

PUBLIC AFFAIRS COMMITTEE/SPECIAL COUNCIL MEETING MINUTES

February 22, 2016

The meeting was called to order by Mrs. Groat at 6:00 p.m.

MEMBERS PRESENT: Deborah Groat, Mark Reams. Alan Seymour

OTHERS PRESENT: Chief Golden, Tim Aslaner, J.R. Rausch, Tracy Richardson, Chad Flowers, Taylor Evans with Journal Tribune and Kris Jones

APPROVAL OF MINUTES: The minutes for the meeting on January 25, 2016 were approved with minor corrections.

AGENDA:

Comments from Citizens:

Discuss Amendment to the TOC Zoning District: City Planner Chad Flowers spoke to the committee regarding a proposed amendment to the TOC Zoning code to include assisted living as a conditional use. He said if you look at the HMD in the zoning code that is where the assisted living would be allowed. If you look around the City and try to find places where the HMD will fit, there is not a lot of places. There is a growing need for assisted living facilities not only in Marysville. They looked at the zoning code in January the last time we had a request on Professional Parkway and discussed it. Mr. Flowers mentioned that during the meeting Mrs. Richardson mentioned adding it as a conditional use in the TOC. There are TOC districts that are not right on the main thoroughfare. It gives the operators a different option. Some prefer to be on the main path, and some prefer to be off the main path.

He reviewed the code for TOC and it already has healthcare services, which is just the office buildings. In City Gate, there are Memorial Hospital buildings and Nationwide Children's hospital with office buildings, plus hospitals are included in conditional use. Mr. Flowers said by adding this to the list of conditional uses for TOC district is not opening up the flood gates for everyone to apply. There is still a process that developers would have to follow.

Mr. Flowers said a zoning code amendment can either be done by a resolution brought from Council to Planning Commission or staff can bring it up to the Planning Commission as a discussion item and they can make a recommendation to Council at that point.

Mr. Seymour stated some of the facilities that we have talked about in the past have been about 70 to 100 residents. He said taking it as 70 residents that live there, some do not drive, would that be more like an R-5 density? Mr. Flowers was unsure what the density would be for some of those. They are looking at sites between six and eight acres.

Mr. Reams asked about how we manage the density in the TOC district versus the R-5. Mr. Flowers said he didn't know, but it is something that he could bring up with the Planning Commission. Mr. Aslaner suggested attaching the R-5 standards to the conditional use.

Mrs. Groat said she would be comfortable with Planning Commission discussing this topic and then deciding at what point we decide when we want to sponsor legislation. Mr. Aslaner explained that we have the staff take it to Planning Commission to discuss, they send Council a recommendation and then Council can approve the recommendation or make amendments to the recommendation.

Mr. Rausch questioned if we could do a conditional use on this specific TOC, it would have to cover all TOC districts. Mr. Flowers said we would have to create a different zoning district for that project. Mr. Rausch asked for this property, the Planning Commission recommended the zoning change.

Mrs. Groat asked Mr. Aslaner what his recommendation would be. Mr. Aslaner said to vote down the current legislation before Council, and pass the recommendation from Planning Commission, but he would not recommend passing both of the legislations.

Mr. Flowers gave three options to the Committee. First is to create a PUD, which would cost the developer more money, but we would know exactly what we would be getting. Second, is to rezone the whole cul de sac HMD, but that would lower the amount of TOC property available. Finally, we can add conditional use for TOC of assisted living.

The Committee discussed the concerns if the assisted living moves in and other different businesses move in or out, would it still be ideal to add conditional use in TOC.

The Public Affairs Committee asked Mr. Flowers do the following: Get with Mr. Aslaner and discuss what regulations/stipulations can be put on the conditional use for TOC, check and see if the conditional use of assisted living would work in other districts (BR, SD1) and look at lot coverage and green space requirements. Mrs. Groat would like to see a Planning Commission oversight on this and then a Council oversight on these topics.

Mr. Rausch stated that there is a need for this type of senior living in the community, and the need will be growing.

Review Council Rules of Procedure for 2016:

Mrs. Groat said she was hoping to discuss at the strategic planning the rule changes but we ran out of time.

