

**AMENDED - PLANNING BOARD MEETING**

TIPP CITY, MIAMI COUNTY, OHIO May 10, 2022

Meeting Chairman Andrew Thornbury called the meeting of the Tipp City Planning Board to order at 7:30 p.m.

Roll Call Roll call showed the following Board members present: Andrew Thornbury, Vonda Alberson, and Jeff Sebor.

Others in attendance: Jeff Puthoff, Choice One Engineering; Chad Newbanks; Lisa Newbanks; Ronald Peck; Sarah Watson; Julia Garvey; Gary Garvey; Pat Ewing; Theresa Ewing; George Moorman; Connor Behm; City Planner/Zoning Administrator Colin Carville, and Board Secretary Dawn Gross.

Excuse absent Board Members DeSantis and Davis Mr. Thornbury moved to excuse the absence of Ms. DeSantis and Ms. Davis. Mr. Sebor seconded the motion. **Motion passed 3-0.**

Approval of Minutes – March 8, 2022 Mr. Sebor moved to approve the Minutes of the March 8, 2022 meeting as written. Mr. Thornbury seconded the motion. **Motion passed 3-0.**

Items Not on the Agenda There were no comments on items not on the agenda.

Administration of Oath Mrs. Gross swore in citizens and Mr. Carville.

New Business Ms. Alberson moved to open the Public Hearing. Mr. Sebor seconded the motion. **Motion passed 3-0.**

Public Hearing – Zoning Map Amendment (rezoning) – GLR Inc - IL 4066 – Code Section 154.03(C) Mr. Carville presented the following Staff Report to the Planning Board:

The applicant seeks a Zoning Map amendment for the property located at IL 4066. Accordingly, on April 25, 2022, the Tipp City Zoning Administrator set a Public Hearing for this evening to review this request. This Public Hearing was set administratively with public notice published pursuant to law.

The applicant requests that the Planning Board would forward a positive recommendation to City Council regarding a zoning map amendment (rezoning) for the property located at IL 4066 whereby the zoning would be changed from LI – Light Industrial to R-3 – Multi-Family Residential as follows:

<u>Inlot Area</u>	<u>Present Zoning</u>	<u>Proposed Zoning</u>
IL 4066 ± 12.607 Acres	LI – Light Industrial	R-3 – Multi-Family Residential

Comprehensive Plan  
The Future Land Use Map (Map 2) of the Comprehensive Plan designates IL 4066 as “Mixed-Use Neighborhood”. Regarding the “Mixed Use” designation, the Comprehensive Plan states:  
*Mixed-use neighborhoods will offer Tipp City residents the ability to live, shop, work and*

play, all within their own neighborhood. These neighborhoods reflect the more compact development style found in the original neighborhoods of Tipp City and offer a mix of housing types and residential densities. Primary land uses in these areas should include a range of small lot single-family detached units to multi-family dwellings within walking distance of the goods and services required for daily living. Secondary land uses that may be appropriate in this category are civic, institutional, parks, and recreational uses.

Current Use

The property at IL 4066 is currently a vacant field.

Adjacent Zoning

North – A-2 – General Agriculture (Monroe Township)

South – LI – Light Industrial

East – LI – Light Industrial

West – R-1AAA – One Family Residential (Monroe Township)

Use

Small Businesses

Penske

Tpp Storage

Single Family Homes

Review Criteria - § 154.03(C)(5)

Recommendations and decisions on zoning text or map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

(a) The proposed amendment is consistent with the comprehensive plan, other adopted city plans, and the stated purposes of this code;

(b) The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

(c) The proposed amendment will promote the public health, safety, and general welfare;

(d) The proposed amendment, if amending the zoning map, is consistent with the stated purpose of the proposed zoning district;

(e) The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated; and/or

(f) The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.

Recommendation

If a Board Member wishes to move for positive/negative recommendation, the following is suggested as appropriate formatting:

- I move to forward a positive (or negative) recommendation to City Council to rezone IL 4066 from LI – Light Industrial to R-3 – Multi-Family Residential.

