



Council Minutes – Regular Meeting

July 6, 2021

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of July, 2021 at 6:30 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov, Law Director Mitch Banchefsky; Finance Director Bethany Staats, Administrative Services Director Adrienne Joly, Police Chief Greg Jones, Development Director Jennifer Chrysler, Deputy Public Service Director Mike Barker, Public Service Department Director Mark Nemec, Planner Chris Christian, Economic Development Manager Michael Loges; Chief Communications and Marketing Officer Scott McAfee, and Clerk of Council Jennifer Mason.

Council Member Briscoe led the assemblage in the Pledge of Allegiance.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

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| Mayor Sloan Spalding | P |
| CM Colleen Briscoe | P |
| CM Marlene Brisk | P |
| CM Michael Durik | P |
| CM Chip Fellows | P |
| CM Kasey Kist | A |
| CM Matt Shull | P |

Clerk Mason reported the Council Member Kist could not attend and requested to be excused. Mayor Spalding moved to excuse Council Member Kist from the council meeting. Council Member Shull seconded and council voted with six yes votes to excuse Council Member Kist from the council meeting.

ACTION ON MINUTES:

6/15/21 Regular Meeting: Mayor Spalding asked if council had reviewed the proposed June 1, 2021 regular meeting minutes and if there were any additions or corrections. Hearing none, Mayor Spalding moved to adopt the June 15, 2021 regular meeting minutes. Council Member Fellows seconded and council voted with six yes votes to approve June 15, 2021 regular meeting minutes.

6/28/2021 Special Council Meeting: Mayor Spalding asked if council had reviewed the proposed June 28, 2021 special meeting minutes and if there were any additions or corrections. Hearing none, Mayor Spalding moved to adopt the June 28, 2021 regular meeting minutes. Council Member Durik seconded and council voted with six yes votes to approve June 28, 2021 regular meeting minutes as corrected.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE.

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HEARING OF VISITORS:

Proclamation for NA Eagles Division I State Champion Boys Baseball Team – Mayor Spalding read the proclamation to the parents and players who were among the public present. Coach David Sterling told council it was a pleasure to coach these young men. They were relentless in their desire to be successful. Strength of family, strength of community, the NAHS Athletic Department all played a part. He was proud of them and proud to represent the New Albany. Team Co-captain Brady Conley told council this was his favorite team in his many years of playing baseball and the season was a dream come true.

Pickleball Players

Mitchell Mink, 6904 Lobelia Drive, told council he'd been a resident since 1998. Sports built character, teamwork, and promoted socializing. He'd played pickleball for four years. He got into it through the Parks & Recreation program at the Thompson Road bubble. It had grown substantially until COVID shut it down the organized aspects. Nevertheless, there was a large email list of people looking to play. Many more than that played in New Albany. The pickleball players felt it was time to do something. Columbus communities, Dublin, Granville, and Westerville had been building or were in the process of building pickleball courts. Age groups ranged from high school to people in their 70s+. It was easier on the body and joints than tennis. He felt the New Albany player average age ranged from 45-55, but it could be beneficial to school age kids, too. Equipment was low cost. They just needed courts.

Pickleball had become his friends' happy hours. They went outdoors, got exercise, met a lot of great people, and did this on a regular basis. They wanted to develop a community in New Albany around pickleball. If the city could develop a plan of where that could be – he knew there were a lot of plans out there – he knew that the city would get support. Six or eight courts would be great. Five years in the future, they were looking to double or triple that number based on participation. This was a fast-growing sport, a lot of fun, could be played recreationally or competitively.

Mayor Spalding asked if there had been discussion around forming a New Albany Pickleball Association. Mr. Mink stated there had, however, COVID made that difficult. Someone needed to pick the ball up and make that happen. It would be a great way to support the program going forward - one phone call someone new could make to connect to the pickleball community. That was something the players were dedicated to doing to promote the growth of pickleball.

Council Member Fellows asked and Mr. Mink replied that players found courts all around. In addition to the courts in New Albany - Olentangy Park had six courts, Hawk Park had four courts. Mr. Mink described how busy the courts could be, how pickleball used tennis courts, and how people gathered to play. In the winter, pickleball players had to reserve the Thompson Park bubble courts in for the entire season. Many did that, but spots filled up fast, and it wasn't the same as open play.

Council Member Durik asked and Mr. Mink answered that Westerville had twelve courts designated or in the process of being built. Worthington had six courts and were putting in four more. Dublin had eight courts. Bexley had up to eight courts in two locations.

Council Member Brisk asked and Mr. Mink responded that Middletown, Ohio was the "Pickleball Capital" because they had 16 courts in one location. Tennis courts were gifted by the city to a pickleball association,

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who converted them. They could host a large tournament with 380 participants over three days. Tournaments could be regionalized. There was a national tournament in California. The US Open Pickleball tournament was in Naples, Florida. They had 62 designated pickleball courts and had 250-500 people playing on any given day. You could host a tournament with eight courts, but would have to limit the number of events. Tournaments included singles, men's doubles, women's doubles, and mixed doubles.

Tom Puleri – The sport was gender neutral – there was no talent difference between men and women. It was also remarkably size neutral. Beginner players got up to speed very quickly. There was something different about the socializing in pickleball, everyone was close and there was time between games.

Jeanie Huff, 13 Richmond Square, residents for five years, this was a sport of all ages and all people. It would be consistent with the city's diversity and inclusion objectives. She described playing with family members of widely varied ages. This was a public parks and rec sport. You didn't have to be organized or have a crew of young men. It was for all ages and all people. You could show up alone and have a great time.

Roseanne Stern, 7641 Alpath Road, resident for 22 years. She told council she was 73 years old. She attested to the fact that this was the one activity the city could start doing for seniors. So much of the Parks and Recreation programs were for the young. There wasn't much for people her age. Seniors loved pickleball. She had been on the court with three generations of players. She didn't know of any other sport where one could do that.

Mayor Spalding stated that Council Member Shull had asked the city manager to start looking at space and costs. Pickleball wasn't a new topic, but COVID had shifted priorities. The city was re-energized on this issue. Council appreciated the players coming out.

Council Member Fellows asked and Mr. Minic answered that two pickleball courts could fit on one typical tennis court. At Bevelhymer Road Park, one could fit six pickleball courts. Council Member Fellows wanted to see some analysis on number of courts, speed to conversion, how much money would be needed, where it would go, and if an existing area could be converted. Mr. Minic stated the group had done a lot of research on court costs, conversion costs, vendors, and contractors. They volunteered to be a part of any type of discussion. They could lend their knowledge and save time.

