



MINUTES

PLANNING COMMISSION THURSDAY, OCTOBER 5, 2017 6:00 PM

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: McKenzie, Cullinan, Comeaux, Welday, King
ABSENT:

2. APPROVAL OF MINUTES

Dr. McKenzie: Approval of minutes of the regular of the September 7th Planning Commission. Does anyone have any comments, requests for changes or anything? I would direct you to the motion to approve Item 179812. It shows as mover of Mr. Welday. Is that correct?

Mr. Welday: That is correct.

Dr. McKenzie: Ok. And you read those off of the...

Mr. Welday: Our agenda, yes.

Dr. McKenzie: Off of the staff report to get those items into it and everything.

Mr. Snowden: He did and I added the one because he modified one. I can't remember which one, but there was one that was a modification. Is that regarding the site plan approval?

Dr. McKenzie: No. This was the one for the, yes, the major site plan.

Mr. Snowden: In addition to what was in the staff report he also made the, we worked with the applicant, if you recall to move the dumpster enclosure, so that was in addition to what staff stated and it should be listed in there.

Dr. McKenzie: Ok. The reason I bring this up is that Item 2 it starts off with a motion showing there being three provisions and later on in the document, as it was since it was read off of the staff report, there were four revisions to it and those four revisions are listed later in the thing, but at the start of it where it gives the motion it only lists three of them. The one that is missing is the photometric site plan and that one is not in that. So I think it should be added.

Mr. Snowden: Dr. McKenzie and other members of the commission, it is critical that you provide us. These draft minutes came out a week after the meeting. It is critical that you

provide with any comments. We understand your time and we understand that some of you may not have read it, but it seems like every single time we get up here there's some correction that folks have waited until the meeting to tell us about. If you tell me or Stephanie or both of us, prior to the meeting, I promise we will get a corrected version to you prior to the next meeting so we don't have to continually delay minutes approval which causes some administrative problems. So, please, please, please tell us about it as soon as you notice them. I will pass that along to Stephanie.

Dr. McKenzie: Ok.

Mr. Comeaux: So, I think with respect to 179812, I was the mover.

Dr. McKenzie: That is what I remember, yes.

Mr. Comeaux: And that is what it reflects. If you look on, but the mover is at the tail end of the, if you look at page 16 it says that I move and Mr. King seconded and the minutes do reflect the photometric studies are being provided. So, while it isn't included at the front part of that, the minutes do reflect all four items being included. Notwithstanding the fact that whoever put it in the motion itself did not, so. So, for example if you look at page 11, it represents four conditions and then if you look at page 15 or 16 again, on page 15 where I read it, it is reflected in the minutes, notwithstanding the fact it's not in the caption. So, I don't know if that needs to be put in there.

Dr. McKenzie: My concern is that although this one does not move to anyone else, but when it does that it be as clear as possible those people who may be reading the minutes what the motions are when we're making specifications, you know, additional specifications to the motion and since it is included at that point I think that that's the point it should also have that included.

Mr. Snowden: It's also that maybe it could have been cut off by the software as well, which I will ask. So the specific point is that under Item 2, under the actual motion provision number four did not make it into the motion, but it was read as the staff report and it was read by the gentleman making the motion. Is that the issue?

Mr. Comeaux: No. It is contained in the motion, right? The transcriber, what have you, has a paragraph that leads in and says and we're now going to talk about section 2 or item 2 and in there it did not reflect all four provisions.

Mr. Snowden: Look at the screen in front of you Jim, page 9. So 9 does not match 15. Whereas 9 is the motion. I believe it says number 3 that the traffic access site be completed and submitted to the plan and then it's cut off probably due to the software, a formatting issue.

Mr. Comeaux: That is what they're saying, but that is not the minutes itself, that is, I don't know what that is.

Mr. Snowden: It's a motion that is recorded in the information in MinuteTraq.

Mr. Comeaux: Ok.

Mr. Snowden: Gentlemen, I'll follow up with Stephanie. That's all I can tell you and find out whether that was a computer problem or an error and let you know.

Dr. McKenzie: Alright, thank you.