Mr. Thornbury asked for questions of Mr. Carville, there were none.

Mr. Thornbury asked if the applicant would like to speak, they did not approach.

Several citizens spoke out against the case. Some issues specifically noted, allowing apartments, drainage, lack of condos or retired living, lack of electric availability, police issues, and 25A accessibility.

No citizens spoke in favor of the case.

Ms. Alberson moved to close the Public Hearing. Mr. Sebor seconded the motion.  
**Motion passed 3-0.**

Mr. Thornbury asked for discussion from the Board.

Mr. Thornbury said, "I am still in agreeance that multi-family makes sense for here but the other inlot I agree with citizen comments here tonight that single family might be more appropriate for that lot."

Ms. Alberson asked what the setback requirements would be.

Mr. Sebor asked how that would compare to setback for industrial or buffering requirements.

Mr. Carville responded, "For multi-family units there are 35' front yard setbacks, 10' side yard setbacks and a 40' rear setback. From the conceptual drawings they would be able to meet those requirements fairly easily. From the Light Industrial standpoint, if it is next to residential it would be a 50' rear and side setbacks, if it is not it is adjacent to the height of the building."

Mr. Sebor added, "The Board had the luxury of the pre-work session, the Developers at the time were able to present the data on how important and needed this type of residential housing may really be. I know that the audience may not hear that as well, but the data is there that supports that these units will be occupied and is potentially a good use of the grounds. I just wanted to make that part of our conversation tonight."

Ms. Alberson asked Mr. Carville to explain what the process would be going forward if this were to be approved.

Mr. Carville explained that if there was a positive recommendation to City Council they would hear this at their next meeting, and it would require 4 of the 7 members to pass. If it were a negative recommendation it would take a Super Majority (5 of 7) to pass. If both parcels are re-zoned then we would move forward with creating a subdivision, which would require a full plan review that would be conducted by our Staff as well as our Contracted Engineer. Once we have internal approval that would be presented at Planning Board again, and it would again require a positive/negative recommendation to City Council.

**Mr. Thornbury moved forward a positive recommendation to City Council to rezone IL 4066 from LI – Light Industrial to R-3 – Multi-Family Residential. Seconded by Mr. Sebor. Motion passed 3-0.**

Ms. Alberson moved to open the Public Hearing. Mr. Sebor seconded the motion. **Motion passed 3-0.**

Mr. Carville presented the following Staff Report to the Planning Board:

The applicant seeks a Zoning Map amendment for the property located at IL 4211. Accordingly, on April 25, 2022, the Tipp City Zoning Administrator set a Public Hearing for this evening to review this request. This Public Hearing was set administratively with public notice published pursuant to law.

The applicant requests that the Planning Board would forward a positive recommendation to City Council regarding a zoning map amendment (rezoning) for the property located at IL 4211 whereby the zoning would be changed from OS – Office Service District to R-3 – Multi-Family Residential as follows:

<u>Inlot</u>	<u>Area</u>	<u>Present Zoning</u>	<u>Proposed Zoning</u>
IL 4211 ± 8.161 Acres		OS – Office Service	R-3 – Multi-Family Residential

Public Hearing –  
Zoning Map  
Amendment  
(rezoning) – GLR Inc  
- IL 4211 – Code  
Section 154.03(C)

Comprehensive Plan

The Future Land Use Map (Map 2) of the Comprehensive Plan designates IL 4211 as "Mixed-Use Neighborhood". Regarding the "Mixed Use" designation, the Comprehensive Plan states:

*Mixed-use neighborhoods will offer Tipp City residents the ability to live, shop, work and play, all within their own neighborhood. These neighborhoods reflect the more compact development style found in the original neighborhoods of Tipp City and offer a mix of housing types and residential densities. Primary land uses in these areas should include a range of small lot single-family detached units to multi-family dwellings within walking distance of the goods and services required for daily living. Secondary land uses that may be appropriate in this category are civic, institutional, parks, and recreational uses.*

Current Use

The property at IL 4211 is currently a vacant field.