Rule 2: Mrs. Groat stated on the checklist Mrs. Jones prepared we need to discuss order of business.

A) *Decide whether to move the invocation or remove it.* She said every time it comes up she is going to vote to remove the invocation for the same reasons that she gave last month. Mrs. Groat moved to remove the invocation from the Council agenda. The motion failed for lack of a second

vote. Mr. Reams suggested we leave it the way it currently is. His suggestion was passed unanimously.

B) *Add Design Review Board beside Planning Commission for reports on the second meeting of the month.* Mrs. Groat asked Mrs. Jones where that was in the rules. She answered E(4). Mr. Reams asked if we are just calling out the Design Review Board to report to Council. Mrs. Jones said they have always reported we just do not have them listed in the rules. Mr. Reams then commented that this is just a clean-up. It was passed unanimously by the committee.

C) *Add Committee Reports as (E)(5) (report of the meeting or what was discussed during the meeting).* Mrs. Groat and Mr. Reams agreed to remove the description in the parentheses. Mrs. Richardson suggested that the Committee give a little guidance to the Committee Chairs on what should be reported during Council. Last meeting, she suggested a format so everyone is on the same sheet of music when they report to Council. Mrs. Groat said she would like to see Mayor Rausch make that point, instead of having it in writing in the rules. Mrs. Richardson said she is ok with that but if we see everyone is doing it differently then Council might want to have another conversation about it. Mrs. Groat made a motion to pass the addition to read Committee Reports. It was unanimously passed by the Committee.

D) *Move Parks & Recreation Report up to section (E)(6).* Mrs. Groat stated this is not a Council committee that is why it is not included with the Committee Reports. Mayor Rausch was good with the move of the Parks & Recreation report. The Committee unanimously approved the move of the Parks & Recreation Report.

2(H) *Add that Council comments may be heard during all three readings and placing this language as such.* Mrs. Groat also suggested we move the readings to coincide with the numeric order (i.e. 1. First Reading, 2. Second Reading, 3. Third Reading). The committee agreed to rephrase the wording under second reading to state ... public, council and administration comments are heard. Mr. Reams suggested to remove the last sentence in the double asterisk under second reading. The committee agreed. Mr. Seymour voiced his concern about allowing anyone to speak under third reading, he likes the way it currently is being handled. Mr. Reams voiced his concern that a person should not have to ask for permission to speak at third reading, it is already allowed. Mrs. Groat said she understood both sides. Mr. Seymour moved to leave the third reading alone as it is currently being handled. Mr. Reams voted against and Mrs. Groat voted in favor. The Committee also agreed to add a sentence under third reading that would state "Council and Administration comments are heard".

Rule 19:

A) *Discuss combining Public Safety with Public Service Committee.* Mrs. Groat asked what the opinion was for combining the committees. Mrs. Richardson mentioned that when it was discussed during the Ad Hoc meetings it was going down to two committees and then a meeting of the whole. Mrs. Richardson explained as the chair of the Service and Safety committees that the Service Committees seem to last a long time and that would not be fair to the Safety Committee staff that attends the meeting to sit through the Service and vice versa. Mr. Rausch suggested that the Safety part of the meeting happens

first and then they could leave, he also mentioned he did not understand why the meetings take so long when we get a weekly update from staff on all projects. Mrs. Richardson mentioned she is for the combining of the committees but wanted a good reason why they were considering it. After more discussion, it was decided that the Committees will not be combined; there will be four council committees.

B) *Discuss whether meetings shall all be held on the same night and whether after the meetings Council as a whole should meet.* This was discussed that it should be left up to the committee chair to decide when the meetings will be held and what works best for the staff and committee members.

C) *Confirm all other amendments in Rule 19 are acceptable.* The committee confirmed all the other amendments suggested in Rule 19 are acceptable.

Mrs. Groat explained that these amendments to the previous Resolutions will come on the Council agenda on March 10th. She spoke with the Committee members about being out of town on the next Public Affairs meeting, and plans to cancel the meeting. The next Public Affairs meeting will be April 25th at 6:00pm.

The meeting adjourned at 7:45p.m.