

MINUTES
CITY OF REYNOLDSBURG
PLANNING COMMISSION
FEBRUARY 3, 2011
6:30 P.M.

A. CALL TO ORDER

1. ROLL CALL

Members Present:	Mr. James Comeaux Mrs. Marlene Wirth Mr. David Wall Mr. Charles McGrath
Members Absent:	Mr. Lucas Haire
Others Present:	Mr. Matthew Hansen, Planning Administrator

2. APPROVAL OF MINUTES OF JUNE 3, 2010

Chairman Comeaux: The minutes for our last meeting which was back in June of last year were distributed and everyone should have a copy of those. Are there any changes, corrections or any comments on those?

Mr. Hansen: Did everybody remember that meeting?

Mr. Comeaux: After I read it, yeah. Okay. Well, hearing no changes then they will be approved as distributed.

3. APPROVAL OF AGENDA

Mr. Comeaux: Similarly, you have a copy of tonight's agenda, or you should at least. Are there any other changes to that, Matt?

Mr. Hansen: No.

Mr. Comeaux: Fantastic. Then that will be approved as distributed as well.

4. SWEARING IN OF SPEAKERS

Mr. Comeaux: I don't see anyone here to speak to us and so we'll move on to the next portion.

5. PUBLIC COMMENT

Mr. Comeaux: And similarly, I don't see anybody here for public comment.

B. UNFINISHED BUSINESS

Mr. Comeaux: We don't have any Unfinished Business.

C. NEW BUSINESS

Mr. Comeaux: And there's no New Business necessarily, right?

Mr. Hansen: No.

Mr. Comeaux: Okay. Great.

D. OTHER BUSINESS

1. APPOINTMENT OF PLANNING COMMISSION MEMBER TO DESIGN REVIEW BOARD

Mr. Comeaux: I had been serving as the appointee. That appointment expired at the end of last year and so we're currently not represented now. So, we need to appoint somebody to do it now.

Mr. McGrath: I'd like to make a comment.

Mr. Comeaux: What's that?

Mr. McGrath: I said I'd like to make a comment.

Mr. Comeaux: Okay, Mr. McGrath.

Mr. McGrath: I really feel sorry for you having to do that last year, but I did it for 16 years. I don't have the slightest hesitation of reappointing you for another term.

Mr. Wall: I second that.

Mr. Comeaux: Okay. I recognize that I am like the junior member of this and that you guys have been appointed to various things that _____ but – and so, I wouldn't regret this. I suppose we have a motion to second on the table. Do we need to vote?

Mr. Hansen: Anybody – or all in favor, just say "aye." (Response is "aye.") Any opposed say "nay." (No response.)

Mr. Comeaux: Great. Thanks for that vote of confidence.

Mr. McGrath: I've been wanting to do that to somebody since I came back on here.

Mr. Comeaux: Well, I was thinking, if I don't show up does that mean I'm automatically appointed or—

Mr. Wall: Absolutely. If we have anything to say about it, absolutely.

Mr. McGrath: I tried to get Mr. Wall a few times, but that didn't work too well. He's a little shrewder than I am and you weren't expecting it.

2. DISCUSSION OF OLDE REYNOLDSBURG STRATEGIC PLAN

Mr. Comeaux: Okay. The next item is discussion of the Olde Reynoldsburg Strategic Plan and I see we have some materials here for that.

Mr. Hansen: Yeah, and if everybody would like to turn on their computer screen.

Mrs. Wirth: I'd like to make a comment. I think Barth's painting is beautiful and the park is also good.

Mr. Hansen: Yeah, and the park is still not finished. He still has additional items that he's going—

Mrs. Wirth: Oh, does he? It's lovely.

Mr. Hansen: --going to put in a pergola and some additional plantings, so it will be very nice come spring. Very nice now but—

Mrs. Wirth: It's very nice right now.

Mr. Hansen: --can't enjoy it.

Mrs. Wirth: I think it's beautiful.

