

**CITY OF MASON
SPECIAL COUNCIL MEETING
AUGUST 30, 2021
5:00 P.M.**

The meeting was called to order at 5:02 p.m.

ATTENDANCE

The following members of Council were present: Diana K. Nelson, Ashley Chance, Tony Bradburn, Joshua Styrcula, Michael Gilb, T. J. Honerlaw, and Kathy Grossmann.

PUBLIC COMMENTS: DONWTOWN DEVELOPMENT – PROPOSED ORD. 2021-92

Lisa Heim of 102 East North Street said she regularly supports downtown businesses and provided concerns about entrances and exits and foot traffic safety based on the proposed site plan.

Barbara Spaeth of 5343 Chapel Lane read a comment from Sallie Nally encouraging a vision and listening to residents. Barbara said to pause the project and let the community decide with Council.

Mayor said this is a concept plan, not an engineered plan. The progression of this plan will occur once a development agreement is passed. Vice Mayor Gilb said this plan is painting a vision for Downtown Mason and is not finalized.

Jim Fox of 136 Kings Mills Road said a commercial real estate appraisal is needed. He has concerns with the impact to Community Center memberships, utilities, and storm sewer system.

Jeff Forbes said like any other ordinance, this ordinance is always subject to referendum by the public.

Mayor Grossmann said Jim Cohen's company will be purchasing Community Center memberships for his residents and burying utilities will be considered in conjunction with this project.

John Wright of 5510 Concord Crossing said a traffic study is needed beyond the bus barn and a plan needs to be put in place to handle traffic.

Mayor Grossmann said Council and staff will look into ways to alleviate the strain of Downtown traffic.

Kurt Seiler stated the City conducted a traffic count of this area in 2013 and many traffic studies would be needed if this project were to move forward.

Kristin Goecke of 6567 Farmbrook Court stated concerns with displacing organizations and encouraged other development options and investing in local businesses.

Mark Haake of 3620 Dunlop Court said the project should be postponed and no development should be done without a Downtown Master Plan or input from a professional outside entity.

Mayor Grossmann said Council discussion and public input typically occurs after the first reading, and normally comes during the second reading.

Minda Bower-Cornett of 5083 Concord Hills Circle said Council needs to listen to residents' and businesses' concerns, less income should be required for tenants and a plan should be in place.

Jim Spaeth of 4439 Hanover Drive and owner of Whippy Dip stated parking concerns and said infrastructure plans will need to be complete. He welcomes new people to the community.

Jeff Nisbet of 116 East Main Street said his home and business will be greatly affected by the site plan and expressed parking concerns. He said to slow down the process and help businesses.

Eric Hansen said the development agreement anticipates using property shown on the site plan and anticipates a section of Church Street to be vacated with maintained access to current homeowners.

Jenny Jackson of 5754 Richmond Park has concerns with the rush to pass this project and stated the need to get residents buy-in.

Sherry Taylor of 4833 Gallop Run stated confusion of external entity rules for comments and said the Downtown plan needs sufficient time to be able to engage the community.

Mayor Grossmann reviewed the Council Meeting participation guidelines. Eric Hansen said individuals invited to present at Council can coordinate with staff for set-up prior to the meeting.

Mayor Grossmann and Sherry Taylor discussed Sherry's roles in the community, the MADE Chamber process for a Downtown vision, and real estate experience.

Stuart Cowan of 104 East North Street has concerns with infrastructure, parking, traffic going in and out of the site, detention pond, and the height of the building compared to nearby homes.

Gina Sanders of 221 Kings Mills Road said process needs more time. She thanked Mr. Cohen for recognizing the power of community and said Council should be leaders and hear the public.

Christina Mayrhofer of 106 West Church provided concerns with what streets would be included in a traffic study. She wants a plan to attract small business and support established businesses.

Kurt Seiler said a traffic study would be completed as required in the zoning code, an impact study as well as a corridor analysis.

Annie Droege of 4509 Estate Court raised concern for the lack of information regarding the project.

Chris Coffaro of 4886 Elizabeth Court wants a defined process through collaboration and community engagement to create a vision. He said to invite a development professional to a

meeting and encouraged Council to pause for more clarity. Council discussed pausing this proposed plan, this plan being the beginning of a process with an opportunity, being transparent from the beginning, and the developer's risk as a stakeholder.

Cathy Harbison of 5360 Joseph Lane and Downtown business owner stated this is a project, not a vision and said this needs to be a part of a larger plan with stakeholder input.

Margie Murray of 5625 Richmond Park Drive said this discussion is important for community development and this would draw more investors and activities Downtown.

Mark Lortz of 5145 Minuteman Court thanked residents and business owners for coming out to support local businesses.

Kevin Carroll of 7851 Yellowwood Drive said the current rendition may change based on today's comments which is part of the process. Different bids would provide different perspectives.

Suzie Lirtzman of 7343 Red Oak Court said Council needs more input from the community and has concerns with a legal development agreement that can change.

Mayor Grossmann said there are contingencies built into the agreement with a structure that protects the City.

Rick Seitz of 7556 Central Parke Boulevard has concerns with financials to weather economic downturn and what tenants to expect. He requested an informal community discussion with Mr. Cohen.

Mayor Grossmann said community discussion is part of the development agreement. She said she does not own land or have business deals with Mr. Cohen which is verified on an affidavit.

Chris Kirkham of 300 East Main Street stated traffic flow concerns and clarification of dual zoning for the Downtown overlay.

Ryan Cleary of 5156 Minuteman Court said professionals use current data and recommended a traffic analysis.

COUNCIL DISCUSSION: DOWNTOWN DEVELOPMENT – PROPOSED ORD. 2021-92

ADJOURN

A motion to adjourn was made by Councilmember Bradburn, seconded by Councilmember Honerlaw. VOTE: ALL YEAS. TIME: 7:01 p.m.