Adjacent Zoning

North – B-1, B-3 – Neighborhood & Highway Business (Monroe Township)

South – LI – Light Industrial (Proposed change to R-3)

East – A-2 – General Agriculture (Monroe Township)

West – R-1AAA – One Family Residential (Monroe Township)

Use

Small Businesses

Vacant

Small Businesses

Single Family Homes

Review Criteria - § 154.03(C)(5)

Recommendations and decisions on zoning text or map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

(a) The proposed amendment is consistent with the comprehensive plan, other adopted city plans, and the stated purposes of this code;

(b) The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

(c) The proposed amendment will promote the public health, safety, and general welfare;

(d) The proposed amendment, if amending the zoning map, is consistent with the stated purpose of the proposed zoning district;

(e) The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated; and/or

(f) The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.

Recommendation

If a Board Member wishes to move for positive/negative recommendation, the following is suggested as appropriate formatting:

- I move to forward a positive (or negative) recommendation to City Council to rezone IL 4211 from OS – Office Service to R-3 – Multi-Family Residential.

Mr. Thornbury asked why it could not be an R-1C.

Mr. Carville responded, "It could not be R-1C because the conceptual plan did not meet our density requirement, in the previous parcel we discussed they were trying to squeeze too many units into one area. Ultimately if they wanted the same amount of units they need to ask for R-3 instead of R-1C for this parcel."

Mr. Thornbury asked if the applicant would like to be heard.

Mr. Brandon Shout; 3795 Wise Road, Dayton, Ohio.

Mr. Shout began, "I would like to discuss why this was changed and why the single family was removed. The densities were not met on the first parcel. We have the same number of units we are just spreading it out over both parcels. The only way to meet the density requirement was to combine both lots with the acreage that way we can get the units to meet density. I would like to note, the lots that about 25A we have moved everything and the garages are the closest thing we have to the existing properties. There will be 200+ feet before getting to the existing properties. This was done on purpose, since we knew we had to remove the single family homes, we wanted to create some sort of a buffer."

Mr. Sebor asked, "In that specific area you mentioned were you have the 100 foot distance to the back of the garage building, will this just be green space?"

Mr. Shout responded, "It will be green space. We have also discussed mounding it up and putting some sort of buffer with Pine Trees."

Mr. Sebor asked, "Has the public had access to this Exhibit, by clicking on the Agenda?"

Mr. Carville answered, "If they clicked on the Agenda, yes."

Mr. Sebor also asked, "The area North of the cul-de-sack that all would be green as well?"

Mr. Shout answered, "Everything you see will be green space. You can see some of the area does flood, so that would have to be address, but everything else would be green space."

A few citizens spoke out against the case. Issues specifically noted, allowing apartments, decreasing property values, safety, change of property overlook and loss of quiet neighborhood.

No citizens spoke in favor of the case.

Ms. Alberson moved to close the Public Hearing. Mr. Sebor seconded the motion.  
**Motion passed 3-0.**

Ms. Alberson said, "I think I share some of your stated concerns that when we originally talked about changing the use of this property, we weren't talking about multi-family homes on this particular parcel."

Mr. Thornbury added, "I agree, I think what was appealing to me a year ago was the buffering. The fact of having single-family homes directly behind the existing family homes, then to transition into multi-family homes, then to transition into the other business properties."