Mr. Snowden: Mr. Chairman, you also have in front of you, although it does not appear on the agenda, the minutes from June and those are still outstanding.

Dr. McKenzie: They are outstanding.

Mr. Snowden: So I don't know if the commission would entertain the minutes from June and approval given that, those were the minutes where there was an error with the recording.

Dr. McKenzie: Mr. Cullinan and Mr. Welday were the two other members beside myself who were present for that meeting. Have you looked at the revisions I've made to those minutes to supplement the missing recording in the last month?

Mr. Welday: If I recall it, in the last meeting you had changes you had submitted right before the meeting or so. I have not looked at it after that.

Mr. Snowden: I will have her send that out again.

Dr. McKenzie: And I have never received any notification that those had been sent out. I didn't know if anyone else had seen them.

Mr. Snowden: I'll follow up with her and have her send them out again.

Dr. McKenzie: Ok.

Mr. Snowden: Or I will have them sent out tomorrow. Stephanie might be out of the office tomorrow. I can probably send them out tomorrow.

1. Planning Commission – Regular Meeting – September 7, 2017

RESULT:	HELD
----------------	-------------

2. Planning Commission – Regular Meeting – June 1, 2017

RESULT:	HELD
----------------	-------------

3. APPROVAL OF AGENDA

Agenda not addressed by commission.

4. SWEARING IN OF SPEAKERS

None.

B. PUBLIC COMMENT

Dr. McKenzie: We have no applicants tonight and I don't believe we have any public comment unless Brett would like to address us. No.

C. COMMISSION BUSINESS**A. Presentation by Mark Myers - Origins of Brookside/Huber Housing Developments**

Dr. McKenzie: Going on to the commission business. Presentation by Mark Myers, Origins of Brookside/Huber Housing Development and this really is something that gets to the charter specified purpose of the Planning Commission to do research and commit, do studies and like in regard to, you know plan, you know updating and also you know comprehensive plan like, so. So, to read from it, Article 7, Section 701C, the Planning Commission shall conduct studies and surveys and prepare advisory plans, reports, and maps relative of the overall planning of the growth of the city. The commission shall be responsible for the preparation and implementation of the comprehensive plan for the city and subsequent plan amendments for council approval and it goes on and the Planning Commission shall assist the Director of Development with policy development impacting short and long range planning issues with the city. As I pointed out before, when you're doing a comprehensive plan, one of the things to, the first items to understand is where you're coming from. What exists now? So, I asked Mr. Myers to give us a little background on the city at the time that the first two major subdivisions were included, which would have been Huber and Brookside. Mr. Myers. Thank you.

Mr. Myers: My name is Mark Myers and I live at 1375 Creekside Place. I've been a resident of Reynoldsburg since 1973. I'm a volunteer with the Reynoldsburg Truro Historical Society. In case you may not be aware our buildings are located right up the street here on Jackson Street. Right across from Hannah Ashton Middle School. We have three buildings that we maintain. We're completely self-supporting. I've been the past President. I've been an active volunteer for about 10 years. Right now I'm the recording secretary and an archivist. I am a retired teacher/librarian. That's why I'm interested in archival work. I promise you I will be brief tonight and to the point. As a teacher, I've learned that early on. You get to the point. You don't bore people. You get to it and you get over with it. I'm fascinated with the history of the town. I've done a lot of work with it and so I'm really happy to be here. As Dr. McKenzie said, our purpose here tonight is to give you some background on these historic buildings, housing developments from the 50's where it all started. 1955 was a very critical year in our history here and that's when the first Planning Commission was formed. I'm sure at times you are overloaded with work and you wonder how are we going to get through this, can you imagine what it must have been in the mid 1950's when all these housing developments suddenly descended upon the city. In an appreciation for their work the four streets in Huber were named after members of the original Planning Commission and if you know any of the streets Lucks, Stouder, Shively, and Parkinson were all on the Planning Commission in 1955.

The city was in good shape back in the 1950's because from the 1930s there was a great push to strengthen the infrastructure of the city. New water lines were put in, sewer lines, the Main Street was widened. It was repaved. It was ready for development and the citizens knew that if they were ever going to reach city hood they would have to have more housing.