Mr. Hansen: If everybody can turn on their computer screen we've got a brief presentation. So, when I first started the position, Luke and I were discussing projects that we'd like to undertake for the City and one of his things that was on his wish list was to do some more study for Olde Reynoldsburg. I guess in the past there had been a movement to help revitalize Main Street and the businesses that are along there and the product of that was the Olde Reynoldsburg Main Street Revitalization Plan. It was done in 1995 and kind of led towards the Streetscape project that was done on Main Street and that was executed and after that, there hasn't really been a whole lot of additional thought put into Olde Reynoldsburg. We know that older districts are kind of – it takes a little bit more effort to help plan for it and understand what they really need to be successful. And as the City has grown in the different quadrants, Olde

Reynoldsburg now is kind of at the heart where it didn't use to be back in the 80's before a lot of the suburbs or neighborhoods had extended out east. So we see this as kind of a key component in the City now that it's central and could really embody again what the emotional center of the town. So when we were kind of coming up with the study areas that we were going to investigate, of course we wanted to look specifically at the Historic District and different strategies that we can do to improve business development in the area, provide amenities, get people to once again consider Olde Reynoldsburg as a destination district for the City. In order to do that we also needed to understand its surrounding components, more specifically to the south what we're calling Olde Reynoldsburg South as we see kind of a transition happening there, especially with the Taylor Road development which has occurred and more commercial development coming up Lancaster Avenue. You know, how does that tie in with what Olde Reynoldsburg could offer to those that are visiting down in Taylor Square and what are the land use linkages between the two and how can we draw people up from this highly successful area into Olde Reynoldsburg.

So we came up with three objectives with the Steering Committee that was formed about seven or eight months ago. We have a seven-person Steering Committee that's been guiding this process. They've been giving us input as we present different concepts to them and we discussed through how that affects Olde Reynoldsburg. So there were three plan objectives that we came up with. One, to create a land use and development recommendation for Olde Reynoldsburg and Olde Reynoldsburg South. The second one was to understand the connectivity of the study areas, the three study areas that we talked about, and how the Taylor Square could be leveraged to provide more successful patronage to Olde Reynoldsburg. And then the third one would be to create a sense of place and a brand for Olde Reynoldsburg, too, because when we were discussing a lot during our Steering Committee meetings, there really isn't a defined place for Olde Reynoldsburg and a lot of the newer residents are not fully aware that Olde Reynoldsburg even exists. It doesn't have prominent signage and the development kind of intermixes with the newer development, so it's obviously a Historic District with a few older buildings that we have there, but it's not highly defined. So we want to be able to create a recognizable image for Olde Reynoldsburg so it sticks in peoples' minds.

Like I said, we've been running through this seven-month process with a bunch of Steering Committee meetings with our seven-member committee. We did have some stakeholder interviews where we interviewed various property owners and business owners. We're going to have our final Steering Committee meeting next week and hopefully they'll have a final recommendation that we'll then forward the official preliminary draft to the Planning Commission and then the Design Review Board and then City Council. We're also doing this also just to keep you involved before we come out with this preliminary draft, so this is why we're coming to you right now and presenting the plan and wanting to get your feedback so that next month, hopefully, you guys as a Commission will provide the recommendation that's necessary in order for this to be sent to City Council. The Planning Commission is involved with all long-range planning efforts in the City and so your recommendation is important so that we can

take this to City Council and they can see that we have the support of the body that's in charge for the long-range planning.

So, the plan has various sections to it. It's primarily composed of four-strategy subdocuments essentially. There's this plan foundation which provides the background to all the strategy sections and land use parking, public realm and connectivity, business and branding, and then there's a summary implementation section. And I'll be talking a little bit about each one of these sections and what you'll read in the draft plan.

In the Plan Foundation section is really where we're investigating the background information of why we're doing this planning process and this is where we report what the stakeholders had mentioned during our interview. One of the biggest things was that the businesses there want more business so that they could start creating a synergy there and once you have a synergy and you have activity, people want to visit a district. So, definitely we want to see more retail and dining options with outdoor displays and patio seating so that it provides a draw to people because, obviously, Easton is very successful because it's kind of a town center, a new town center that has all those amenities, active storefronts, lots of people walking around and not that we want to replicate exactly what Easton is, but we can be able to kind of formulate the improvements that we do in Olde Reynoldsburg and the land uses that we recommend for Olde Reynoldsburg. They kind of embody that synergistic effect that happens at Easton that could happen here in Olde Reynoldsburg, too, but at a smaller scale.

Parking was a definitely a big issue. One of the things that the businesses would like down there is to make it easier to park on the street. People want to gain access to Blacklick and French Run Creeks because they're nice natural amenities and right now they're kind of hidden from view - we don't have much connection to them. More festivals. One of the things that we asked was what was the image of Olde Reynoldsburg? What is conveyed? Is it actually an historic image as an Historic District and we had conflicting responses on that. A lot of people who had businesses there for a long time were, "Yeah, that's our Historic District. We should play up the historic nature of it." People like the historic components to districts and they're willing to come visit and learn about an area's past and we could use that and leverage it as a marketing tool for Olde Reynoldsburg. And some people are – they didn't really have much attachment to the Olde Reynoldsburg name or the connotation of it being an Historic District, so it was a little balance there.