Mr. Sebor added, "I think it is still worth considering that the overall density of the number of people that may be dwelling on the total combined parcels is still less that what the other proposal would have involved. Just because they would have decrease the number of units in order to meet the density requirement. I think another thing to consider, if this parcel doesn't go with the other one, and then it does eventually get developed into some use, the only access to this parcel is on to 25A. This combined plan causes some traffic to exit onto Kinna. Whereas if the two parcels remain the

Public Hearing –  
Talismanic  
Properties – Final  
Plan – Phase 5 –  
Cedar Grove  
Subdivision – Code  
Section  
154.04(E)(13)

same, separate, then all of the traffic coming off the parcel we are talking about now will exit through the parcel that public has decided isn't wide enough for a road."

Ms. Alberson added, "That would remain Office Service, so there would potentially be Office Buildings in that area?"

Mr. Carville responded, "Correct, yeah, that is a possibility."

Mr. Thornbury added, "I think that would just be a possibility, it would depend on how the road structure is all laid out."

Mr. Sebor added, "If it remains two separate parcels that would be the only access to that parcel. It is not accessible to the Kinna side. I just think that is worthy of being noted. Also, my opinion as a Civil Engineer there has been multiple comments about water and storm water flow problems, I have to believe that through a proper design that would only be improved if this development goes forward. We would have a better situation based on the fact that we see storm water detention basins and other things the storm water situation would improve rather than de-grade. Especially considering this would be less impervious area than if Industrial and Office Service both went in on these lots, I think, so from an Environmental and Storm Water Flow situation I think this is a preferred use."

Mr. Sebor moved to forward a positive recommendation to City Council to re-zone IL 4211 from OS – Office Service to R-3 – Multi-Family Residential. Seconded by Ms. Alberson. **Motion passed 2-1.**

Mr. Sebor moved to open the Public Hearing. Ms. Alberson seconded the motion. **Motion passed 3-0.**

Mr. Carville presented the following Staff Report:

General

The Cedar Grove Subdivision is a planned (PD) ± 71-acre subdivision located south of Kessler-Cowlesville Road and west of the Meijer Distribution Center. As currently planned, the subdivision allows for ± 63.5 acres of residential development (including ± 22 acres of multi-family) and ± 7.4 acres of commercial development.

On 4/18/22, the Tipp City Zoning Administrator set a Public Hearing for 5/10/22 regarding a request to review the Final Plat for Phase 5 of the Cedar Grove Subdivision. Staff notes that this Public Hearing was set administratively with public notice published pursuant to law.

Preliminary Plan - History

On June 18, 2012, City Council adopted Resolution 38-12 approving the original Preliminary Plan with ± 75 acres, consisting of 7 phases, 128 single family lots, common area lots, 5 quad-style lots, and 4 commercial lots (no final plats approved).

Only July 1, 2013, City Council adopted Resolution 29-13 approving a revised Preliminary Plan with ± 71 acres, consisting of 5 phases, 117 single family lots, 11 common area lots, 68 quad-style units, and 4 commercial buildings.

On April 30, 2018, Planning Board approved a revised Preliminary Plan, which removed Eickmeyer Drive, reduced the area of the two lots adjacent to Eickmeyer Drive, created one additional buildable single-family lot in its place (#137), and created a narrow addition to the common area (west) adjacent to Cedar Grove Drive.

On December 11, 2018, Planning Board approved a revised Preliminary Plan which

removed the Chevington Chase stub at the SE corner of the subdivision with a bubble curve added in its place, reconfigured lots 43-47 & 64, eliminated greenspace lot 122 (combined with greenspace lot 121), and changed sanitary inverts to reflect Phase 2 plans.

On July 9, 2019, the Planning Board approved a revised Preliminary Plan which removed all multi-family residential units (68) and all commercial units (4), add 72 single-family homes on individual lots of record, reconfigure Sydney Drive by adding a bulb corner at the SW corner, and reconfigure the green space (reduced from  $\pm 27\%$  of the site to  $\pm 26\%$  of the site).