Council Member Briscoe stated council had a capital projects meeting Friday, August 27th. This was a topic of discussion. Council Member Shull encouraged council and staff to talk to the pickleball players to get more background.

Sue Puleri thanked council for responding on sidewalks so quickly. Pickleball was the largest growing sport in the nation. She would love to be the trailblazers in central Ohio – host the competitions and clinics – because we are New Albany.

Council Member Shull congratulated the Puleris on their 36th anniversary.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: No meeting.

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PARKS AND TRAILS ADVISORY BOARD: No meeting.

ACHITECHTURAL REVIEW BOARD: No meeting.

BOARD OF ZONING APPEALS: No meeting.

ECONOMIC DEVELOPMENT COMMISSION: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

INCLUSION DIVERSITY & EQUITY ACTION COMMITTEE: No meeting.

CEMETERY RESTORATION ADVISORY BOARD: Council Member Fellows asked and City Manager Stefanov stated the city hadn't moved on fencing for Wagner Cemetery. It was something that would be discussed at the Capital Projects Meeting. Clerk Mason stated it was on the CRAB's August agenda.

CORRESPONDENCE AND COMMUNICATION:

NONE.

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

ORDINANCE O-21-2021

Mayor Spalding read by title AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 38.09+/- ACRES FROM PLAIN TOWNSHIP, FRANKLIN COUNTY TO THE CITY OF NEW ALBANY.

City Manager Stefanov stated this legislation was the last step in the Expedited Type 1 annexation process. The petition was approved by the Franklin County Commissioners. There was an existing Annexation Agreement with Plain Township from 2008. The 60 day waiting period had elapsed and council could take action.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Fellows moved to adopt the ordinance. Council Member Brisk seconded and council voted with six yes votes to approve Ordinance O-21-2021.

ORDINANCE O-22-2021

Mayor Spalding read by title AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NEW ALBANY BY AMENDING THE ZONING MAP TO REZONE 38.09 +/- ACRES OF LAND LOCATED AT 7555 BEVELHYMER ROAD AND 7325 WALNUT STREET FOR AN AREA TO BE KNOWN AS THE "WOODHAVEN ZONING DISTRICT" FROM ITS

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CURRENT ZONING OF AGRICULTURAL (AG) TO “I-PUD” INFILL-PLANNED UNIT DEVELOPMENT AS REQUESTED BY ALTO REAL ESTATE, LLC C/O PATRICK FISHER.

Planner Chris Christian told council that this ordinance would change the zoning for approximately 38 acres. The preliminary development plan showed 60 lots on 38 acres with a total net density of 1.68 units per acre. The city’s strategic plan recommended 1 unit per acre density for traditional single-family developments and up to 3 units per acre for a 100% age restricted development. The strategic plan allowed for more density if land was purchased off-site and deed restricted. The application stated that the amount of land needed to offset the development was not available and agreed to pay an increased fee of \$25,000 per acre directly to the city in lieu of a land purchase. This amount was consistent with land purchased for the Metro Parks.

Planner Christian stated the new subdivision had two road connections – at Bevelhymer Road and at an existing stub street at Tournus Way. The zoning text required a traffic study which was underway. The applicant revised the zoning text to include a commitment to provide a vehicular connection directly to Walnut Street.

This proposal met all of the required open space and parkland requirements. The text required that strong pedestrian connectivity, with leisure trail along Walnut Street and Bevelhymer Park and sidewalk throughout the subdivision. The applicant demonstrated a commitment to high quality through four-sided architecture and building materials. The proposed land use matched recommendations in the Engage New Albany strategic plan and met the vast majority of the development standards for this future land use district, including connectivity, setbacks, architecture, and open space. The Rocky Fork Blacklick Accord recommend approval. The Planning Commission (PC) recommended approval with conditions at their June 2021 meeting.

Given the type of I-PUD zoning, the applicant would have to return to the PC for review and approval of a Final Development Plan application. Neighbors within 200 feet of the property boundary would be notified and all meeting agenda would be posted on the city’s website. Staff recommended approval of the legislation.

Mayor Spalding asked and Planner Christian responded that council would see the Final Plat application when it came in.

Larry Canini, Canini & Associates, applicant, on behalf of Alto Real Estate, told council he had met in person with several neighbors, including Mr. Murphy and the Dishongs. He knew most of the neighbors were concerned about tree preservation and he felt the same way. His hopes were to maintain the tree boundaries. They had every intention of saving those. Right now, they were able to commit to roughly 10 feet, but their bigger issue was managing stormwater - which could endanger trees. The Upper Clarenton folks had well-designed stormwater catch basins in their rear yards. Once the applicant got approval, they would move into engineering and start to study the tree line and stormwater management. Some preliminary assessment showed water coming towards the new development and they would have to capture and maintain it. They had done a lot with the design to

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focus on preserving a large segment of the natural area that was there. If they could preserve more than 10 feet, they had every intention of doing so.

Council Member Fellows ask and Mr. Canini answered that, based on their building pad on the lots, they were comfortable with their ability to stay away from the root area of the canopy. The underbrush wasn't the issue, it was the tree roots. They wanted the tree screening also. If something significant were to have to come down and a void created, the applicant would replace it with something where there wouldn't be a view through. This was also the conversation he had with Dr. Dishong, along the south border. They Dishong's wanted the underbrush. There were going to be some points where the applicant would need to fill in with some evergreen trees. They were happy to do that.

Council Member Shull was pleased to see the connection to Walnut Street. Mr. Canini did not know the exact placement of the connection - that would be part of the traffic study - which would include a study of the Walnut/Bevelhymer intersection. Mr. Canini pointed to the planned offset at the Tournus Way connection – that was intentional, for traffic calming. He wanted to work with the Upper Clarenton folks to make sure these designs and the study – maybe there could be some stop signs on Dean Farm Road to reduce the speed of traffic through there. He wanted to work together to improve their situation, not worsen it. Council Member Fellows and Mr. Canini discussed connections to the park, existing stop signs, and traffic calming devices.

Council Member Briscoe asked and Mr. Canini replied that Millbrook had the closest playground to the development. The Parks and Trails Advisory Board (PTAB) would be discussing trail connectivity and the amenities in Woodhaven. Recreational amenities hadn't been decided yet. They would take the advice of the PTAB.

Council Member Briscoe reiterated her concern that the \$25,000 per acre fee in lieu of parkland still didn't match the cost to buy the same acreage in the New Albany School District. She asked if the fee money was earmarked for Metro Parks and a connection to Metro Parks. City Manager Stefanov responded that the funds could be used at the city's discretion.

Council Member Fellows and Mr. Canini discussed the leisure trail connection to Millbrook. This would be further discussed at the PTAB meeting.