One of the things that we saw is that the area needed more connectivity. People reminisced about the pedestrian bridge that was taken down across French Run Creek and we asked them also about the development character, if it were to change along Lancaster Avenue, what would you see that area becoming and a lot of people liked the way it looked now, but understood that commercial development may happen. So they would want to see maybe low-key business development, small offices developed along Lancaster Road, but not significantly change the character.

Mr. McGrath: You mean south of Main or north of Main?

Mr. Hansen: South of Main.

Mr. Comeaux: Between Main--

Mr. Hansen: Yeah, and the five-way intersection. So this is where we'll get into a lot of the main land use and development recommendations that we have in the plan. And I won't go over exhaustively all of them that are in there, but this is the major points. In order to kind of focus our attention to creating a synergistic effect of retail and restaurants, we want to focus those in an area roughly between Blacklick Creek and Cypress Alley which is the small alley that intersects with Main Street. The thought being that this area from here to here, is the main component of Olde Reynoldsburg, that can't be sustained with restaurants and retail. There's a lot of space there and in order to kind of get the walking/ pedestrian-oriented-feel district that we want, this expanse is too large. People are not going to be willing to walk from one area to another to get from destination to destination. So we really want to focus our main entertainment type business primarily at the Lancaster and Main intersections where we see the most potential for new development. In order to kind of balance out the retail on Main Street, we want to expand the potential uses that can be located there in what we're calling Applied Arts. It is kind of a mix between, I want to say light industrial but uses which could be like an artist studio that may have a kiln where they could locate there and use warehousing space that's associated in the Olde Town Center area. It would be purposed as a kind of a light industrial manufacturing area. Does that make any sense to you guys? It's not really retail specific and it's not industrial per se, but you're creating goods which can be sold to the public and you would need a lot of space in order to accomplish that.

Mr. Comeaux: Can I just ask you a question? Like, as we look at this and, obviously, this colored map doesn't map directly onto the different zoning levels.

Mr. Hansen: No.

Mr. Comeaux: One of the things that caught my eye was the residential care and mixed use and it's kind of a large plot there and—

Mr. Hansen: Right.

Mr. Comeaux: --obviously it sounds like it's kind of hypothetical. If a business came in, that's the place that we have that would accommodate that, but is this all consistent with current zoning?

Mr. Hansen: Not necessarily. This is kind of a land use map which then would be applied to updating our zoning regulations that we have in place.

Mr. Comeaux: And so, if we were to make a recommendation it would be kind of, “Yes, we like this direction,” but it wouldn’t be, “And here’s the commensurate zoning changes to go along with it.” So, for example—

Mr. Hansen: No.

Mr. Comeaux: --in March we’re not going to talk about zoning changes or anything like that?

Mr. Hansen: No.

Mr. Comeaux: You’ll deal with those once you get the—

Mr. Hansen: Once the application comes in, then we can consider it or we formulate new Overlay standards which could address this; it would go through that process.

Mr. Comeaux: Okay. Sure.

Mr. Hansen: Yeah, I guess they didn’t really – these are future land uses that we’re recommending in order to better improve the business scenario that’s in Olde Reynoldsburg now.

Mr. McGrath: Let me ask one question please, Matt.

Mr. Hansen: Sure.

Mr. McGrath: The area of Lancaster and Main Street, we’ve got a vacant lot on one side and across the street a vacant building that’s has been vacant for quite awhile and where we had the burn-down, I don’t know if that property is still owned by the original person who used to own it or gave it up or what?

Mr. Hansen: Yes, it’s still owned by it, but there are several liens on the property which they’ll never pay for.

Mr. Wall: Would the City of Reynoldsburg acquire the property potentially?

Mr. Hansen: I guess I should speed things up. Other land use recommendations that we made are doing a small office along Lancaster Avenue. You can see this in this blue color; identifying this tan color as a large, single user which we’re kind of seeing as a residential care facility. It’s very well suited – that site is very well suited for that type of use and we see it as kind of a low impact use which will provide jobs also and not significantly change the character of that corridor. And then the various buffer and greenway recommendations that we have for creek protection, flood protection which most of those green areas are also in the floodplain anyway, so. There are three re-development areas that we foresee. Main Street is probably the

primary one, at Main and Lancaster. There's also the East Main Street and Olde Town Center area where we see that as being redeveloped into different uses and becoming more dense than it actually is now and then the Olde Reynoldsburg South area which is primarily vacant.