Final Plan/Plat – Phase 5

<b>Phase 5 AREA SUMMARY</b>	
<b>Usage</b>	<b>Acreage</b>
33 Single-Family Residential lots	7.167 acres
Dedicated Street ROW	2.416 acres
2 Common Area lots	4.843 acres
<b>TOTAL</b>	<b>14.426 acres</b>

Setbacks

In accordance with the approved Preliminary Plan/Plat, the applicant proposes the following setbacks for each single-family Inlot:

- Front: 30'
- Side: 7.5'
- Rear: 25'

Ingress/Egress

Phase 5 will have primary Ingress/Egress from the north via Kessler-Cowlesville Road.

Utilities

The Cedar Grove Subdivision will access its potable water supply by extending the existing 8" water main at the current southern terminus of Chevington Chase of Phase 3 of the subdivision.

Sanitary sewer will be accessed by extending an 8" sanitary line from its current terminus at Chevington Chase of Phase 3.

Storm Water Detention

The Cedar Grove Subdivision will provide on-site storm water detention areas for the entire subdivision, which shall allow storm water to exit the subdivision at a rate equal to the pre-development rate. All detention basins in the subdivision are within common areas and include designated detention easements.

Easements

Individual Inlots will provide "standard" utility and drainage easements as follows:

- 10' front & rear
- 5' side
- All common area lots are dedicated as utility and drainage easements
- There are several other specialized easements within & proximate to the plat that allow for fire/EMS access and installation and access of various utilities, pipes and/or appurtenances.

### Maintenance of Infrastructure

Phase 5 of the Cedar Grove Subdivision will add the following public improvements to the City of Tipp City, which after the one year maintenance period, will be the City's responsibility to maintain in perpetuity:

- ± 0.293 lane miles of pavement
- ± 1,305 lineal feet of sanitary sewer mains (8")
- ± 1,586 lineal feet of water mains (8")
- ± 1,922 lineal feet of storm sewer mains (12", 15", 18", 24", 30")
- ± 84 additional persons of which ± 18 will be using Tipp City Schools (based on census data estimate)
- 33 additional homes will be protected by Tipp City's Police, Fire, & EMS services.

It should be noted that with the passage of the 10-year LIT Levy, the City's repaving schedule has been reduced to an estimated 18-19. The estimated life of water, sewer, and storm lines is at least 30-50 years, and is usually much longer.

### Surety

Staff notes that the applicant will be required to provide surety (bond, irrevocable letter of credit, cash) per Code §155.117(B) for the required thoroughfare construction and all required Public Improvements. Surety in the amount of the approved Engineer's Estimate, plus 10%, shall be provided prior to the introduction of the Final Plan/Plat Ordinance by City Council.

### Facade Treatment

In keeping with the minimum standards previously utilized in other Planned Residential Subdivisions (Hunters Ridge, Curry Branch, & Rosewood Creek), the Cedar Grove Subdivision (through the covenants, conditions, and restrictions) continues to require each home be sided with a 35% minimum combination of wood, brick, stone, manufactured stone, stucco, cementitious fiberboard, and/or hardy-plank.

### Recommendation

Staff recommends Planning Board provide a positive recommendation to City Council on the condition that outstanding engineer comments are resolved prior to the introduction of the Final Plan/Plat to City Council.

Mr. Thornbury asked, "Effectively since July 2019, the last time we revised this nothing has changed since then, correct?"

Mr. Carville said, "Correct."

Mr. Thornbury asked for questions of Mr. Carville, there were none.

Mr. Thornbury asked if the applicant would like to speak on this matter.

Jeff Puthoff, Choice One Engineering; 440 E Hoewisher Road, Sidney, Ohio.

Mr. Puthoff began, "I have been in front of this Board 5 times before, and I am here to answer any questions you may have."

Mr. Thornbury asked, "When do you anticipate breaking ground?"

Mr. Puthoff responded, "We would like to break ground next month, obviously we need approval from this Board and Council. Would like to have the roads and everything completed before winter."



Mr. Thornbury asked if any citizens would like to speak for or against this case, there were none.