So, they were accepting of it basically from the get go, from what I can find out.

Now, what sources did I use? Well, I used the histories that have been written at the historical society mainly by Connie Parkinson. I looked through all the newspapers of 1957 and 1959. Unfortunately, other years are not available anywhere, so far as I know, but they did give me kind of a good feel. Those were critical years in the housing developments phase. I also talked with Jack Winters who was the contractor at Brookside. One of the original contractors. As an overview I'm going to explain a little bit about the history of each one of the developments. How they were different. Then I'm going to show you the effects on the town operations as a result of all these houses and people coming in. And lastly, the reactions from the citizens to all this building they saw going about them.

Now, back in 1955 there were only maybe 800-900 people here in town. That was soon to change. Brookside came first. This was 1956. 714 homes were built out there. Started north of Bryden, of course this was east of N. Lancaster up to Rodebaugh. It was mainly the work of one man, Allen Ortlip, who was quite a dynamo. He not only developed the plans, he marketed the subdivision. He sold the houses. He was in charge of all the operations out there. He had over 200 employees just selling Brookside Homes working in the office out there. These were 3 bedroom ranches basically. Price around \$12,000. You could have one for \$350 down payment and \$79 a month. That included principal, interest, taxes, and insurance. If you were a veteran, you got a better deal even. If you didn't have the down payment, no problem, you could join the down payment club and you could pay that off in monthly installments. They were built to sell and there were a lot of people that bought them and bought them quickly. The prices I'd say around \$12,000. They did try and experiment around Saratoga and Gilmore. They tried to build some more expensive homes out there. Selling at a little higher price, wouldn't sell. It went back to the standard plans around \$12,000. These were modular homes. They were national homes from Indiana. Allen Ortlip behind all of this. They came in on a semi-truck. One house. They'd park it in a lot and then they would start hauling the materials off of the truck. It was enough for one home. It took them about 8 weeks to build a house and when that semi-truck was empty, the next time a driver came in from Indiana he would take the empty one back to Indiana. They would finish about 2 a day. These were mainly frame homes and then the next development Huber were the brick ranches, for the most part, and Huber then started about a year later in 1957. This went up to 1,200 homes. Haft to Rosehill and then beyond and of course that property most of it did belong to Al Haft, the wrestling promoter here in town. Very famous man. We're very interested in him. Originally as far as I can tell, it wasn't called Huber it was called Rosehill Heights built by the Huber Company from Dayton. These ran for about \$14,000. They were traditional construction, like carpenters, one piece at a time, just as you would build houses today, for the most part. That was Huber Village then. Those were the main ones, but there were others also that were coming in at the same time that need to be mentioned, for example, Briarcliff, now much more expensive homes with basements. These were starting at \$16,000. There were about 700 - 800 homes built over in Briarcliff. At \$16,000 you can see the increments, you started with Brookside around \$12,000, Huber was \$14,000 and Briarcliff around \$16,000. Marabar where I lived originally, as far as I can tell I would guess maybe 200 houses over there. They were considered when they were built in the mid 50's as being really quite nice. They used to call it mortgage row because they

figured that people who lived up there really had a whopper of a mortgage. That was Marabar named after the developers two daughters, Mary and Barbara. It was just a lot going on here.

