

## **Anderson Township Economic Development Committee- MEETING SUMMARY**

November 16, 2021 at 3 p.m. at the Anderson Center

### Members Present in Person:

Paul Kitzmiller (Chair), Amy Broghamer, John Deeds, Michael Doenges, Jake Fraiture, John Halpin, Derek Garrison, Elizabeth Maier, Matt Owen, Scot Prebles, Amy Richardson

### Others Present in Person:

Sarah Donovan (Anderson Township Staff), Steve Sievers (Anderson Township Staff), Josh Gerth (Anderson Township Trustee)

### Members Absent:

Julie Bissinger, Chris Corrado, Jeff Cowan, Stephen Feagins, Nick Fucito, Nicole Hunter, Phil Kiley, Paige Jansen, Zach Peterson, Scott Miller, Jeff Rosa, David Rose, Benjamin Smith, Marcus Thompson

## **Welcome & Introductions**

Mr. Kitzmiller called the meeting to order at 3:00p.m., and welcomed members to the last meeting of the year. He stated it was great to see everyone and asked each member to introduce themselves.

## **Review of July 27<sup>th</sup> Minutes**

Mr. Kitzmiller stated the minutes from the last meeting, on July 27, 2021, were in the packet. He asked for any corrections, additions, and questions. Mr. Halpin made a motion to approve, seconded by Ms. Broghamer and there was unanimous approval.

## **Announcements – Township News, Business Updates, etc.**

Mr. Sievers reviewed the business update, stating that it was last updated with additional business from July to November. He asked if there were any questions.

Ms. Donovan stated that the Public Art Master Plan is on the agenda for Zoning Commission for next Monday and that is the only case.

Ms. Donovan referred to the business update and noted KFC, Skytop, Condado, and Vantage updates. Several of these are developments that the EDC had the opportunity to review voice their opinion on behalf.

Ms. Donovan also pointed out that Hummingbird Court, on Eight Mile is a name change from Dacey's Landing. The plans for this subdivision have not changed.

Mr. Sievers noted that while we do not have a lot of open cases at the moment, we have big projects under construction that we have worked on for a long time. He noted that Harmony Senior Living is looking for final occupancy by year's end, with move in next Spring. In addition, Vantage is planning to begin site work after Thanksgiving and are planning on move in for 2024. He added that the Skytop

Shopping Center had been demolished and they are in the building permit process, planning to move in late 2023.

Mr. Kitzmiller noted that the amount of development is really good to see within our Township and that the work of this committee and staff can be seen within this development update.

### **Homearama Conclusion/Summary**

Mr. Kitzmiller stated that Homearama was a great success for our community, and asked if there were any additional comments.

Mr. Sievers passed around the Community Award that was given to Anderson Township from the Home Builders Association.

Mr. Gerth applauded the work of our staff, the EDC, as well as Amy Richardson who really put all of her effort and energy into Homearama. He noted that while the attendance was not what we wanted to see, it was still 18,000 people who attended an event in our community. He added that we were able to really showcase our Township in a positive manner at this event.

Ms. Richardson agreed and stated that Homearama was a huge learning experience and that there were several events that she believes could be carried over to the Township and done on their own. She noted that she was glad that the Township had this experience.

### **Comprehensive Plan Update**

Ms. Donovan noted that the Comprehensive Plan Update is still underway. She noted that the Township has held a couple of open house meetings, both virtual and in person, the latest of which was last night. The focus last night was on the Future Land Use Map. Staff sent out over 3,500 letters to potentially affected property owners (those owning or within 200' of a property slated for a change), and invited them to an August open house, to contact us via phone or email, or attend last night's meeting.

Ms. Donovan stated that staff is working on a draft plan currently, and when it is posted that staff would love to have committee review. She noted that the potential schedule as of now is to initiate adoption with the Board of Township Trustees in December, review by the Zoning Commission in January, review by the Trustees in February and then to Hamilton County Regional Planning in April for final review and adoption.

Mr. Sievers noted that this plan is the fourth update of the Comprehensive Plan, and as we can see from the 2016 Plan Update, this document lays the groundwork to what the Township works on. He added that besides land use, there are a number of other topic areas in the plan, including mobility, housing, and services. He agreed with Ms. Donovan that when we have the draft plan, staff would love to have EDC input on the document over the next month. Staff will send that link to review the Plan.

Ms. Broghamer added that it is so exciting to see the development that we have going on now, as we are working on the update. She noted that the 2016 plan illustrated a need for senior housing and since that plan we have had one facility add an addition, one approved, constructed and opened, and another that is almost completed.

### **Discussion of Committee Direction for 2022/Committee Reappointments**

Mr. Kitzmiller stated that with Homearama completed, we are going into 2022 with a fresh slate and asked what the committee would like to work on.

Mr. Gerth noted that with the adoption of the Kellogg Gateway Study that we will need committee input when the Township starts working on the implementation of this plan.

Mr. Kitzmiller noted that the Kellogg area is a great opportunity to build up an entertainment area.

Mr. Prebles asked if the focus will be for living or entertainment. Mr. Gerth replied that the focus will be on both, as this is one of our entrances to the Township, we will be focusing on how to make this a welcoming gateway with opportunities for housing and entertainment.

Mr. Sievers noted that without any work, we have three large institutions in this area and we hope to grow the entertainment characteristics and experience with gateway features and implementation of the plan.

Ms. Broghamer asked if a hotel was still in the discussion. Mr. Gerth replied yes, but with the current market for hotels, that those conversations have slowed.

### **Closing**

Mr. Sievers thanked Mr. Kitzmiller for his time and efforts on the Economic Development Committee and noted that while he is stepping away from the committee, that he will still be present in our community and is always welcomed to attend a meeting.

Mr. Kitzmiller thanked staff, Mr. Gerth and the EDC for all of their hard work over the years and noted that his family is wholly committed to the growth of Anderson Township. He noted that he has enjoyed his time on the committee, but was ready to hand it over to a new chair, Amy Richardson.

### **Announcement of Next Meeting – January 25, 2022**

There were no other announcements. Mr. Sievers stated the next Committee meeting will be January 25, 2022 at 3pm at the Anderson Center.

The meeting adjourned at 4:15 p.m.