Ms. Alberson moved to close the Public Hearing. Mr. Sebor seconded the motion. **Motion passed 3-0.**

Mr. Thornbury asked for Board member discussion.

Ms. Alberson stated, "This seems to be in alignment of what we have seen in the previous 4 phases."

Mr. Thornbury added, "This is a conclusion of about 10 years."

Mr. Sebor added, "I would agree, I don't think there is much reason for discussion. It is pretty straight forward."

Ms. Alberson moved to make a positive recommendation to City Council on the condition that outstanding engineer comments are resolved prior to the introduction of the Final Plan/Plat to City Council. Seconded by Mr. Thornbury. **Motion passed 3-0.**

Special Use –  
Michael Huffman –  
201 W Walnut Street  
– Code Sections  
154.03(D)(5) &  
154.06(A)(4)(i)(vii)(A)

Mr. Thornbury stated, "On tonight's Agenda we did have new business item "D." Michael Huffman – Special Use – 201 W Walnut Street – Code Sections 154.03(D)(5) & 154.06(A)(4)(i)(vii)(A). Since the applicant is not here this evening, the Board would like to Table this until next meeting. I would entertain a motion at this time."

Mr. Sebor moved to Table this matter until the next scheduled meeting. Seconded by Ms. Alberson. **Motion passed 3-0.**

City of Tipp City –  
Comprehensive Plan  
Review

Mr. Carville explained to the Board that this is a bird's eye view checkpoint on where we are at. We recently had a change to the Comprehensive Plan and he has fielded multiple phone call from other interested parties regarding possible changes in the future. There are no decisions to be made tonight. This is a talking point about how the Board would like to see the land utilized in the future.

Mr. Thornbury asked if the majority of requests are leaning in a certain way.

Mr. Carville indicated that it seems to be headed more Light Industrial.

Mr. Carville presented the following Staff Report:

The Tipp City Zoning Administrator set a meeting for this evening regarding a request from the City of Tipp City to give a review of the current Comprehensive Plan.

#### Charter Requirements

Regarding the Comprehensive Plan, the Charter of Tipp City States:

#### Code 8.02 COMPREHENSIVE PLAN:

(A) CONTENT: The Council shall have the authority to adopt a comprehensive plan setting forth in graphic and textual form policies, laws, and regulations to govern the future physical development of the municipality. Such plan may cover the entire municipality and all of its functions and services, or may consist of a combination of plans governing specific functions and services or specific geographic areas which together cover the entire municipality and all of its functions and services. This plan should be reviewed, and if necessary, modified on a periodic basis; such review shall take place at least every ten years.

(B) ADOPTING: Upon receipt from the Manager of a proposed comprehensive plan

or proposed modification of an existing plan, the Council shall refer such proposal to the Planning Board which shall, within a time specified by the Council, report its recommendations thereon. After receipt of the recommendations of the Planning Board, the Council shall hold a public hearing on the proposed comprehensive plan or modification thereof and shall thereafter adopt it by ordinance, with or without amendment.

(C) EFFECT: The Comprehensive Plan shall serve as a guide to all future Council action concerning land use and development regulations, urban renewal programs, and expenditures for capital improvements.

#### General

In late 2016, Tipp City Council approved the Comprehensive Plan that has served as the guiding tool for development in the City for the past 5 years. It was the first comprehensive update since 2003. In addition to public opinion, the City utilized a 12-member Steering Committee (comprised of business owners, residents, and representatives from City Council, Planning Board, and the Restoration Board). The committee helped by providing direct feedback on the proposed Comprehensive Plan.

Over the years, requests to change the Comprehensive Plan have been scarce. However with the recent change in 2021 to convert two Industrial Node parcels to Mixed Use Neighborhood, developers have called to inquire about the possibility of future changes to the Comprehensive Plan. On Attachment "A", I have included the Future Land Use Map from the Comprehensive Plan that highlights some of the main areas of Tipp City that can be developed.

Mr. Carville went over the Attachment in more detail.