Now, the next part of my talk is what effects did this have on the town operations. First of all it increased the population dramatically. Over 5 years you're going from 800 - 900 to over 5,000 and closer to 6,000 in the next census. A fivefold increase happening all at once within 5 years. We had overcrowded schools, that I could see in the newspapers. They knew that would happen, of course. You're going to have these things happen and of course all of the developers were required to set aside land for schools and they were being built, Herbert Mills over there in Huber, for example. They were being built. They couldn't be built fast enough. There were water shortages, not critical, but you would see in the papers every so often the city service directors reminding people not to over water their lawns. Water was getting a little tight. Traffic congestion. Now with all these new homes that were built in part to satisfy the housing requirements for Western Electric, North American Aviation, out there going towards Whitehall. These people were coming in. It got to the point where we finally had to stop contracting with the Sheriff and we started our own police department in 1957 to try to handle some of this. Reynoldsburg Bank returned finally that closed during the depression. Never had a bank in town since the 30's until 1957. Who was one of the trustees? Allen Ortlip. Got a new post office on French Run. The very first separate building and door to door mail delivery finally started in the mid 50's. All of this because of all the housing and all the house numbers changed. First shopping center came in. Other developers starting to see the possibilities here with all these people. Let's look now at the reactions of the citizens. Basically what I found and looking through all these newspapers was that people did not write to the papers. They did not write angry letters about all of the new housing developments at all. It was kind of accepted that this was a part of our reaching the magic number of 5,000 population. The only letters you see are letters of people complaining about others in the neighborhood burning trash and garbage. I saw one time where the mayor, Mayor Wollam, said I'm going to stop this rumor, right here and now, that we are not going to be building anymore houses in town. He says that's not true. We will continue to build and that was the end of it. No angry letters. Nobody coming to council and complaining about what he said or anything. This was accepted as part of it. The newspapers, when you read them, they had very nice ads for these subdivisions. Brookside and Huber were still selling homes. You could see people in their backyard in their Adirondack chairs with a cold drink. Wouldn't you like to be in one of these homes? They had the diagram with the 3 bedrooms, all diagramed out. Only \$350 down and \$79 a month. You see these over and over. Also, the newspapers then every month had regular columns for each one of these subdivisions. You'd have news from Brookside, news from Huber, tell you who was coming into the division, where they'd been, what the local block party was up to. Everybody kind of felt welcome and everything was blissful. We were growing. You could go up to Ralph Connell, this was great too. You know when you go into get a furnace filter, I don't know about you, but I always got to find my note, now what's the size on this filter again, 28x32x1? You went into Ralph and you said I live in Brookside. He said, well, alright you need this filter right here. Huber there in this pile. Radio stations came out here and did shows because this was nice out here. People heard about Brookside. Nice homes. They would do shows out here. There was kind of a united community spirit. The closest I

think you might come to it right now is like with our recreation center now. If any of you went to the dedication here a week or so ago, very nice. Bands, blow-up toys for the kids, ice cream, and everybody's happy and in a good mood because this is a wonderful thing. It kind of united the city. It's something we really needed. It was the same way back in the 50's with these new developments. There was a little bit of a backlash, but that happened in 1961. Two things happened in 1961. In January we got the results of the 1960 census and Reynoldsburg passed the magic 5,000 mark, probably closer to 6,000, but in November then there was really some, a heated election and all the incumbents on city council were voted out of office because the people felt they were tied in with the developers. This reverse effect happened only later. That's basically what I found. With that I'd be happy to receive any corrections or answer any of your questions.

Dr. McKenzie: Thank you Mr. Myers. Any questions from anyone?

Mr. Weldon: First off I want to thank him for all the research that you've done. I'm sure it was quite a bit rummaging through all those newspapers to provide us the history and origins of the neighborhood. I don't know if you, my grandpa worked at DCSC and a lot of those module homes that you're talking about here actually are also seen in Gahanna and Whitehall and there was a big push back then during World War II because that actual area grew and they brought in, I think it was 10,000 civilian workers, not to mention the ones in the forces. They just needed places for them to live because they didn't live on the barracks which were closer to DCSC. My grandpa bought out one of the modular houses out in Gahanna, lived there for some time and then sold it and then got another one too, but he would talk about the stories. I actually got, a lot of times got to go out there. I don't know if a lot of people know this, but during World War II some of those warehouses, they actually used out there, they had prisoners in there. During World War II that was the biggest supply depot in the world. It was a blessing that was here in Ohio and I think it may have sparked the growth here and I'm glad it did. Again, I just want to thank you again for all the research you did on that history. I love history too. I know I've been down to the historical society and I know what you have to go through, the microfiche and everything just to get some of that paperwork.

Mr. Snowden: Mr. Myers, I also want to thank you for being here. I have one question. Did it tell you in your research where the gentleman's office was to sell the Brookside Homes? Just out of curiosity that's one fact I wasn't aware of.

