

ENTITY NAME: VILLAGE OF MILLERSBURG

BOARD NAME: MILLERSBURG VILLAGE COUNCIL

TYPE OF MEETING: Special

VOTING SESSION: No

DATE: 7/26/2021

START TIME: 6:45 P.M.

END TIME: 7:00 P.M.

MEETING LOCATION: COUNCIL CHAMBERS – 6 N WASHINGTON ST.; MILLERSBURG, OH 44654

CALLED TO ORDER BY: MAYOR, JEFF HUEBNER

**PUBLIC HEARING OF REZONING TWO PARCELS OF PROPERTY
JULY 26, 2021 – 6:45PM**

Mayor Huebner opened the hearing with all of Council in attendance, except Councilwoman Kelly Hoffee.

First property is for Gateway Fellowship to change the zoning from B1 to SU, Ordinance 2021-107. Troyer stated that Chris White representing Gateway Fellowship is in attendance if there were any questions. This is a 5.1-acre parcel, for secondary, post-secondary, adult educational, higher educational center, training facility, vocational, entrepreneurial, etc. The plan is to go in and revamp the building and clean up the grounds. Working with Ashland University and the Ashland/West Holmes JVS. Shoemaker asked White what the timetable was. White stated that Gateway is moving to the developer, this is the first phase. Then the re-design will take 6 to 9 months. They are talking to the JVS and Ashland University to see how they will want to utilize the facility. There is some work to do internally, but it is a solid structure so it can be utilized.

Second property is for Stenwood Housing Development to change zoning from R3 to SU. Rezoning 3.98 acres, according to Ordinance 2021-06. The North end of the property is the 1st phase, with 19 units/duplexes planned. Shoemaker asked how many lots there are compared to what they want to build. Troyer stated that there are 18 lots. Shoemaker asked about the 2nd phase. Troyer stated that he has seen a proposed lay out, but they are not set on that yet. They are only showing phase one. Shoemaker asked how many duplexes there would be total. Troyer stated that the 1st phase is all duplexes. So far, they are showing 13 quads and the rest would be duplexes for both phases. The quads would be two upper-level and two lower-level units. Shoemaker stated that he doesn't understand how the streets will handle the extra traffic. That Carey St is basically a one lane road, west of Forlow, and Sill Street, two cars can't really get by. Troyer stated that they are showing new road surfaces on Sill, past Burgess', widening that road. He stated that this is just a lay out, but not the actual plan. Shoemaker states that all the people in that area, there is going to be a lot more traffic, the kids playing and riding bikes, and they won't have anywhere to go.

Susan Davis, lives on the corner of Carey St. She stated that she doesn't want this for their area. That single units would not be as bad, but you get multiple units back there, the traffic is going to be terrible. Stated that they moved to that area because it was a quiet area. Hates to see it get built up. Would hate to see it get rezoned.

Jack Davis stated he isn't liking this either. With all the kids in their area, it's going to be dangerous as well. Stated that he moved here because it's a quiet neighborhood. That he has a hard time getting through town as it is without this making it worse. There are already a lot of traffic jams in this town. Suggesting rerouting the traffic going through town.

Tiffany Johnson, lives on Forlow St. Stated that she has lived there for 14 years and it's quiet, peaceful, and safe. There are a lot of kids in the neighborhood and her kids grew up there as well. That the noise and traffic will go up. That crime could go up. That she doesn't want this for that area. With more people coming into the area, we would be losing our safety, our safe roads, and the quiet.

Huebner stated these units are going to be on the higher end. Rent would be running around \$1200 a month. Johnson asked if it was more like condominiums. Yes. Troyer stated that they aren't looking at selling individual units, but their intent is to hold this all with a property association. They will be responsible for the upkeep of the roads and such. Shoemaker stated that what we need is single starter homes and doesn't think a lot of people would rent at that rate. Hofstetter stated that once units like this become available, that people leave other areas of the town to utilize this, thus freeing up those other areas. Vaughn asked what kind of restrictions does planning and zoning place on the infrastructure. Troyer stated

that virtually, whatever they want, can be required. That they will have to review the construction plans, and those can be tweaked by the board. Their intent was to have them at the August 4 meeting, but as of right now Troyer hasn't seen anything. Conn asked if there were pictures available so that people can have a visual of the units to get a better idea of what these units looked like. Jack Davis spoke up and said he doesn't need to see anything and is not concerned with how expensive they are. There are problems with rich people and poor people it doesn't matter. He stated the problem is more people, more noise, and more traffic. He asked what was going to happen with the trail with people living right on the side of the trail? Huebner asked Troyer if he got any feedback from the letters he sent out to that neighborhood? Troyer stated that he got a couple of responses with the same concerns. Shoemaker asked if they were going to do anything to tie into Koch Street. Troyer stated that there wasn't anything in the plans that he saw. Hines stated that the traffic issues may be able to be addressed when making development plan. Making a condition to develop it according to the plan or the special use designation will revert back. Shoemaker stated with the number of duplexes and quads going in, how many vehicles would that be? Hines stated the problem with approving special use, then they bring in the plans, you won't have as much leverage. However, to require it as part of the development plan ahead of time, they have to abide, or they will lose designation. Shoemaker stated that they sold over 300 trees and sold some of the lots they had purchased, so they should have made their money back. Troyer stated that they did sell some lots to the owner of Trail Side Cabins. Shoemaker asked if they had talked to the fire chief or if he saw the plans? He stated he doesn't know how a fire truck would maneuver around there. Troyer replied that the streets will be wider than some of the streets in town now. Heubner stated that these streets will be wider than South Monroe is. Conn stated that in Phase 1 he is seeing 20 units and asked Davis if he had seen these plans. Davis asked why would I want to? Conn stated because you live there. Davis stated he doesn't want it. Conn asked if he could visualize some expansion but not at this level. Davis stated he doesn't want to see any of it. He wants to see the woods, the deer, all of that.

Heubner stated that the hearing has gone over the allotted time. The first reading of the ordinance will be tonight. The second reading will be the first meeting in August. The third and final reading will be the last meeting in August and then council will vote on it at that time. He encourages the residents to contact Nate if they have any questions or comments. Johnson spoke up and stated that no matter how much you widen the roads, it won't change the amount of traffic there.

With no additional questions or comments, Mayor Huebner closed the public hearing.

MINUTES PREPARED BY

SIGNATURE: Karen Cool-Miller	TITLE	DATE
	Asst Fiscal Officer	Click or tap to enter a date.

ATTESTED BY

SIGNATURE: Karen Shaffer	TITLE	DATE
	Clerk-Treasurer	Click or tap to enter a date.

CERTIFICATION

SIGNATURE: Jeff Huebner	TITLE	DATE
	Mayor	Click or tap to enter a date.