Council Member Durik and Mr. Canini discussed the various areas of tree preservation. The stormwater study would make sure they could capture the water. They did not want the trees dying later due to stormwater. Amenities would be accessible to all.

Jonatha Murphy, 7348 Upper Clarenton Dr. S., stated he was a husband and father of two. They had been New Albany residents since 2014. He was representing his family and was also the President of the Upper Clarenton Home Owner's Association (UCHOA). He thanked council and the real estate group and Mr. Canini. He hoped their interactions had been collaborative and constructive and in the spirit of community.

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Mr. Murphy recalled the letter the UCHOA presented to council at the first reading and that he emailed to council. He requested to re-present the letter. (Letter attached.) It had been signed by 78% of the Upper Clarenton residents. He had not received any opposition to the points and concerns raised.

The UCHOA supported the development, the growth of New Albany, and the opportunity to have new neighbors. They had three primary points of concern. First, direct access to Bevelhymer Road, which Mr. Canini had already addressed. Second, the preservation of the tree line. The tree line served as a natural habitat as well as a visual barrier. Third, the connection with Tournus Way. While direct access to Walnut Street was an enhancement, they were still concerned about additional traffic in the Upper Clarenton neighborhood. He described past history with the city which resulted in a push button pedestrian crosswalk for ingress and egress to the Metro Park. It was easy to access that park, and that would be true for the Woodhaven development. Upper Clarenton residents were frequently out front and engaging with their neighbors, pedestrians, and cyclists. They were proud of this feature, and concerned about losing this with the introduction of more automobile traffic via Tournus Way onto Upper Clarenton or Dean Farm. In 2019, the New Albany Police Department helped the UCHOA with a traffic study – which showed over 730 cars per day which equaled over 260,000 cars through their neighborhood in a year. If Tournus Way was connected, it would mean more cars coming through. They were asking not to have an automobile connection, but instead have a leisure path-bicyclical-pedestrian path to promote connectivity, to allow the residents from Woodhaven to access the park through the neighborhood, and engage the residents. Finally, what they were asking for wasn't unprecedented. There was only a leisure trail connection with a nearby neighborhood and at least one other stub street that had a leisure trail connection rather than a road. What all they were asking for was within the spirit of Engage New Albany. They wanted to avoid a freeway from Walnut street to next neighborhood.

Council Member Durik asked about a road stub to the west of Upper Clarenton. Mr. Murphy replied that that land had already been developed as a data center.

Council Member Shull asked and City Manager Stefanov responded, and Police Chief Jones agreed, that they did not foresee a first responder impact to not connecting Woodhaven to Upper Clarenton. As long as there was more than one exit or entrance, the police were satisfied.

City Manager Stefanov's concern was the city developing a pattern of not connecting neighborhoods and winding up in a situation where traffic was all funneled on to main roads, main roads had to be widened, and then widened again. Connecting neighborhoods supported people moving at slower speeds. The goal was to have multiple points of neighborhood ingress and egress so that you didn't rely on the collector roads and eventually overwhelm them.

Director Chrysler corrected an earlier statement - the stub street on the west side of Upper Clarenton would eventually connect to a development. The data center was further south. The neighboring tract was owned by the Baileys and the ground was available. The city's strategic plan called for a road connection.

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P. Gajanaanan, 7337 Dean Farm Road, stated his house was where Tournus Way ended. He agreed with Mr. Murphy. He described traffic speeding on Dean Farm Road and kids playing there. Mr. Gajanaanan expected increased traffic and disruption. He described cars nearly hitting children. Connecting Tournus Way would affect a lot. He would appreciate a pedestrian and bicycle connection only.

Eric Duerksen, 7338 Upper Clarenton Drive, told council he'd lived in New Albany for almost 20 years. He loved it and was proud of it. He lived in Upper Clarenton with his wife and three kids. His kids weren't perfect when it came to running into the street. They recently completed Safety Town. He agreed with Mr. Murphy. He echoed the concerns in the UCHOA letter to council. He was excited for the work that Mr. Canini and his team had done, including the access point to Walnut Street and tree preservation. Mr. Duerksen asked for a broader area of tree preservation than 10 feet. Mr. Duerksen and Mr. Canini discussed where trees were distributed on the properties, stormwater and tree health, and easement lines.

Mayor Spalding asked and Planner Christian clarified that the zoning text set up the rules for how much had to be saved. Final development details would be presented later to PC. Council Member Brisk asked and Mr. Canini agreed to more landscaping opacity, but would need a clearer number. Council and Mr. Canini discussed the kinds of trees in place. Mr. Canini agreed to commit to the same or a similar opacity to what exists at this time. Mayor Spalding talked about the PC process, varying opacity at different times of the year, and underbrush. Mr. Canini described existing foliage and Upper Clarenton swales. Mr. Canini did not want the existing tree stand to change.

Mr. Duerksen told council that safety was most important to him as a parent. There were a lot of young kids running around. He asked for an amendment that the Tournus Way connection not be vehicular. He referred to the 2019 police department traffic count - the 85th percentile of speeds was between 25-27 mph, the speed limit was 20. He did not want to add any more traffic coming through that neighborhood. The street stub was planned and built before Rocky Fork Metro Park was put in and before the 2019 traffic study. He looked at the city's strategic plan and connected community, the spirit and the letter of it was bringing residents together. If the intent was to bring these communities together, he recommended doing that by a bicycle/pedestrian path. He didn't take his car to go see neighbors. He understood balancing interconnectivity with safety. This could be the perfect compromise.

Michael Carr, 7328 Upper Clarenton Drive S., stated he'd lived in Upper Clarenton since 2011. He grew up in New Albany. He looked forward to the changes that continued to come. They were looking for safety. They wanted to welcome new neighbors and keep the natural beauty in the area.

Keith Hill, 7378 Upper Clarenton Drive S., stated he agreed with Mr. Murphy and Mr. Duerksen and everyone else about the safety of their community and connecting Tournus Way with a leisure path versus a roadway. He thought cutting down the traffic was important. He worked from home, constantly saw cars flying around corners, and wanted to eliminate that. Regarding the tree line, he

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described their beautiful, quiet, private wooded lot. It had great views of nature and was the reason they built their house and stayed in New Albany. Tree line protection was personal and important to him. He was alarmed by plans he received. He did his own overview and it appeared half of the trees were being taken out. 10 feet of tree preservation was definitely not enough. Council Member Briscoe asked and Mr. Hill answered that almost all of the trees were on Mr. Canini's property. The trees offered beauty, privacy, a noise barrier, and were a habitat for animals. He had consistently seen varied wildlife, importantly bats. He hoped the proposed plan favored residents by protecting the tree line, noise, and animals. He suggested shifting everything 40 feet. This would preserve most of that tree line. It would be positive for homeowners on both sides and allow the developer to charge a premium. Council Member Fellows and Mr. Hill discussed the tree line location by Mr. Hill's house.