Mr. Myers: That office was up by French Run School. Dr. McKenzie, isn't that right?

Dr. McKenzie: Yes. You can identify the house very easily because it's the only one that's designed like it. They have what are very modernistic windows of plate glass over moveable vent windows below and the entire south side of the house is all windows and there are two doors on the south side. It has not been changed since it was the sales office for Brookside Homes.

Mr. Snowden: Very cool. I don't know how useful it would be to you in an initial research, but if you're ever looking to confirm any information or dates or anything the Planning and Zoning Commission minutes from that era are in my office and they are accessible. They

were in an off-site storage and we did a reorganization of our off-site storage. Disposed of some unnecessary city records and I'm retaining those in my office because they are useful, so I was actually aware of some of the details just from, they're very mechanical. Five commissioners said x and x was approved and there you go. But if you're ever interested in dropping by and taking a look don't hesitate. To our commissioners, I think something that might take away is that the city responded, both the Planning and Zoning Commission, which was what was known as the time when it was a statutory village or statutory city and city officials responded to some of the challenges they were meeting. 1955 they enacted the original zoning code of the city. A lot of which is still largely with us today for better or for worse. It was obviously been amended and revised, but much of the language is the same from what I can figure out. I have a 1969 zoning code. The 1955 zoning code it seems to be lost to history and I have not been able to locate it. The minutes in the clerk office simply say see attachment A and nobody can find attachment A, but I do have the 1969 zoning code where things were purposely reorganized and much of it's the same. 1961 you were talking about changes to the city administration. The city enacted a subdivision code, which is almost exclusive, with the exception of many of the changes we worked through to update the language, much of which is still with us today to help make sure that future similar developments would be laid out in an organized manner. We've responded to challenges in our history and I think that's very interesting.

Mr. Myers: Thank you Eric. I will make a note at the museum that you do have those records. I was not aware of that, but we should know.

Mr. Snowden: Yes, absolutely. Please do and they are on our retention schedule permanently. I cannot destroy them. They will always be available. They're treated the same as the city council minutes for both Board of Appeals and Planning and Zoning Commission.

Mr. Myers: That's good to hear.

Dr. McKenzie: Also, over the summer April Beggerow had a free intern that was given the task of going through and scanning documents and so they found, they were doing the 1950's and the city council readings and stuff and so they now have scanned the legislation that formed the first building department.

Mr. Snowden: It's still ongoing and we have another young man from the Reynoldsburg School system that started that in my office and I was just informed that he's going to be returning and spending some afternoons with us and so we will continue to have those available electronically for public use, so don't hesitate.

Dr. McKenzie: If I may, I don't mean to step on your toes or anything, but Mr. Myers and I together went to the Ohio Historical Society and I was scanning through the microfiche for 1960-61 and in the 1960 census, just to say you're saying a five to one increase in population the numbers that were published in the paper in 1960 were for a ten to one increase from 775 in 55 to over 8,000 in 1960 or a ten to one increase in population, so that's quite a big bump in a very small period of time. So, 56 is when Brookside, you said Brookside started and by

61 they clear out all but one incumbent on city council. These are all gone and they were, and those who were running against him were using the argument that these were too much, these people were too much in the pockets of the developers and not looking out for the Reynoldsburg people. But you were talking about the, you know, water rationing that occurred in 1957 if I remember correctly. They had to increase, in 60 they had to, well, by 60 they had built a new sewage treatment department to go from handling 400,000 gallons of sewage a day to over a million gallons of sewage per day. In the summer of 60 there were complaints about sewer odor. They found pipes coming out of Huber that stopped at the property line where the sewage department was, but were not connected. So, they were dumping raw sewage and there was also a raw sewage outlet right east of us here by Blacklick Creek as well. Don't know where it came from, but in the newspaper article also mentioned that it was also a raw sewage outlet off of north of Main Street right by where the school building department is now, but those are some of the things that happened that lost the incumbents their jobs in that 61 November election. So, there was some, there were some impacts and there were some negatives going on with the building too, but that's a huge increase compared to the building we've had in your guy's ten year it makes, well, in numbers of value it may seem large. It seemed small to doing a ten to one increase in size in just six years.