Mr. Sebor asked, "You mentioned Area 5 as being Highway Business is it zoned Commercial?"

Mr. Carville responded, "It is a Commercial Node and it is zoned Highway Business."

Mr. Thornbury asked, "On both Areas 4 and 5, have you gotten any inquiries on either of those as of late?"

Mr. Carville answered, "Area 4 we recently met with the current owner, it is family owned, but they are represented by US Bank. There is a possibility in the future of seeing that developed in a certain way and the City was hoping to have a hand in developing that as a community asset. Nothing immediate, but there is hope in the future."

Mr. Sebor asked if Area 4 was the area to the North of the ongoing development North Branch Pass and if it was zoned Mix-Use Neighborhood.

Mr. Carville confirmed the location but indicated that it was actually zoned General Business, which makes it a little conflicting.

Ms. Alberson asked about the Cedar Grove area with both sides being zoned industrial and if the property to the west of Cedar Grove would be appropriate for additional industrial zoning.

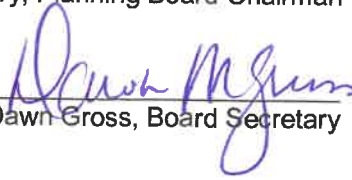
Mr. Carville indicated that property is currently not in the Tipp City limits. He will make note to review that area.

Mr. Thornbury added that he feels the Plan is still serving its function as a guide, and if we are getting inquiries that is a positive vs a negative.

	Mr. Sebor did not think any changes needed to be made at this time but would like to revisit when a more thorough review was presented.
	Mr. Thornbury asked if Board would like any further discussion, or if anyone in the audience would like to speak, nothing further was mentioned.
<u>Old Business</u>	There was no old business
<u>Miscellaneous</u> City Council Reports	
March 21, 2022	Mr. Thornbury reported, the second reading of the Comprehensive Land Use Development Plan Ordinance. First reading to adopt a Revised Thorough Fare Plan. Council discussed the Interchange Beautification Proposal with no decisions being made and also discussed was the extension of the DORA District.
April 4, 2022	Mr. Sebor reported, the second reading of the change to the Thorough Fare Plan which carried 7-0. Mr. Spring specifically mentioned that it was not a site plan review at this time, it is just a review of the overall Thorough Fare Plan.
April 18, 2022	Ms. DeSantis was to report on the April 18 <sup>th</sup> meeting.
May 2, 2022	Ms. Davis was to report on the May 2 <sup>nd</sup> meeting. Mr. Carville on her behalf said the Annexation was moving forward for the Dave Arbogast property.
<u>Upcoming City</u> Council Meetings –	
May 16, 2022	Ms. Alberson will report on the May 16, 2022 City Council Meeting.
June 6, 2022	Mr. Thornbury will report on the June 6, 2022 City Council Meeting.
June 20, 2022	Mr. Sebor will report on the June 20, 2022 City Council Meeting.
<u>Upcoming City</u> Council Assignments	Mr. Thornbury stated that with the absence of 2 members he would entertain only scheduling through the month of August. He would like to schedule September through the end of the year at the next meeting.
July 18, 2022	Mr. Sebor will report on the July 18, 2022 City Council Meeting.
August 1, 2022	Ms. Alberson will report on the August 1, 2022 City Council Meeting.
August 15, 2022	Mr. Thornbury will report on the August 15, 2022 City Council Meeting.
<u>Board Member</u> <u>Comments</u>	Mr. Thornbury spoke to the students in the audience, "You have seen some of the City Government here at work tonight, if you would like to stick around and ask any questions we would be happy to answer them and give you some insight on what you heard this evening.
<u>Adjournment</u>	Ms. Alberson <b>moved the meeting be adjourned</b> . Mr. Sebor seconded the motion. Mr. Thornbury declared the meeting adjourned at 8:45 pm.



Andrew Thornbury, Planning Board Chairman

Attest   
Dawn Gross, Board Secretary