Director Chrysler noted that the Woodhaven zoning text stated the minimum setback in rear yards was 30 feet. Mr. Hill thought the 10 feet was for tree preservation. He suggested at least 40 feet, and invited council to his backyard.

Chuck Alvarado, 7358 Upper Clarenton Drive S., stated he agreed with Mr. Murphy and everyone else there. He appreciated the dialog around the traffic study which would be very important. Given the post-COVID period – a traffic study now might be different than two years from now. He appreciated the dialog around the tree line. They moved to New Albany five years ago from a similar community in Georgia. Safety was important to his family – the Tournus Way possibility with the path. He described the proximity of his home. His kids were 10 and 13 years old. There were many children out in the neighborhood. He described the irregular intersection where Dean Farm and Upper Clarenton Road which was a trouble spot. Several council members agreed it was a problem intersection. Mr. Alvarado stated that many people drove right through that intersection, missing the stop sign. They were excited about new neighbors and the community growing, but first and foremost, they were concerned about safety. He urged council to look at that when considering Tournus Way. He wanted to preserve the Upper Clarenton community as much as possible.

Nicholet Summerlot, 7288 Upper Clarenton, stated her primary concern was safety and the proposed opening of Tournus. The Upper Clarenton/Dean Farm intersection was problematic and adding more traffic to the neighborhood was concerning. She had a 5 and 6 ½ year old. They moved to Upper Clarenton from The Enclave because there was too much traffic on Central College road. Traffic through Upper Clarenton was concerning now. She described riding bikes in the neighborhood and the dangers of traffic, particularly missed stop signs. It didn't take 75 mph to be a danger to a child. They didn't want to have to worry about traffic coming through Tournus Way. They were excited for new neighbors.

Jessica Cappuzello, 7098 Dean Farm Road, stated she was a mother of three young boys and was there to talk about safety. Their home was to the south, close to the Dominion Club. They also saw cars fly past their house. The Tournus Way connection was extremely concerning for her as a mother who already couldn't let her boys play in the front yard. There was an accident on January 15, 2019 where a car went into her and her neighbor's yards - took out a mailbox and tree due to fast speeds. They were asking that council consider adding to the city's bike trails by connecting with the new neighbors

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with walk-ability and bike-ability. Mr. Hill's idea of pushing the property back could create an area to walk or bike through. This would promote safer roads by reducing traffic and would connect the neighborhood. Where she lived, there was a path that went through Millbrook. They had met many families in Millbrook Farm due to the path. They used that playground. She emphasized safety. The Upper Clarenton family just wanted everyone to be safe.

Thavamani Baskaran, 8418 Tournus Way, stated they had been residents of New Albany since 2005. They moved away from The Preserve due to traffic there. They lived on a quiet street so far, and expected council to give them the same opportunity. She had two children, 16 and 11 years old. Her kids always played outside – they installed a basketball court and the family was out there all the time. It was good for their exercise and mind and body. She requested council to keep giving them the same safety. Also, she saw 55 houses coming – with two cars each, that was 110 cars. And those cars coming 4 times in a normal day - that was 440 extra cars a day <unknown>. The Upper Clarenton households would thank council for making the right decision to keep their kids safe.

Shane Lyell, 7368 Upper Clarenton Drive S., stated he would attest to everything that had been said that night. The traffic in Upper Clarenton was more than he would expect for its size. If there was another connection, traffic would just increase. He lived in the home between Mr. Hill and Mr. Alvarado. Mr. Hill did have a nice backyard. A few weeks prior, Mr. Lyell once counted 27 cars pull into the neighborhood, turn around in the cul-de-sac, and either exit the neighborhood or turn left on Dean Farm Road. It was symptomatic of the amount of traffic coming through. His daughter worked at The Links pool – rode her bike there every day. She talked about cars racing past her in close proximity. His other daughter probably didn't stop at the stop sign. She does now. She had been in accidents in the neighborhood because of that stop sign and other un-cautious drivers. He was passionate about the tree line. Keeping as much of that as possible would be great.

Adding more traffic to Walnut Street and SR 605 – that intersection was a very dangerous intersection. It could be a great place for a roundabout. Accidents there were not minor.

Mayor Spalding stated the Walnut Street/SR 605 intersection was just outside New Albany's jurisdiction and, he believed, controlled by Franklin County. The city was working with the county and township to make application to the State of Ohio to get additional funding to try to re-align Walnut Street and put a roundabout there.

Dwayne Stradford, speaking remotely via Zoom, 5020 Straits Link, stated that a roundabout at SR605/Walnut Street – this seemed to be an optimal time. He hoped the county and other folks realized how important that was – to alleviate stress on the neighborhood. If there was an opportunity to talk about widening SR 605 from Walton Parkway to SR 36/37 – whether it be 3-lane or 5-lane – he thought they were talking about that project for SR36/SR37 up in Delaware County – if there was a way to widen that, especially as people were passionate about cycling – it was just dangerous going up and down SR 605. It would help alleviate traffic. He appreciated the residents' comments about the tree line and wished them luck.

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Brian Dishong, speaking remotely via Zoom, <unknown> about the proposed development at 7441 Bevelhymer. They lived in the lot to the south of Woodhaven lots 55-60 on the map. He agreed with the neighbors from Upper Clarenton about preservation of the tree line and natural beauty. There was a tree line between their property and the proposed development. He was very concerned about very specific – he appreciated the comments about “trying to make every effort”- that wasn’t good enough for him. He needed specific, measurable - to ensure it was being preserved. He didn’t want effort, he wanted actual hard and fast rules that the developer would follow.

The density of the proposed development was over the density recommended by the New Albany strategic plan. It was supposed to be one home per acre. The homes to the east, north, and south, every single home was on one acre. Their home was on 3.7 acres. They enjoyed that space and privacy. The proposed development was putting six lots against their house. They moved to the area for the rural nature and he felt they were losing that. With the density being too high – that was extra traffic. If the density could be lowered, it would decrease the traffic going through the neighborhood and help a lot of people – and allow Mr. Canini’s group to make a fuller donation to the parks. Why not eliminate lots 55-60 and make that a preserve? It would lower density, reduce traffic, and preserve the tree line, and help drainage.