Mr. Snowden: Certainly that would be a reason to have good subdivision regulations because if you're using the ORC subdivision regulations there's not as many requirements for required improvements; whereas, in our city subdivision regulations there are required improvements and inspections of the engineer and processes for new public infrastructure installation. It's a great thing.

Dr. McKenzie: It's also something that's good to realize is that those changes came after not before.

Mr. Snowden: Correct. Absolutely, they're triggered by.

Dr. McKenzie: It was the interest of the developers, who like Mr. Ortlip, was out here to make money. Although, I should point out that I know a neighbor. I don't know if I should say her name or not, but she lived in Brookside in the 50's, soon after it was built and she knew Allen Ortlip's parents who lived in a Brookside home at that time. He didn't live there though. He lived in Upper Arlington. His house has been, by the way, torn down in 2004 and now there's a 3 million dollar mansion on that property, but the houses from the early 50's that survived, that are neighbors of his are 3,000 to 5,000 square feet in size and are priced at 6 to 900,000 in today's money. He kept his parent's out there, but he didn't stay out here too. As you pointed out he did become the, he was the vice president as well as a trustee of the Reynoldsburg Bank here as well and by 57-58. That money, you know, that was consequence to those developments made a big shift in the dynamics here in Reynoldsburg. As Mr. Myers pointed out those were desirable homes when they were built and as I pointed out earlier if you go to real estate advisors. Can you do a search for real estate advisors and find their suburban map? Are you able to do that?

Mr. Snowden: No.

Dr. McKenzie: No. Ok.

Mr. Snowden: No, but I'm aware of what you're speaking of.

Dr. McKenzie: Well, they aren't the only ones. It's just the one that I can remember. Once again, they have maps of the status quality of the subdivisions and stuff as I pointed out before in Brookside and Huber Home are now listed in pinkish color as being sections of poverty.

Mr. Snowden: That's based on a variety of metrics, which may not fully take into the account of the quality of life in the neighborhood.

Dr. McKenzie: As I pointed out though people who are wanting to develop in the city, particularly on Main Street here which are bordered by those properties, they use those things to make their decisions about where to locate their business and stuff and as I pointed out several meetings ago if you want to understand why we're getting, you know, underwritten daycare, where were getting Dollar Stores, while were getting, why we're getting a Title Loan, people wanting to move in along those streets. It's because of how we profile on these national databases right now. But there is a lot of value in those homes and other communities have also, in the same way as Reynoldsburg did when they were being built, have struggled with those housing developments which were built in the post war baby boom era. It's not unique to Reynoldsburg, as Mr. Welday pointed out. It was happening before it happened in Reynoldsburg and Whitehall and East Columbus and then it moved out later here into Reynoldsburg in the late 50's. But other places have had them as well and had to deal with these. So, you said Huber was 1,200 homes? And Brookside was 714 to 730 something and, so, that's almost 2,000 homes right there. Mr. Snowden, do you know how many homes there are in Reynoldsburg right now?

Mr. Snowden: Not off the top of my head. I know we have 10,000 lots in the city. Just individual parcels. Obviously some of those are commercial. That would give you an idea.

Dr. McKenzie: So, when you add Marabar and also Briarcliff into that, it maybe as much as half of the parcels in Reynoldsburg are from these late 50's early 1960's developments and that's going to be something that going forward and there are. In the way cities have responded to them is by there zoning codes. What the property owners are allowed to do with their properties. That's been the way cities have successfully addressed these lagging developments have done so.

Mr. Snowden: That's not entirely accurate. I mean there's many other, it's one tool in the tool box when we're dealing with the housing policy.

Dr. McKenzie: That's right, but for those communities that have successfully; those are the ones that are generally highlighted as the things to do. It's just something to also keep in mind. So, does anyone else have anything that they'd like to add or to have us look at in the future going forward into ideas of planning and development and all this kind of stuff for the

Planning Commission?

