The Lancaster City Planning Commission met on Thursday, September 12, 2019. Members present were Christine Collins, Rick Wilkins, Charles Elsea, Jan Coccia, John Sigafaos and Mayor David Scheffler. Also present were Mitch Noland and Steven Wellstead of the Engineering Department and Stephanie Hall of the City Law Director's Office. The meeting was held at Lancaster's City Hall at 104 East Main Street in Lancaster, Ohio. Mayor Scheffler called the meeting to order at 9:30 AM.

Mayor Scheffler began the meeting by asking for introductions around the room so the new members, John Sigafaos and Jan Coccia, could tell the staff about themselves and their backgrounds and the staff could introduce themselves to the new members.

Mayor Scheffler opened Case Number 2019.001 which is a request for renaming Anchor Avenue to Magna Drive. Economic Development Director, Mike Pettit was not able to attend this meeting due to illness. Mr. Noland explained that Magna Corporation has requested that the name of Anchor Avenue be changed to Magna Drive. Anchor Avenue is located out off of West Fair Avenue in the Rock Mill Corporate Park, Phase 2. The issues for Planning Commission discussion are under Section 1109.06 (f) of L.C.O., delineate streets based on direction and whether they are short or long (short streets are 1,000 feet or less). With the request that Anchor Avenue, be changed to Magna Drive, under the current codified ordinance, Avenue is to be used for East/West streets, whereas, Drive is to be used for curving roadways. Mr. Noland also pointed out that the only other business using Anchor Avenue at the present time is South Central Power's solar array field.

Mayor Scheffler advised that in his discussions with Economic Development Director Mike Pettit whether it was renamed Magna Drive or Magna Avenue wasn't really an issue as long as it was called Magna. Mr. Sigafaos felt that if there was no preference, then we should stick with the direction of the ordinance and called it Magna Avenue.

Mr. Elsea asked if South Central Power had been notified about a possible street name change and Mr. Wilkins asked if the name could be split where it crosses Mill Park Drive. Mr. Noland advised that he would not be in support of that idea and stated that most likely the solar panel field is not addressed to receive mail.

With no more discussion, Mr. Wilkins made a motion to approve the street name change to Magna Avenue; seconded by Mr. Sigafaos. There was a unanimous vote to approve and the motion carried.

The next Case was 2004.027.1 for Westport Homes, a division of D. R. Horton and engineering firm, EMH & T, Inc. Mr. John Bruno of EMH & T was present for this discussion. Mr. Wellstead began by stating that this is the Dedication of Public Sites and Open Spaces for a new section, Section 4 of the Misty Meadows subdivision off of West Fair Avenue between Ety Road and Beck's Knob Road. He pointed out that it has been proposed that payment in lieu of land dedication has been requested and a fee of $18,375.00 has been calculated. Mr. Elsea, representative from the Parks Board advised that the Park Commission has agreed to accept payment in lieu of land dedication.
Mr. Sigafouos asked what happens to the monies collected and was advised that those fees go to the Parks Board for improvement and creation of new park areas throughout the city.

Mr. Wellstead advised that as long as taking payment in lieu of land dedication was accepted by both Planning Commission and Parks Board, then all was in order. Mayor Scheffler called for a motion. Mr. Sigafouos made a motion that payment be accepted; seconded by Mr. Wilkins. There was a unanimous vote to approve and the motion carried.

Case 2004.027.2 is Final Plat Approval for the previously discussed Misty Meadows, Section 4. Misty Meadows, Section 4 is located off of West Fair Avenue between Ety Road and Beck’s Knob Road. Section 4 consists of 15.863 acres and will have 35 single family residence lots zoned RS-3. Access to the development will occur via an extension of Brook Run Drive. Mr. Wellstead pointed out that the only changes from the approved Preliminary Plat is the addition of Lot 141 at the western terminus of Misty Meadows Avenue and the inclusion of a 30-foot-wide reserve area between Lots 150 and 151 for the purpose of providing a flood route. Mr. Wellstead advised that he feels comfortable with the changes and approval of the Final plat.

Mayor Scheffler called for discussion and questions. Mr. Sigafouos asked who would maintain Lot 141 and the detention areas and was advised that the Homeowners Association had that responsibility. Mr. Cocca asked what was going on at the site currently and Mr. Wellstead advised that Westport Homes was doing dirt work and installing sanitary sewer infrastructure at the present time. Mr. Elsea asked if only one access street was acceptable and was advised that the are stub streets throughout the development in all directions to provide connectivity with future development. He was also advised that there is access from Thorn Hill Drive as well. The Mayor then called for a motion to approve. Mr. Elsea made a motion to approve the Final Plat for Misty Meadows, Section 4; seconded by Mr. Sigafouos. There was a unanimous vote to approve and the motion carried.

Mayor Scheffler advised the members that the City Planning Commission Board needed to make an appointment of one person to the Community Reinvestment Housing Council. He explained that City Council appoints two (Brad Hutchinson and Donna Fox Moore), the Mayor appoints two (Lindy Jackson and Kim Sheldon) and the Planning Commission appoints one. Those five then appoint two more members. The function of the Housing Council is to review the annual CRA report to the state and acts as the appeals authority in the case that the City denies tax abatement to a project. There has not been a need for it since 1974, but it is the law and as such, the City needs to make these appointments.

Ms. Collins asked if Paul Martin was eligible as an appointee and Ms. Hall agreed that he would be eligible. Mayor Scheffler noted that Kelly Prinz was attending this meeting because of her interest in City government so Mayor Scheffler asked if she would be interested in the position and if so, would she please stand and introduce herself and provide the members with some background. Ms. Prinz now lives in the River Valley Highlands having moved from Fresno County, California. She moved to Ohio to be
near her family and has always had an interest in local government. She advised that she would be willing to accept such an appointment.

Mayor Scheffler called for a motion to appoint Kelly Prinz to the Community Reinvestment Housing Council. Mr. Sigafous made a motion to appoint Kelly Prinz; seconded by Mr. Wilkins. There was a unanimous vote to approve and the motion carried.

With nothing further for discussion, Mayor Scheffler called for a motion to adjourn. Mr. Elsea made a motion to adjourn; seconded by Mr. Sigafous. The meeting adjourned at 10:13 AM.

Respectfully submitted,

[Signature]

David Scheffler
Mayor