Michelle Giganti, 8417 Tournus Way, was there to speak about safety. She had three children, 13, 12, and 7 years old. They were in the first of seven homes in Upper Clarenton, on Dean Farm. They moved across the street because they loved the neighborhood that much. They moved off of Dean Farm because it made her mother’s heart nervous – seeing her kids out front. Her son, who was still working on listening, would run into the street. When lots became available, they built on this nice, quiet street where the kids were out playing a lot, out front. She was nervous about the influx of more cars and what that would mean for children who were used to a quiet street. She didn’t want her children to be collateral in car wrecks. She loved the ideas others mentioned.

Gary Sammons, 7278 Upper Clarenton Drive, stated they had small kids, bigger now. He wanted to reiterate what everyone said about safety. It didn’t seem like their neighborhood could handle more traffic. His kids had been almost hit multiple times. He loved the proposal made by Mr. Murphy and others to not make Tournus Way go through. His house backed up to a pond and there were a lot of trees in the southwest corner - beautiful stretch of forest, wildlife. He welcomed neighbors over a Target or dental office. As much as could be done to preserve the forest would be great.

Katie Tebbutt, 7353 Dean Farm Road, stated she was two houses up from Tournus Way and had 13 and 15 year old boys. The amount of traffic was always concerning. Her oldest son just got his temporary driver’s license. Having more traffic coming out of Tournus Way and turning north terrified her. She reemphasized safety.

Tim Phillips, stated represented his mother who resided at 7447 Bevelhymer Road, just to the south of the proposed development. He appreciated the Upper Clarenton’s neighbor’s concerns. His and his mother’s concern was the opposite. They were already concerned about the amount of traffic on Bevelhymer Road, much going to and from the park down to US 62. It benefitted the Upper

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Clarenton residents to not connect Tournus Way – it would create more of an issue for residents on Bevelhymer Road. He was interested in more information about the outlet to Walnut Street. While it would create more problems with Walnut Street/SR 605, it would be a relief for Bevelhymer. Their concern was also a safety issue. Bevelhymer Road was not wide in that section. Where the New Albany city limits ended, the width started to narrow back. The road was starting to crumble where driveways met and stone was washing away. Mr. Phillips echoed comments about tree preservation. The large concern was maintaining traffic, so less density would be an answer to a lot of everyone's concerns.

Larry Canini pointed out two cul-de-sacs were part of Millbrook and, just south of that, was the Dominion Club. There was a white fence along Bevelhymer Road and they had a greenspace setback. The applicant's goal was to keep that green corridor travelling north up to Walnut Street.

To Mr. Hill's and other neighbor's points, one of the things the applicant could do – noting the 250 foot setback from Bevelhymer – which was more than Millbrook and Dominion Club – with staff and council's permission – there was a lot of work yet to do with the Final Development Plan - they could work with staff to, in essence, shift both easterly and northerly. Once they had defined boundaries, survey, and begin to engineer this – they could work staff and the neighbors – with the ability to reduce that setback in tonight's motion – they could work away from the tree lines that everyone was concerned about. They had to use the Engage New Albany plan as their guide and that's what city staff held the developer to. If staff was willing to work with them, they could adjust to preserve the tree lines.

For the issue of Tournus Way - the applicant wasn't thrilled to make the commitment on Walnut Street, but they understood and would do that. In order to shift things around – with the city's permission – they would look at studying the elimination of Tournus Way – because, once they got rid of 50 feet of right-of-way, they could shift things even more and shrink some things on either side of Tournus Way and create a little pocket park there that could be limited to a leisure connection. That was the city's call. They were there to play nice, but knew they had directives from engineers, planners, all the folks the city hired to do everything.

Mayor Spalding observed leaving a stub street indicated to the next developer there that there should be a road connection. Mr. Canini stated he could deal with that later, but if he could have a motion to give them to the freedom to adjust that setback, he thought they could solve the tree preservation issue. Then they weren't talking about opacity or specific trees. They would have a clear ability to preserve what was there.

Council Member Briscoe asked about project time sensitivity. There was a lot to deal with. She was considering a proposal to table the matter to see if the city could get more clarity. Mr. Canini responded, due to COVID and all the time to reach this point – they had a seller who was demanding.

Mayor Spalding asked and Director Chrysler answered the zoning provided the guide as to whether the final development plan met the expectations of the community and council. However, in certain circumstances, with landscaping and architecture, design, tree preservation zones, etc. staff could have

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some discretion within the motion. There weren't specific setbacks for tree preservation in the zoning text, but staff could work on the shift and alignment to see if that was possible and made sense along Bevelhymer. Council Member Fellows asked and Director Chrysler replied, if staff and the developer couldn't make the shift work, that would be something discussed with PC as part of the Final Development Plan. Right now, not enough work had been done to declare what was enough setback. Council and staff discussed setbacks in adjacent developments and in the strategic plan. Council Member Briscoe asked and Mr. Canini answered there was room to adjust the open space numbers and setbacks and still meet requirements.

Mr. Canini stated that they had a great plan, and Bob Webb Builders coming back to New Albany willing to do this mix of single family and age-restricted homes. Mr. Canini was taking daily calls regarding the status of this deal. They knew it could be all age-restricted and three units per acre. He didn't want to lose this deal and contract obligation - and start over with a different builder and product. Council and staff discussed the next steps assuming this legislation passed.

Director Chrysler told council that staff could say there was room in the plan to shift, but they didn't know the number of feet. It would not be in the zoning text. If council made a recommendation and condition, PC would need to address it. Then it would be on the developer to share with the PC - at a meeting with required neighbor notification – the outcome. Mr. Canini stated he would get together with the neighbors as plans evolved and they got the fieldwork done.

Director Chrysler told council the zoning text specifically described where street access points were located. Mr. Canini stated their guidance for roads was the Memorandum of Understanding and traffic study. He suggested including the traffic study in council's motion. Council and staff reviewed the zoning text language discussed ways to proceed.

Director Chrysler stated working within the zoning text on tree preservation was doable. On access points, staff's recommendation would be that the access in the zoning text be maintained. She suggested studying Dean Farm Road to implement better traffic calming mechanisms to slow down traffic and discourage the cut-through. Director Chrysler described several similar street connection controversies with prior developments in which maintaining multiple access points was important and ultimately reduced traffic. Connectivity in neighborhoods was a primary planning principal. Connected streets worked, not always for the first neighborhood in, but as more neighborhood streets were added - versus making three- and four-lane roads. As the entire city built out, making as many road connections as possible dispersed vehicles. Given all the city's planning documents, to be transparent, staff's recommendation would not change.

City Manager Stefanov described the similar issues at Ogden Woods. He also reminded council about the neighborhood south of Upper Clarenton that expressed similar concerns about connecting to Upper Clarenton. If successful, that would have kept Upper Clarenton disconnected from The Links. There was a method to connecting, and it was not taking safety concerns lightly.

