.

Mr. Clemens: Thank you Steve. And Steve really reading the minutes of the last meeting, I think you did a good job and probably some of the issues you brought was a thought or reason I'm holding the committee. Its easy to have it but I was unlucky, I didn't have the collar match like you did. And I think a lot of us are that way. So I mean there's things we have to look at and I think we should look at.

Mr. Hicks: Well, as I said, I think you...

Mr. Clemens: I understand.

Mr. Hicks: Mr. Clemens, as I mentioned in the meeting, you know this documents important because its representing what our agreement is at this time as a City and where were going, going forward. Next year as we go in the plan is to rewrite the zoning code, I believe that you know that takes these ideas from conceptual to reality. It's a complete re-zone of the community and its important that we

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are in agreement to these terms now, because its going to be much more difficult next year. But it is critical and I think that it will ultimately lead to a better community. Thank you chairman.

Mr. Clemens: Thank you. We don't want to forget us old people though, don't forget now. Did I call the roll on that, I'm sorry.

MULTIPLE "Yes"

RESULT:	ITEM HELD [UNANIMOUS]	Next: 1/14/2019 7:30 PM
MOVER:	Mel Clemens, Chairman	
SECONDER:	Kristin Bryant, At-Large Councilmember	
AYES:	Clemens, Baker, Bryant, Skinner	