Mr. Snowden: Dr. McKenzie, and other members of the commission. One thing I just want to clear up. I haven't said this publicly yet, but one thing I want everyone to understand regarding the charter language regarding the Planning Commissions specific duties. Many planning commissions are created by charter. Many are created by zoning codes or zoning resolutions or whatever, depending on the state's history and the municipality. Ours is created by charter and that's a good thing. Planning Commission is something that's important that should not be changed or go away based upon the political whims. One thing I just want to be clear is the language in there is very general and it's boiler plate language. It's very similar in many other charters. The thing I want to understand is a little about the history of planning. When city planning first got started way back around the turn of the century and in to the 1920's the primary organ for city planning was actually like commercial clubs, chambers of commerce. The reason was because the business interest were realized that hey, cities are large cities, your big cities, Chicago, etc, were difficult places to live and that in order to address many of these challenges a planning type approach should be taken, so what these organizations would do would create a plan and then hand that over to the city government or the city in general, community in general and say, here's your plan book. Once that era passed and many state's started adopting city plan statutes and allowing communities to do planning and that started in the 1920's and went up to World War II instead of having these business associations doing the planning communities created planning commissions where they would appoint typically a consultant, but a lot of times other city officials, such as a public service director or even a mayor to a commission. In fact, the statutory planning commission in Ohio includes it's not 5 citizens, it's 5 members, one of them is the mayor and one of them is the service director, so we're talking about 3 other citizens. The idea is that these organizations would do planning instead of like a business association or a chamber of commerce. Subsequently, once you do planning and do zoning you assign planning commission typically some responsibilities with review, which is really, has become the main focus on many planning commissions for better or for worse. There's no community that I am aware of except for maybe a very small community that did not even have a staff planner or a staff development director or the ability to hire any consultants or anything where the planning commission would be actively actually crafting the plan. We are working and by we I mean our city administration including the director to recruit a consultant and that is wrapping up. The planning commission will be heavily involved in the process. Not just at the approval phase, but in the crafting and the designing and so forth and so you will be working to your charter requirements, but I think the idea that the 5 gentleman and myself and Dan are going to actually lead the plan and actually write the thing is just not realistic to the way everyone in, although that may be the literal statement of what the charter language states. That is not the way most peer communities are operating. Especially, and I would like to point out in my title, to emphasize the administrator. As much as the, there is so much work doing simply review and approvals and reviews for reports and so forth that there's almost really no time for me to go out and do planning, actual planning. Although I'm trained with the same qualifications that our prospective consultants were. Example would be with the City of Columbus they have a planning department, which does crafting plans and they have building and zoning services which does what I do and the colleagues in building in zoning. That doesn't mean that I won't help and that doesn't mean

that I'm not here to help, Dan and I aren't here to help guide the consultant and the board and so forth, but ultimately what we have to manage the development approval process. There's been a lot of confusion and I just wanted to say I understand what the literal language says, but I'm just here to tell you you're going to be heavily involved in the process. Not just at the approval phase, but in the, in all phases of the plan.

Dr. McKenzie: One other thing. I think at our next meeting we should also return to the rules of the commission again. In particular for our meeting and the times with doing site plan review as well we have run over the one hour allotment between 6 and 7 several times. I think that we should revisit several items within the rules of the commission, but that one in particular to find a new day of the week, and hour whatever, that would allow us to not be so pressed for time to get done before the Design Review Board wants to start at 7:00 after us.

Mr. Havener: We are definitely open to entertaining that issue. I do understand we've run into a couple cases where we've run tight and running into the DRB time frame. Whether that's an opportunity that can be entertained I know in many cases Planning Commissions are during the day. I know some people here may not have the opportunity to do that, but I know in a lot of communities where they do it during the day. Employers are somewhat understanding that you're doing your civic duty and they don't have a concern whether you're taking a up to a 2 hour time frame off during the day or whatever to do that. So, that's up for discussion as well as possibly bumping, I don't know how realistic it is, again, bumping the time up a little bit earlier, which would mean, I'm sure many of you would have to leave work a little bit earlier than 5:00. That's another option. I hate to see us drag more time any later into the evening if we can avoid that, but we're open to options.