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P. Gajanaanan described an accident about six years ago where, at 1 am, a car didn't stop at Upper Clarenton Drive and Dean Farm Road and took out a mailbox - was fortunate not to hit the house. Mr. Gajanaanan's house was across from the end of Tournus Way on Dean Farm Road. If a car did not stop, his house was gone. His family lived there – there were two kids next door. Another neighbor was expecting a baby. Night time – and drunk drivers – and this happened - and they don't see the stop sign. That was what he was scared of. You could not do a traffic study on that.

Erik Duerksen understood that there were two access points, Tournus Way and Bevelhymer Road. He understood there was an intent to add an access point off of Walnut. The traffic study would be good information, but wasn't there enough from the study in 2019 to give the city an idea of what traffic would look like? Police Chief Jones had said just the access points off of Walnut Street and Bevelhymer Road, and not Tournus, would not be an issue from a safety and emergency stand point. To put in an access point just because there was a stub was also not proper logic. Could they say tonight - based on all the testimony, the developer's willingness to make the adjustment, having heard from the chief, and considering the 2019 study - was that enough today to say that access points would just be Walnut Street and Bevelhymer Road?

Jessica Cappuzello stated that the Rocky Fork Metro Park was why they had so much traffic. People went directly up from Dean Farm Road to the only entrance of the park for the whole City of Columbus. Also, having Bevelhymer Park right next to that – where everyone brought any kid in the entire community who played a sport. The traffic was going up through Dean Farm Road. That was why they had so much traffic. Adding more was the safety concern – they already had such a safety concern on that road. That's why they were pushing so hard to have the connection be a bicycle/walking path versus adding more to the burden their residential streets.

Director Chrysler, council, and Mr. Canini discussed additional or shifted entrances to Rocky Fork Park. Mr. Canini had seen an additional entrance in a master plan. Council and staff discussed whether there was a solution for Dean Farm Road by working with the Metro Parks. Council Member Fellows described his experiences with Dean Farm Road. He wanted to find ways to calm the traffic and slow it down.

Michelle Giganti stated there were signs for parking on only one side of the street. This was to get first responder trucks through. Adding more cars down the street, with so many children - there could be issues with maneuverability, with cars waiting to go by. She had great concerns. This was different than some neighborhoods she had seen. They had experienced several drunk drivers coming through the neighborhood, taking out mailboxes, on other sides of other people's yards on Dean Farm. And now, this was asking other people to come in.

Eric Duerksen asked and Director Chrysler responded that Walnut Street was in the existing text as a connection that "...shall be made, with the final location to be determined and submitted with the Final Development Plan."

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Mayor Spalding asked and Director Chrysler answered that the Walnut Street connection did not change staff's recommendation regarding Tournus Way. The Walnut Street connection was, in fact, not supported by staff because what they saw from a traffic standpoint didn't warrant it. It could exacerbate traffic issues on Walnut Street. However, Walnut Street had been discussed at PC as important and was added in as a condition of approval. The location of the access point had to be studied more. City Manager Stefanov added that the Walnut Street connection was a PC condition to address the Upper Clarenton's resident's traffic concerns.

Council Member Briscoe moved to amend ordinance O-22-2021 as to the tree preservation setback issue - that council amend Section F1 to allow staff latitude to work with the developer to adjust setbacks and preservation areas; also, to amend the language as to the access at Tournus Way to add "subject to further study and consideration by staff, by the developer, and subject to the traffic study." Council Member Fellows seconded.

Council Member Shull clarified that Council Member Briscoe's motion only called for further study of Tournus Way. Council Member Briscoe clarified it included consideration by staff, the developer, and was subject to the traffic study being done.

Council voted with six yes votes to adopt the motion. Motion passed.

Council members discussed and clarified that adopting the ordinance with Council Member Briscoe's amendment meant voting for access via Tournus Way. Council Member Briscoe clarified that was the case unless some further review or study indicated that the neighborhoods should not be linked. Council Member Briscoe did not anticipate staff's recommendation would change, but it could, and her amendment left that door open.

Council Member Fellows asked and Director Chrysler clarified that this specific matter would not come back to council for a vote. She stated the city could study the actual impact – from a traffic study standpoint – take another look and make sure there wasn't a negative impact on the neighborhood. City Manager Stefanov stated the city could include Dean Farm Road in the study. Deputy Public Service Director Barker stated he didn't see a more convenient path for someone in Woodhaven to cut through Upper Clarenton, particularly with the curb cut on Walnut Street. There would be two primary entrances off of primary roads. He didn't think a study would show a meaningful impact on Dean Farm Road, especially considering 60 homes - 22 of which were age-restricted and would follow different travel times and time frames – he didn't expect a meaningful difference.

City Manager Stefanov stated the city could also look at what that connection would mean to the Woodhaven subdivision. How many people would use Woodhaven to cut through to Bevelhymer Road. He anticipated more people moving eastbound to get to Bevelhymer than the opposite, but a traffic study would confirm that. The traffic study would be an engineer's study, different from a traffic count – which was what the police department performed.

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Wendy Flowers, speaking remotely via Zoom, 7389 Upper Clarenton Drive N., appreciated the development, but she was concerned about traffic. At the corner of Dean Farm and Upper Clarenton, her children had almost been hit a few times because people rolled through the stop signs. On top of that, people coming in off of Walnut Street going to Dean Farm Road - there was a huge increase in traffic. Kids in this neighborhood – so many kids they sometimes had to send two buses to their neighborhood. She understood this was age-restricted, but she couldn't agree with putting this through on Tournus Way because of that aspect of people would be coming in on Upper Clarenton Drive from Walnut Street. She didn't necessarily see them going over to Bevelhymer, especially looking at the map – when they came in from Upper Clarenton Drive, cruised down, went to Tournus, and then headed in to the back side of the neighborhood. The dog park had increased traffic exponentially. The park, in general, had increased traffic exponentially. They had asked for speed bumps in their neighborhood because of this – because people flew down Upper Clarenton Drive and Dean Farm Road. It was more the safety of their kids than it was the increase in traffic.

Mayor Spalding closed the public hearing.

Council Member Briscoe moved to adopt ordinance O-22-2021 as amended. Council Member Fellows seconded and council voted with three yes votes and three no votes (Fellows, Shull, Spalding). Motion failed.

Mr. Canini asked for a motion for reconsideration with the removal of the Tournus Way connection issue. Council and staff discussed parliamentary procedure and when council should proceed.

Mayor Spalding moved to reconsider amended ordinance O-22-2021. Council Member Shull seconded and council voted with five yes votes and one no vote (Briscoe) to reconsider the amended ordinance. Motion passed.

