Mr. Biancamano called the meeting to order at 7:30 p.m. and Roll was called.

Members present: Mr. Bussom, Mr. Decker, Mr. Palsgrove, Mr. Rowell and Mr. Biancamano. Also present was Kelly Sarko, Zoning Inspector, Holly Mattei, Development Director and Donald Brosius and Jennifer Huber, Township Legal Counsel.

Ms. Mattei brought a few maps for the commission to show the outline of what they could do for an overlay district. The first map was the U.S. 33 to I-70 connector showing where she sees the overlay district going which is based on Greg Butcher putting a line on a piece of paper and then putting it on the MORPC Metropolitan Transportation Plan. The transportation district is trying to get funding to do an alignment study to come up with different alternatives to study which one would be best. Based upon existing development this is where she outlined where the overlay district would be.

Mrs. Mattei said she wanted to focus on the Refugee/Pickerington Road corridor because we have a lot going on in that area right now.

Mrs. Mattei presented a hand drawn map based upon internal meeting with MORPC and staff about future land uses in the Refugee and Pickerington Road. She will be working with MORPC to finalize this map. She noted a couple of revisions have already been made based upon the consultant for the Community Center.

She said a minimum 30 acres will be needed for the community center. She said that additional acreage might be donated by Ricketts. She said the community center will be flipped so it has frontage on both road coming out of the roundabout. There will be a realignment of Pickerington Road to the roundabout and up to Refugee Road. There most likely will be a light at Refugee and realigned Pickerington Road.

Mrs. Mattei explained they are proposing Mixed Use Development all around the Community Center on each side of the cal-de-sac. She shared documents from MORPC to show what Mixed Use Development looks like. She explained, transitioning to existing subdivisions you would have higher mid-range density more like Enclave density then transitioning into single-family development which would then transition into Huntington Hills. The other key thing is Mixed Use along Refugee Road to create a “town center” concept in this area.

Mr. Brosius asked Mrs. Mattei how she was defining Mixed Use. Mrs. Mattei gave a project in Memphis and the Big Darby Towne Center as well as Grandview Yard but not as dense as examples. She said they are walkable community with retail and office uses on the bottom and residential on the top. Mrs. Mattei said they were going to look at Bridge Street in Dublin and do a tour to see how it was developed. She said she is looking at millennial (generation) developments. Her hope is a Mixed Use JEDD for the entire project. Mr. Brosius asked what Mr. Ricketts owned. He owns 78 acres on the south side of Refugee Road and just acquired the piece adjacent to Heron Crossing immediately to the west.
Mr. Brosius asked how many acres she was talking about. Mrs. Mattei said 600 acres. Mr. Brosius asked if the overlay would be for the whole and if it would include both mixed use and the single-family.

Mrs. Mattei said her intern did some research on mixed use developments and he retrieved the Bridge Street and Darby Creek zoning and some others.

Mr. Bussom asked about Hickory Lakes. Mrs. Mattei said the long-term plan is connecting bike paths to this area to create some wetland educational opportunities. Mrs. Mattei said there is a stub road planned into Hickory Lakes but it is subject to development of Hickory Lakes. She said that the Township might be able to convince the developer to make it into a bike path.

Mr. Bussom asked about community feedback on the layout. Mrs. Mattei said they plan to bring the land uses to the Stakeholder Committee in the next several weeks. When the Land Use Plan is amended, they will have to take it to a public meeting. Mrs. Mattei said there would be a public information meeting to share the information.

Mr. Biancamano asked if we should be thinking of whether or not there is a demand for mixed use development in this area. Mrs. Mattei said in a conversation with the developer of Bridge Street, Crawford Hoying, they said there is demand based upon changing demographics but we still need to hear that from a developer. Mr. Decker wanted to know why we are being the catalyst and not the developer. Ms. Sarko said it was so that we have control. Mr. Rowell agrees that if you get ahead of it and control it and get a good developer to put it in and it is done correctly and you get the decent restaurants and you get a couple good strong retail type places that aren’t big box stores.

Mr. Decker asked who would be paying for the roads. Mrs. Mattei said the Community Authority would. Mr. Brosius said the Community Authority aspect is the advantage of having the JEDD. The general rule under the law today is that with your community authority in the Township you have to have 1000 acres. The exception is for property located in the JEDD. If at least half the property is located within the JEDD you can do a Community Authority on all that property. Mr. Brosius explained a Community Authority is like a self imposed assessment by the property owner on property that he owns. The assessment can take the form of a millage charge or it could take the form of a sales tax charge or it could take the form of an income tax charge, or you could have a combination of all three. Mr. Biancamano added that at the inception of the project the developer levies a tax package for the taxes to those parcels. Mr. Brosius added that a governmental body has to approve it. Thereafter if you buy a house there you would be subject to the tax. Mr. Biancamano asked why he would do that. Mr. Brosius said if you are a resident you would buy into Pickerington Schools.

Mr. Brosius explained the Community Authority money then can be used for roads, for public infrastructure. A JEDD is a creature created by contract between a township and another municipality which need not be contiguous. It could be Reynoldsburg. It can be separated by one intervening jurisdiction. What happens is a Township does not have authority to tax, with a JEDD you can impose it and collect it through another jurisdiction. The statute says that once the JEDD revenue is distributed to the parties it can be used for any purpose so there is no restriction. Mr. Bussom asked who fronts the money for the infrastructure. Mr. Brosius said the JEDD would pay the bond and the money collected for the JEDD would pay for the service.
Mr. Brosius said that if you do an overlay, the underlying zoning does not change. It remains in place. The overlay that was done 8 to 10 years ago – no one has elected to use it. Ms. Sarko said one good thing about this type of development is with the market analysis and the planning and the development standards those assumptions are predetermined.

Mr. Brosius said what we could think about is whether we amend the current overlay and put some of the things in there. In order to take advantage of that overlay you must be in an existing JEDD.

Mrs. Mattei said she is going to pursue getting in contact with developers to see what the interest is. She will report back to the board.

Ms. Sarko asked Mrs. Mattei to tell the Commission what kinds of activities is the community interested in having at the Community Center. Mrs. Mattei said the typical things like your fitness area, walking track, indoor pool, basketball court. She said there were a couple things that came out that she was not thinking about and one of them was an ice rink. Also, an indoor soccer facility is on the list. The cost of that is a lot higher than the ice rink.

Ms. Rowell made a motion to adjourn the meeting at 8:45 p.m. Mr. Palsgrove seconded the motion. Roll call vote: All ayes. Meeting adjourned.

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Bob Bussom, Acting Secretary

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John Biancamano, Chair

_________ Date