Dr. McKenzie: My point was that it's just that because of the extra responsibility for the Planning Commission the one hour time frame hasn't exactly fit too well. I leave it up to the other members to come up before the next meeting with possibilities that they would have for alternate times that would relive us of that one hour deadline for finishing our business during a meeting and I think we can all do that by the next meeting. I should point out that before you two gentlemen started we did try once before to change the meeting times. Remember that? That didn't work out.

Mr. King: Was it during the day or was it?

Dr. McKenzie: There were two options. One of which was that Dan had suggested we meet during the day and there were members of the commission who could not get off from their work during the day and the second one was to delay the start time of the DRB. That was the second option and the current chair of the DRB and several other members, he was the only one who publicly responded, said that he didn't want to start later than 7:00. So, those two option have been tried before and they weren't able to move them, but that was actually even before we added the site plan review to the planning commission's work load.

Mr. Welday: Prior to myself and Mr. King coming on, were you holding the meetings within that period of time? Maybe the last year, has it become a problem where we...

Mr. Snowden: Here's the history of it. The tradition was for many, many years Planning Commission and BZBA met on the 1st and 3rd Thursday respectively, just as we do now and the meeting started at 6:30. What happened was in the early 90's, 1994 when Design Review Board was added Design Review Board started after Planning Commission. The challenge is that one that drives Design Review Board very late into the evening as we discussed. Secondly, as were finding out now the reviews can be repetitive and are repetitive in a lot of cases. So, that's something we're exploring internally. Dan and I aren't going to make that final decision and you're going to be involved in the decision, but there's some synergy there that could be worked out. So, what happened was when Planning Commission was basically on a hiatus during the recession due to the fact nobody was platting and nobody was doing rezoning, which are the only things that you were charged with at the time and there was no staff around to change the code or do the things we've been working on. It just simply became the Design Review Board started at 6:30 and Planning Commission was an afterthought. The interesting thing I find is that they had 3 meetings and they struggled when they had 3 meetings, so they dropped it down to 2. We were forced just due to circumstances to go back to having 3 commission meetings and frankly I struggled with to keep up with the amount of work. I struggled to keep up. If we could get it down to 2 commissions my workload and the amount of administrative busy work that I have would go down quite a bit because there's certain things I have to do for every meeting and Stephanie has to do with every meeting. That's something to keep in mind. I don't want to get into that whole discussion now. Dan and I are happy to talk to you in private. Like I said, I know there's strong feelings, so I don't want to ramp that off, but the fact is that then when we brought Planning Commission back just due to the fact that we need to have a functioning Planning Commission the Design Review Board was already meeting at 6:30 and so all we were able to do was push that back to 7:00. Now I have a situation where I got one week I start at 6:00 and I've got two meetings, another I start at 6:30 and again it's not about necessarily what's convenient to me, but if we could standardize it and make it more similar it definitely would help in terms of postings and just me remembering to be here on time and not be still eating dinner. That's the history of it. There's a lot of things at play. My preference would be if we could get it down to 2 bodies and all start at 6:30 that would be my preference. If we continue with the 3 body method then I really think moving it to another time or another day is appropriate and whatever body stayed meeting on 1st Monday at 6:30 we would have a meet at 6:30. That's just my 2 cents into the process and it's complex because you're talking about not just rules changes, possible code changes. We're trying to coordinate. We don't want Planning Commission to make decisions in a vacuum because decisions that you make effect what's going on, on our other board and commissions. That doesn't mean don't do what you think is best for the commission, but what I'm saying is it's all got to be tied together. It's all got to work together comprehensively. We're using that term. Throwing it around with the planning, but approval system needs to be comprehensive as well. My true preference is to merge Design Review Board responsibilities into Planning Commission. That is the way that many other communities do it. I understand there's strong feelings, again we're not here to make that decision for you. Ultimately you would have to approve that decision and go to city council and be changed if that's the will of folks. It would certainly help me out a lot and then we could start at 6:30 and you'd be able to meet well into the evening. Talk to me if you have a strong feeling either way. I'd be happy to chat with you.

D. ADJOURNMENT

Dr. McKenzie: Adjourned at 6:52 pm.

Chairman

Planning and Zoning Administrator