Council Member Shull moved to approve the amended ordinance O-22-2021 with the following amendment: to remove the Tournus Way connection and to consider a leisure trail or some sort of connection to the existing neighborhood. Council Member Fellows seconded and council voted with five yes votes and one no vote (Briscoe) to adopt the amended ordinance with the additional amendment. Motion passed.

*Clerk's note: Council went into recess at 9:50 pm.
Council resumed the regular meeting at 10:01 pm.*

ORDINANCE O-23-2021

Mayor Spalding read by title AN ORDINANCE TO ADOPT A TAX BUDGET FOR THE CITY OF NEW ALBANY, OHIO FOR FISCAL YEAR ENDING DECEMBER 31, 2022.

Director Staats told council that Franklin County Budget Commission required the Tax Budget and used it as a tool to establish the local need for the property tax revenue derived from the inside millage. Licking County eliminated this requirement. The Tax Budget was housekeeping in nature and was

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attached to the ordinance. There were no revisions after first reading. Revenue and expense estimates were highly conservative and considered COVID-19 and related revenue impacts. Once adopted, the tax budget would be forwarded to Franklin County who would set the millage and create a certificate. Council would have to pass a resolution accepting the amounts and rates.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Mayor Spalding moved to adopt the ordinance. Council Member Shull seconded and council voted with six yes votes to approve Ordinance O-23-2021.

ORDINANCE O-24-2021

Mayor Spalding read by title AN ORDINANCE TO AMEND CHAPTER 1131 “R-1 RESIDENTIAL ESTATE DISTRICT” OF THE CITY OF NEW ALBANY, OHIO’S CODIFIED ORDINANCES AS REQUESTED BY THE CITY OF NEW ALBANY.

Planner Chris Christian told council that this legislation was prepared per their request, and added feeding, grazing, or sheltering poultry as a conditional use in the Residential R-1 Zoning District. Planner Christian displayed the areas in the city zoned R-1. Staff recommended conditional use because an application would be heard by the Planning Commission (PC) on a case-by-case basis, neighbors within 200 feet would be notified, the hearing would be held at a meeting open to the public and allowing for public comment. The PC had the ability to add conditions or restrictions to ensure that the poultry use was appropriate for each specific property.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Council Member Fellows moved to adopt the ordinance. Council Member Durik seconded and council voted with six yes votes to approve Ordinance O-24-2021.

INTRODUCTION AND FIRST READING OF ORDINANCES:

ORDINANCE O-25-2021

Mayor Spalding read by title APPROPRIATION AMENDMENT ORDINANCE

AN ORDINANCE TO AMEND APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES DURING THE FISCAL YEAR ENDING DECEMBER 31, 2021, TRANSFER AND ADVANCE FUNDS FROM THE GENERAL FUND, AND TO ESTABLISH THE LOCAL FISCAL RECOVERY FUND.

Director Staats told council that staff completed a review of the 2021 budget as of June and determined some amendments to the annual appropriations. Also, staff analyzed received income tax revenue to update projections for 2021. Income received had exceeded staff’s expectation from the initial projections, however, it was necessary to stay conservative while considering pending litigation related to withholding, potential withholding refunds due to employees working remotely in 2020 and 2021,

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the potential permanent shift to remote work for certain industries in the International Business Park, and 2020 tax year estimated net profits payments that were on account with RITA and the state for which returns had not yet been filed and potential refunds could be granted at a later time. Director Staats stated that RITA prepared a report giving her a balance of the accounts with estimated tax on their account for which 2020 taxes had not been filed – the balance was significant. While proceeding conservatively, the 2021 income tax received to date had exceeded expectations and staff had adjusted projections to show an increase. At this time, staff projected the end-of-year cash balance to be in excess of the 65% reserve and an additional COVID-related reserve. This projected available balance would allow for investment in current and future capital projects and repayment of high interest infrastructure loans related to TIF-backed improvements made within the Village Center, Schleppi, and Oxford TIF areas. She directed council's attention to the tables in the Legislative Reports and summaries. Director Staats reviewed the specific adjustments being made to the annual appropriations, including for the following departments and funds: police departments, finance department Capital Improvement Fund, and Village Center II, Oxford, and Schleppi Residential TIF funds.

This ordinance would create the Local Fiscal Recovery Fund for the management of grant money expenditure received related to the American Rescue Plan Act (ARPA) of 2021. Appropriations for this fund had not been included in this first reading so that staff could confirm the amount. Director Staats anticipated staff would create a resolution for council's consideration which would list the types of expenditures from that fund.

Changes to Special Revenue funds included an increase in the DUI Grant fund to re-class some overtime and payroll costs related to officers working OVI Checkpoints. The Ealy Crossing, Oxford, Schleppi, Residential, and Village Center II TIFs appropriations were increased for increased Auditor and Treasurer fees, revenue sharing, and the payment of the infrastructure loans.

Capital funds included the appropriation of the transfer from the General Fund within the Capital Improvements fund and an increase to the Water and Sanitary Sewer Capital Fund due to re-classing an expense from the Capital Improvement Fund related to the Mink Pressure District project. Increases were also included in the Capital Improvement Fund, Park Improvement Fund, and Oak Grove II Infrastructure Fund for additional RITA fees based on increased revenue projections. The Infrastructure Replacement Fund was increased for investment account-related bank fees. Mayor Spalding set the ordinance for second reading at the July 20, 2021 council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS:

NONE.

REPORTS OF STANDING COMMITTEES:

- A. Safety Committee: No report.
- B. Public Utilities: No report.
- C. Service and Public Facilities Committee: No report.

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- D. Planning and Economic Development Committee: No report.
- E. Administration Committee: No report.
- F. Grants and Non-Profit Funding: No report.

REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: No meeting.
- B. Council Representative to Joint Parks and Recreation: Council Member Shull reported that the Joint Parks board held a meeting, but there were no matters that impacted council.
- C. Council Representative to New Albany Plain Local Schools: No report.
- D. Council Representative to Plain Township: Council Member Durik reported that the township's fire safety inspector was retiring and Dan Gilmore, a long-time officer, was being named as the new inspector.