This light orange area which we're calling Targeted Infill Development, that's targeted as the office area where some of those structures may redevelop over time into an office building, a small scale office building and they may be co-existent with an existing residential structure adjacent to it. We call it infill development, because none of those parcels are within the City at the moment. Many of them are in the Township and so full scale redevelopment of that corridor will not happen, but we're seeing this as a transition area given the commercial development to the south and it expanding north. We've already seen a rezoning of the one parcel to neighborhood commercial so that type of use along that corridor, we kind of see that and whether those structures remain there or they're redeveloped, it could go either way on any of those parcels.

At the Main and Lancaster, this is our primary development area where we're seeing the most potential for adding the retail and restaurant uses that the Steering Committee has shown their desire to include. Here we have just one-story mixed use buildings which are built up to the street and the associated parking, about 23,000 square feet of building development and then 143 off-street parking spaces, so we get a ratio of about 6 spaces per 1,000 square feet which is a pretty good parking ratio for a mixed use development.

You see here we've conceptualized a green park area and a plaza space which would provide access and views to the Blacklick Creek. We've included several patio seating areas because outdoor dining is definitely something that we want to promote in this district, provide activity on the street.

Mr. Wall: Matt, did you give me _____ traffic _____?

Mr. Hansen: Yes, and we'll get to that.

Mr. Wall: (inaudible)

Mr. Hansen: So, this is a development plan which we devised so that we can then go out to different developer contacts that we have in the region and market the site. We want to show that there's potential here for successful development to happen and given the climate is lower now, once that starts picking up then at least we'll have a plan that we can direct people on how we want to foresee these areas develop and hopefully that will spur their interest, knowing that it can be executed in a solid way like this. These are just various development character shots of the development we'd like to see. Historical in nature but concentrating on good building, architecture and details and just various – open space components that can be integrated and object fountains are very popular things to have in public plaza parks like this and inclusion of such an element is just another activity to help draw people into the primary core of Olde

Reynoldsborg. This is the conceptual development rendering. This is looking east. If you're standing at the Blacklick Creek Bridge and conceptualizing how the corridor would look after the development's been executed and as you see here on the left is the small plaza and park area.

Parking strategy was a big component in understanding how we can get the area more business-friendly and customer-friendly and there were five strategies that we came up with. One was to create aggregated parking areas in the four corners of the main Historic area and these are placed in largely vacant areas where the City or we can work with the development partner, would build these parking areas to provide for public parking. And these are all in easy walking distance to Main Street and we get about 164 spaces on top of the already 150 spaces that we planned in the just the Main and Lancaster development. One of our strategies is to actually stripe parking on Main Street just to provide a better signal to those driving down Main Street and wanting to visit a business in Olde Reynoldsborg, that you can actually park on the street. I mean, it's permitted now, but it's not evident and a lot of people don't park on the street because they foresee that it's dangerous. One of the safety factors that we want to improve on Main Street is the speed, because it's 35 mph now, what we know, most of the people are going much faster than that. So a recommendation to lower the speed limit will make it easier for people to park on the street, parallel park, and will improve the safety factor and having the stripes there will also signal people to want to park.

One of the things that we also want to try to accomplish is facilitating a better access to the rear of the parking areas that are on the backside of these buildings. Right now there's a private alley which kind of behaves as a public alley. They're all connected, but it's not very well maintained by the individual property owners. So one of the things that we want to look at is having a dedicated public alley to service these rear parking areas so that people are more willing to travel along here to find a parking spot to those businesses, because if you drive down there now it's pretty bad. The potholes and the ruts are difficult to maneuver and I can see where it would dissuade people from wanting to park at a business behind there.

Mr. Wall: Just out of curiosity, instead of having a public alleyway behind all those properties, why would you not come out of that parking lot and go directly south to access the main corridor and get people immediately onto the area _____--

Mr. Hansen: Two reasons—

Mr. Wall: --directly south there?

Mr. Hansen: Oh, here?

Mr. Wall: Yeah.

Mr. Hansen: Yes. This is a public alley from here to here already and so this would just be an extension of that alley to another public alley that's also right here.

Mr. McGrath: Very narrow.

Mr. Hansen: Yeah, I mean—

Mr. McGrath: (inaudible)

Mrs. Wirth: Between the buildings.

