

PUBLIC HEARING ON REZONING VILLAGE OF DOYLESTOWN OWNED PROPERTY ON SR 585

February 24, 2021 at 5:30 PM

Village Representatives present: Mayor Lindeman, Council members Kay Kerr, Chad Marti, DJ Youngblood, Mark Hammer, Doug Nestor, Mistie Hray, and Solicitor Spiros Vasilatos.

Guests: Joe Denk, Donna Denk, Jonna Ritchie, Robert Marshall, Dan Marshall, Harold Rozak, Earl Kerr, Charlene Williams, Chris Williams, Chris Williams II, Charles Conrad, Joe Denk, Sr.

We are changing to general business from RF1 for 42 acres. Property is being considered to be sold.

Joe Denk: His property has 500 feet that borders the village. In the current industrial zoning you are not governing sound and light glare. There may be a 30 foot right of way, but that is not much. Mark Hammer said we're looking at commercial not industrial development. Mr. Denk thinks development will devalue his property. Mr. Denk's dad says he does not want the area rezoned. Mark Hammer said we are trying to help the services we provide for the citizens.

Donna Denk asked why we don't improve the commercial spots we already have. Mark Hammer answered that the properties are privately owned, they are not the villages.

Mayor explained the aquifer cannot be used until we build a new plant to process the water from the unused water fields.

Jonna Ritchie thought we should enforce the codes for maintenance to encourage the businesses to come to town. When we drive down 585 we see a nice rural area. We don't want to see a commercial area.

Rob Marshall asked if we're going to need the land down the road (years). He is against selling the land because we don't know if we will need it. We have 2 little league fields, but need 8. Mark says we need to have money from businesses to provided services. He talked about the tax.

Dan Marshall said you don't have the right of way to get to Rt. 70 so why rezone now. We are out of park property. With the water ways and wet lands you don't have that much land to develop. We do not have a place for future park land. Dan would hate to see us get rid of the land.

Harold Rozak: You said people have expressed an interest in property. What do they want to do with the property? The lighting was there before you (Denk) bought the property. Harold is against selling the property until we try to sell it as residential. Mayor will try to get the residential versus commercial appraisal. Money would have to be put into the road and other services.

Chris Williams stated that when they bought the property on Collier Drive, they asked the Village what they wanted to see down there. The Village said jobs. I'm in favor of this being general business. I'm not a resident here, but I want to see jobs in this community. I appreciate and understand and respect the concerns, but it is up to the Council to decide if you want jobs.

Chuck Conrad: I wish we would have had this type of property when I was bringing back my business. I'm concerned that we need parks. I would like to see us keep this if possible. We can't get property back.

CRA details were discussed.

Earl Kerr: I have lived here for about 50 of my 70 years. Selling the property would be a mistake. The property is beautiful, has 2 streams, 60 foot rock cliff and some wet land. If you clear the scrub brush, you can get a lot of ball fields. How do you afford to do it? You need money to run the town, but you need park land bigger than Memorial Park. It is a quality of life issue for the community. We don't have future land to pick up for parks.

The public hearing has been for Council to hear how community members feel.

Joe Denk thinks we have possibilities to develop the property at 585/Gates Street. Mark reiterated that that is not owned by the Village, and that the Village has already invested over \$500,000 to bring water to that land. Land owner has the property listed at over 1 million dollars. Mr. Denk still thinks the Village should try to purchase this property.

Hearing closed at 6:18 pm

Kay Kerr