

PUBLIC HEARING REZONING 46.16 ACRES ON  
GATES STREET FROM BG GENERAL BUSINESS  
DISTRICT TO R-SF1 RESIDENTIAL  
SINGLE-FAMILY DISTRICT

JUNE 12, 2024  
5:30 PM

Public Hearing called to order at 5:30 PM.

Council Present: Mr. CJ Gadosik, Mr. Mark Hammer, Mr. Doug Nestor, Mr. Harold Rozak, Mr. Tim Smith and Mr. DJ Youngblood. Also, present Mayor Lindeman, Fiscal Officer Kristen Robison and Law Director Spiros Vasilatos.

Audience present: Shirley Ashbrook, Chris Ashbrook, Michael Rose, Anita Reece, Kay Kerr, Earl Kerr, Robert Sypherd, Marilyn Roehrich, Greg Roehrick, Sandra Robertson, Rodger Robertson, Jeremy Golub, Chad Lockhart, Bob Lockhart, Cathleene Kiel, Kathy Nitz, Jerry Butcher, Wendy Block, Ed Block, Alyssa Carpenter, Robert Haag.

Mayor called the meeting to order. Explained why we are having the public hearing and explained what is being considered to be rezoned. All audience members with questions or comments were requested to come forward to the microphone and state their name and address for the record. Bob Lockhart stated the reason they are requesting a zoning change. Council will vote on this issue at the Council meeting following the hearing.

The Summary of questions/comments will be listed only.

Anita Reece 460 Meadow Ridge Trail: QUESTION: Various questions, is the school being involved and can we handle more children, who will the builder be, will there be age restrictions, lot sizes, any thoughts for Village regarding children crossing 585? BOB LOCKHART: Stated zoning change is for residential only, builders being considered D. R. Horton, Ryan, Pulte. Better warranties. No age limit on ownership. Concept plan shows 135 houses. \$260,000 potential starting prices.

MAYOR: Square foot and lot size will adhere to our current zoning. JEREMY GOLUB: Stated council has notified the school district and the district is making tentative plans with knowledge about this potential zoning change, but is waiting for the final decision of the zoning change.

Greg Rohric – Twp resident: QUESTION: Minimum square footage? Will there be grinder pumps? MAYOR: Developer will have to adhere to our current zoning on minimums. There will not be grinder pumps.

Cathleene Kiel – 830 Church Street: QUESTION: Utility infrastructure, who is paying for this? Also, where is the money coming from to cover FIRE/EMS? MAYOR: Pump station put out there 20 years ago, as well as a water line that was ran 20 years ago. Our sewer plant is currently at 55% capacity. With the addition of 135 possible homes, that would move our capacity to 60%. We have two good wells and a 12-year-old water plant. We have been planning for growth in this area for many years.

Jerry Butcher – Hametown Road: QUESTION: Will we have to hire more employees? MAYOR: No. QUESTION: Fire and EMS response times without adding more employees. MAYOR: Chippewa Twp. Is in charge of FIRE/EMS. With the growth over the last 20 years in the village and township, the FIRE/EMS has increased their rosters, and per DJ Youngblood who was a volunteer fireman years ago, because of these increases over the past years there is now 24-hour services, as well as the volunteer members. Again, the property tax base that will be generated from the new homes will help fund the schools, and Chippewa Twp and the Village for services, as part of property taxes. QUESTION: What is the next step after this? Does Lockhart come back with their proposal and will there be anymore community input? Can they change the lot sizes? DJ YOUNGBLOOD: Lockhart will have to adhere to what are current restrictions are. QUESTION: How many new homes are roughly built in the Village annually? MAYOR: 8 -12. However, we have less than 10 building lots currently available. Ed Shondel has the ability of 11 new lots, which is currently undeveloped.

Roger Robertson – Woodlawn Drive: QUESTION: How is the village going to plan for the traffic on Gates Street and Clinton Road. Worried about accidents that are already happening and now with more traffic how will these be addressed? MARK HAMMER: Once Lockhart gives us an actual design plan, our planners/engineers Hammondtree and Associates will go over the details for roads, waterlines, drainage, turn lanes, exits, all of which our planners will evaluate and come back to the planning committee with those recommendations. Planning will let the developer

know what needs to be addressed prior to beginning. QUESTION: What about the other property across the street that runs in front of Woodlawn? LOCKHART: Currently there is no plan for that property. MAYOR: That property is currently in the township. If that property is developed, and they would request utility services, that property would have to be annexed into the Village at that time. QUESTION: Does the pipeline that went through this area previously, how does it affect this? MARK HAMMER: No buildings can be put on top of the pipeline; however, parking lots and roads can be.

Alyssa Carpenter – Twp. Resident McCallum Drive: QUESTION: Has there been a traffic study? MAYOR: Yes, there has been traffic counts done. QUESTION: As the improvements are being made to the roads, does the developer or Village pay for this? MARK HAMMER: The developer. QUESTION: Should Council approve the rezoning tonight, will the Village have another opportunity to review and evaluate the investment? The property is currently in the CRA. Will the property owners take advantage of that? How would that affect the return on the Village investment? MARK HAMMER: We will continue to review and evaluate the plans making sure everything is done according to the recommendations of our professional planners and engineers. The CRA that is currently on that property, the developer would be the only one who could take advantage of that, not the individual homeowners. QUESTION: The Wayne economic Council and Wayne County are undergoing a housing study that will identify needs within this area. This study will be available this month and could inform you, not for or against, about the demand for housing and how likely these will be to fill these homes. What type of price point is the developer looking at? \$200,000, \$400,000? LOCKHART: In the price range of \$200,000 plus.

Shirley Ashbrook 520 Wild Cherry Lane. QUESTION: How are we going to support another 135 families when we don't have basic things in town already, grocery store or pharmacy. Going to surrounding areas isn't the easiest. MARK HAMMER: This is the most business-friendly council in recent past. We are always concerned and want business in town, we have things in place to attract new business like the CRA, however, we cannot make someone come in and start a business. Grocery stores want 15,000 roof tops in a 5-mile radius and because of the amount of grocery stores in this radius, it is highly unlikely that a grocery store will come to Doylestown. With the increase of population with this development, it may spark other business to want to come into town, especially the 20 commercial acres that will front this allotment on 585. QUESTION: Traffic on Gates. MAYOR: This has already been discussed previously.

Kathy Nitz – Clinton Road QUESTION: Will the access roads onto Clinton be maintained by the Village or Township? MAYOR: The Village will maintain these roads for plowing and maintenance. STATEMENT: Even though I live right where this will be in my back yard, I don't see any issues with it.

JERRY BUTCHER – Will the church be able to connect into the water and sewer? That will have to be looked at once the final plans are in place and how close the lines are to your property. This is something you would have to talk to Mr. Lockhart about and also go to planning.

JEREMY GOLUB: Mr. Mertic who is the Village liaison with the School Board. Harold has met with him several times, as well as the Superintendent. I just wanted everyone to know that there has been communication between us. To understand the impact this will have on the schools we need to understand who will be moving into these homes. Our enrollment is not dipping, but it has plateaued. I will send out an email to all the board regarding the concerns voices here tonight regarding the schools so that all are aware. I just wanted you all to know that we have been in communication with the village and that we will plan and react accordingly however this project moves forward.

Mayor asked to close the hearing. Mr. Mark Hammer made a motion to close the hearing, seconded by Mr. CJ Gadosik. Roll Call: All ayes.

Public Hearing ended at 6:35 pm