Mr. Wall: But you're expecting that to be a footpath, correct? Or would that be for vehicle parking or driving?

Mr. Hansen: It would be for vehicle driving.

Mr. Wall: Okay.

Mr. Hansen: You can accommodate vehicle driving and probably a footpath, small sidewalk next to the creek. The other thing that we looked at is including motorcycle parking just so that motorcycles, which require less space, don't utilize our planned full size parking spaces.

The Public Realm Connectivity Strategy, we looked at improving access to Olde Reynoldsburg by including more trail access and sidewalks in and around the District to get people to walk to their destinations on Main Street. One of the things that we looked at is a connection between Palmer Road and Truro Avenue and this would support the development that would occur on these vacant parcels here and also the redevelopment that could potentially happen along Lancaster Avenue providing that connection. We see it as an important general wayfinding effort. The more connections that you have in an area the easier it is developed, the easier it is to navigate and we want to disburse traffic a little better, especially if there's going to be more development along Lancaster Avenue. The goal is not have all that traffic funneled onto that road, so they'd be able to utilize the existing side roads that are there and disperse traffic. We want to provide a trail connection from Huber Park over into the Olde Reynoldsburg neighborhoods. We see that as kind of an important community access asset in order to kind of make the residential portions of Olde Reynoldsburg a more desirable place to live. And then we also want to plan for bicycle storage areas in and around Olde Reynoldsburg.

The Business and Branding Section describes a lot of the promotional aspects of the plan to promote Olde Reynoldsburg as a district and promote the businesses that exist there and encourage more uses to want to locate there. One of the things that we talked about is encouraging the more pedestrian-oriented activity to happen at the Historic core, that area between Blacklick and Cypress Alley. We also want to make the approval processes easier for and understanding the different regulations that we have in Olde Reynoldsburg. We want to make that easier for potential business owners and developers to understand. So, we'd like to eventually adopt a single set of design

standards or guidelines that we can then implement because right now we have the Historic District guidelines and then an Overlay on top of that. And I believe, even in some portions, there's the Main Street Community Commercial Overlay standards that also apply to it, so we have various levels of standards that are hard to understand and navigate, so we want to condense that and make one comprehensive standard. We also want to implement, at some point, a façade improve program for existing buildings and you just see an example here where we're just doing simple paint, new awnings and new windows. I think it'd make such a difference on a lot of the structures that are in Olde Reynoldsburg.

We also want to facilitate wayfinding to the area because we know traveling from various portions of the City there are a number of navigational decisions that you need to make in order to find Olde Reynoldsburg - one being the five-way intersection and then you hit Lancaster and Jackson. And I know when I first got here and started driving around I was all confused. So anybody who is visiting the City, they're definitely not going to be able to navigate that successfully. So we came up with two ideas. One, just being a simple way of finding signs along 256 which kind of are similar to what Pickerington has going to their Olde Historic District where it points you in the right direction of going to Olde Reynoldsburg. Just as an example, at Taylor Park – no, this is at Taylor Road and 256, which would point you in the direction of Olde Reynoldsburg Historic District. This is a means to encourage people from Taylor Square to, you know, there's something down there for you to visit and at least we should be able to notify them that something is down there. The other idea that we had was installing what we're calling pathway banners along the light posts on 256 and then down Lancaster Avenue and then down Jackson, which is probably the route you're going to take if you're traveling south from the south to Olde Reynoldsburg and these banners would kind of provide a cue that's the direction that you need to take in order to get to Olde Reynoldsburg. So we'd have Olde Reynoldsburg businesses, the logo on these banners and provide a direction of how to go.

The other concept is promoting the brand of Olde Reynoldsburg and what is Olde Reynoldsburg. We talked a lot about whether we should keep the Olde Reynoldsburg name, because some people had an attachment to it and some people didn't. But ultimately, the Steering Committee members thought we should keep Olde Reynoldsburg as the name and that it's always been that way and why change it? It's kind of ingrained in the community, so whatever you guys think, please let me know. We also want to create a logo, what you see in front of you. Also, there're a number of logo options that we've been working with a graphic designer on and we'd like to get your input on that also. And we kind of have two initial branding concepts that we discussed about and knowing that the brand could change, the image can change for Olde Reynoldsburg over time but just to start out, we want to promote the history of Olde Reynoldsburg and we can do that through informational signs, points of interest. There's lots of historic events that had happened in Olde Reynoldsburg with the commercial tomato and the Underground Railroad that would provide interest to the visitors going to Olde Reynoldsburg. So it's just one additional aspect that we can promote people to come down to the district and visit. The other one being, of course,

