**VILLAGE OF EVENDALE**

**PLANNING COMMISSION**

Minutes from the July 28, 2020 Regular Meeting

Evendale Municipal Building, 10500 Reading Road

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chairman Chris Patterson at 6:00pm. In attendance were EPC members Jannelle Moore and Arnie Schaewe. Supporting the EPC were Timothy Burke (Village Solicitor), David Elmer (Director of Administrative Services), and James Jeffers (Service Director). Due to COVID-19 concerns, EPC Member Catherine Bennett attended via telephone conference call. Councilperson Beth McDaniel was absent.

Those present recited The Pledge of Allegiance to the United States of America.

**Old Business:**

There was no Old Business to discuss.

**New Business:**

1. EDB20-8, Preliminary and Final Development Plan for AeroHub North.

Chairman Patterson opened the meeting by thanking EPC members for their flexibility and willingness to adjust their schedules to meet today instead of the typical third Tuesday of the month, which would have been last week. The purpose of changing the meeting date was to enable staff to duly advertise the Public Hearing on tonight’s agenda; specifically, for the purpose of reviewing and considering the AeroHub North Preliminary and Final Subdivision Plan. Chairman Patterson proceeded with the Hearing:

Mr. Elmer advised the EPC that Village code required the Village, as the property owner and plan creator, to prepare and submit a Preliminary and Final Development Plan for AeroHub North. Elmer reminded the EPC that they went through a similar process last year in January 2019 when they reviewed and endorsed the Preliminary and Final Development Plan for AeroHub South. That Plan was subsequently reviewed and approved by Village Council via Ordinance 19-05 on May 14, 2019.

Mr. Elmer proceeded to describe each component of the AeroHub North Preliminary and Final Development Plan which includes: An opening development overview statement and description of developable lots; the AeroHub Master Plan; the AeroHub North Subdivision Plat; the Declaration of Covenants and Restrictions for AeroHub North; a list of property owners within 300 feet of AeroHub North; an AeroHub North Draft Development Schedule; Ordinance 19-15 approving the Innovation District PUD; the Innovation District PUD text; to concept plans showing potential build-out options for the lots; a topography map of the area; the AeroHub Blvd. Phase II Roadway plans; a work-in-progress draft of Kolar’s Gateway Signage Plan; A FEMA FIRM Map of the area; Kinetic Vision’s Development Plans for lot 3 of the subdivision.

Ms. Moore inquired about the Development Schedule and its designation as a “Draft”. Mr. Elmer advised that while the schedule defines future development steps/goals; the implementation timeframe assigned to each step/goal should be considered flexible at this time given a multitude of future unknown variables, such as funding availability, that will dictate when steps/goals are sequenced and implemented. Elmer advised the PC to consider the Development Schedule as a “living, breathing” document subject to future adjustments

Mr. Schaewe asked several questions about the meaning, intent, purpose or historical background of several documents given his recent appointment to the Commission. Mr. Elmer, Ms. Ryan and other members of the EPC provided details and explanations to Mr. Shay’s satisfaction.

Mr. Elmer advised the Committee that all of the documents in the Plan have been reviewed, approved, or are in the process of being reviewed/approved by the EPC, the Evendale Community Improvement Corporation or Village Council.

No one from the public attended the Hearing nor provided commentary during the meeting.

Ms. Bennett noted that due her employment with Kinetic Vision, she would be abstaining from voting on the Plan

Motion by Ms. Moore was seconded by Ms. McDaniel to approve the AeroHub North Preliminary and Final Development Plan. There was no further discussion. The motion passed by a 3-0 vote, with one abstention.

Mr. Elmer advised that the Plan would next be presented to Village Council at their August 11th 2020 meeting for review and consideration.

**Internal Business:**

1. Approval of the minutes for the Regular Meeting of June 16, 2020.

Motion by Ms. Moore was seconded by Mr. Schaewe to approve the minutes as submitted. There was no further discussion. The motion passed by a 4-0 vote.

Motion by Ms. Moore was seconded by Ms. Bennett to adjourn the meeting. There was no discussion. The motion passed by a 4-0 vote.

The meeting adjourned at \_\_\_\_\_\_\_\_pm.

Minutes reviewed and approved by:

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Chris Patterson

Chairman, Evendale Planning Commission

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Jannelle Moore

Secretary, Evendale Planning Commission

Minutes as prepared by David Elmer, Director of Administrative Services.