the gardening and horticultural past that Olde Reynoldsburg has with the mention of the commercial tomato and how can we incorporate that into Olde Reynoldsburg Main Street. Our idea is that we make Main Street the garden street. We're putting lush plantings along the street making it more pedestrian-friendly for people walking down the sidewalk and maybe we incorporate tomato art, whether it be a cast bronze tomato on the street or different banner artwork that features tomatoes. That's sort of branding ideas that help put an image in people's mind of what Olde Reynoldsburg is, because I think that's what it's lacking right now. It's not really well-defined and it doesn't have anything that sticks after you visit it. That's where we want to come up with these unique ideas that will play upon Olde Reynoldsburg as a historical and cultural center and encourage people to come back and visit.

Mr. McGrath: Was there any thought about branding the timeframe on the Farmer's Market as opposed to one day, perhaps two days a week?

Mr. Hansen: There could be.

Mr. McGrath: Maybe even a location closer to Main Street.

Mr. Hansen: It's definitely an idea, yeah.

Mr. McGrath: It's very successful, or at least I think it is. I go to it and I see everybody. I see a lot of people there.

Mr. Wall: Yeah, anything you can do to increase the foot traffic if you organize something that's very successful, even relocating closer to Olde Reynoldsburg even if you're closing down -- I know in Granville they actually close down one of their side streets and that's where the vendors set up. It's enormously popular _____. I do know that the Farmer's Market is popular here, but I do know a lot of people have trouble getting here by 6:00.

Mr. Hansen: Right. So, we've got a couple of different logo options. You don't have to decide on one today, but look them over. We're trying to incorporate different elements. We didn't necessarily want to incorporate a tomato on there, but we thought about incorporating tomato leaves. Those are what these are supposed to be.

Mr. Wall: Just a recommendation. Whatever colors that you pick in your signs and banners you use on your pathways to bring people to, you want to try to keep your quantity of colors consistent, because we're going to start training them on looking for that particular design color.

Mr. Hansen: Yeah. So, yeah, just take a look and within the next couple of weeks we'd like to get some recommendations from you. Read over the plan. Hopefully we can get your comments by February 17th so that we can take your comments and do any revisions to the plan, incorporate in some of your ideas and then we'd come back to you on March 3rd. We can report back any revisions that we made

or I can email you guys beforehand to discuss what other members had pointed out in the plan, or I can call you up and we can discuss any of the recommendations you might have on the plan. We're looking for a recommendation from this Commission on March 3rd and at that point it would go to Council.

Mr. Wall: When is the public meeting?

Mr. Hansen: We're going to have a public open house and that'll be February 23rd at 6:30.

Mr. Wall: There is no other time between now and the comment due date of 2-17 where we can interact as a group? I'm not trying to put you on the spot.

Mr. Hansen: Yeah, if you think there needs to be more revisions to the plan, please let me know.

Mr. Wall: Okay.

Mr. Hansen: If there's a point where we need to come back and discuss again, we can definitely do it.

Mr. McGrath: Has the Council been informed about this?

Mr. Hansen: Yeah, they know it's upcoming. The Mayor's discussed it. He addressed it in his State of the City address.

Mr. Wall: And have you given them this presentation?

Mr. Hansen: No, not yet. Barth is on our Steering Committee, so I'm not sure what communication he's maybe had with other Council members.

Mr. Comeaux: Anything else on this, Matt?

Mr. Hansen: No.

3. ELECTION OF OFFICERS

Mr. Comeaux: That's okay. The only other item we have on our agenda tonight is election of officers. We have myself currently under Chair and Mr. McGrath is vice-chair.

Mr. Wall: And I think that is working out spectacular.

Mrs. Wirth: Um-um.

Mr. Comeaux: Okay. So you want to make a motion that--

Mrs. Wirth: (inaudible)

Mr. Wall: I'd like to make a motion to have Mr. Comeaux as the Chair and Mr. McGrath as the Vice-Chair.

Mr. Comeaux: (inaudible)

Mr. Hansen: All in favor say "aye." (Response is "aye."). Any opposed? (No response.)

Mr. Comeaux: No other business before us, therefore, we'll be adjourned.

E. ADJOURNMENT

The meeting was adjourned at 7:15 o'clock, p.m.

James Comeaux, Chair

Matthew Hansen, Planning Administrator

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