REPORTS OF CITY OFFICIALS:

- A. Mayor: Mayor Spalding congratulated the Police Department, Service Department, Council Clerk, and city staff for the Independence Day celebration. The community was smiling and entertained from about 7 am to 11:45 pm. It was very well attended.
- B. Clerk of Council: Clerk Mason reminded council to mark their calendars for the Capital Projects Workshop on Friday, August 27th at 9 am at The Heit Center. She told council she would be out of the office at the Ohio Municipal Clerk's Association Institute in Dublin, Ohio from July 12-14. Council and staff discussed available information and more social media messaging for the July 22 Planter's Grove Special Meeting. Rain location was at Village Hall which information was on the published agenda.
- C. Finance Director: No report.
- D. City Manager: No report.
- E. City Attorney: Law Director Banchevsky reported that that State of Ohio General Assembly (GA) passed the state budget, HB 110, which stripped some Home Rule powers. Municipalities could not tax plastic bags. Individual income tax filers could file where they lived if working at home, and could request retroactive refunds. The GA removed the ban on municipal broadband. They released ARPA funding - staff did not yet know how much the city was receiving. The GA

Council Minutes – Regular Meeting

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prohibited municipalities from prohibiting the use of natural gas as a fuel. Finally, the GA removed permission for virtual attendance at meetings by elected officials as of July 1, 2021.

Mayor Spalding stated he understood Law Director Banchefsky's advice to be that New Albany allow virtual public participation for a little bit longer as some readings were in a virtual environment. City Manager Stefanov suggested the August 3, 2021 council meeting be the last in-person/virtual public participation meeting. Council Member Shull understood that meetings would be streaming only after that, if council decided. Law Director Banchefsky stated council had the ability to pass legislation that would allow elected officials to participate in virtually-conducted meetings, however, there a number of details to address and a policy would need to be created, if council wanted to go that direction.

POLL FOR PUBLIC COMMENT:

NONE.

POLL FOR COUNCIL COMMENT:

Council Member Shull reported that the mid-height-range to high-height-range fireworks received a lot of positive feedback and he would recommend that format in the future. Residents loved setting up where they were to see the fireworks. Council agreed. City Manager Stefanov responded that a new 2-year contract was being created and that could be included. Council Member Fellows wanted to include the grand finale in the high-height fireworks.

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to New Albany Charter Section 4.03 (E) for economic development purposes. Council Member Shull seconded and council voted with six yes votes to go into executive session at 10:26 pm. Council did not anticipate action after the executive session.

Staff present at executive session: Law Director Banchefsky, Deputy Public Service Director Barker, Director Staats, Economic Development Manager Loges, City Manager Stefanov, Director Chrysler, and Director Joly.

Council Member Durik moved that council come out of executive session and resume the regular meeting. Council Member Briscoe seconded and council voted with six yes votes come out of executive session and resume the regular meeting. Council resumed the regular meeting at 11:07 pm.

OTHER BUSINESS:

NONE.

ADJOURNMENT:


With no further comments and all scheduled matters attended to, Council Member Briscoe moved and Mayor Spalding seconded to adjourn the July 6, 2021 regular council meeting at 11:07 pm.




Council Minutes – Regular Meeting

July 6, 2021

ATTEST:



Jennifer H. Mason, Clerk of Council



Sloan Spalding, Mayor

03 AUG - 21

Date

July 5, 2021

New Albany Council
Village Hall 99 W. Main Street
New Albany, OH 43054

Dear Council Members:

Below is a letter of concern from the undersigned property owners of the Upper Clarenton subdivision regarding the proposed development of Woodhaven Zone District.

It is important to note that we are not opposed to the potential rezoning and new development. We support both the growth of New Albany and the principles of the Engage New Albany Strategic plan. We also look forward to welcoming new neighbors into the New Albany community.

Our first concern is the proposed vehicular connection through our neighborhood at Tournus Way. Our concern is related to safety due to increased traffic through our neighborhood. It is important to note that our subdivision entrance from Walnut Road shares an intersection with Rocky Fork Metro park, resulting in higher vehicular, bicycle, and pedestrian traffic. As vehicular traffic increased after the opening of Rocky Fork we asked the New Albany Police Department to conduct a traffic study. There were three separate studies conducted in 2019 (see attachment). The findings of the report showed between 600-800 cars daily. 600-800 cars daily seems extremely high for a neighborhood of only 103 homes. If the Woodhaven Zone District uses Upper Clarenton as one of two primary vehicular connections, the traffic will significantly increase from the 2019 findings and further increase the already existing safety risks.


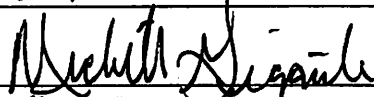
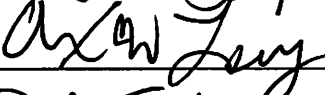
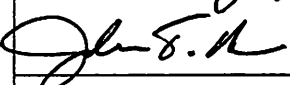
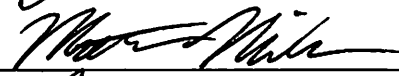

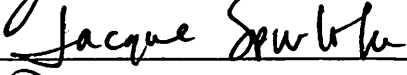
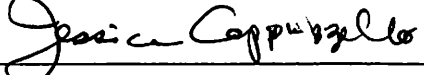
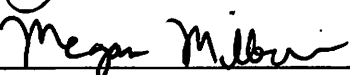

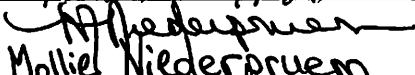
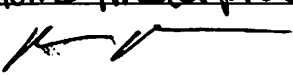
We recommend an alternative vehicular connection on Walnut Road. During the Planning Commission meeting on June 7, 2021, it was determined that there were no restrictions in placing a vehicular connection on Walnut Road. Further, placing the vehicular connection on Walnut Road would be consistent with every other planned unit development that borders Walnut Road (Upper Clarenton Drive, New Albany Links Drive, and Skarlocken Green). In keeping with the spirit of interconnectivity from the Engage New Albany Strategic Plan, we recommend a pedestrian and bicycle connection through our neighborhood at Tournus Way. This would provide pedestrians and bicyclists a safe connection to our neighborhood, Rocky Fork Metro Park or New Albany Links. Perhaps the builder could develop a pedestrian and bicycle interconnection "preserve" as an additional offset to their density restriction challenges. We would look forward to working with the Council, Planning Commission, and developer on possible solutions.

Our second concern is the preservation of the tree-line that would border our neighborhood and the Woodhaven Zone District. While none of us are certified arborists, there are many trees

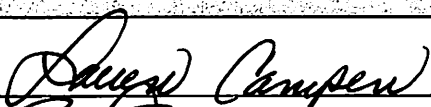
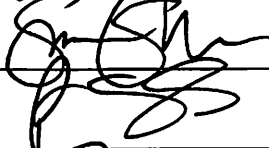
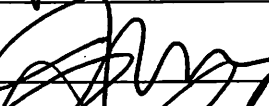
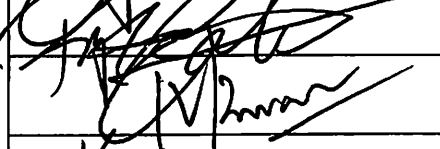
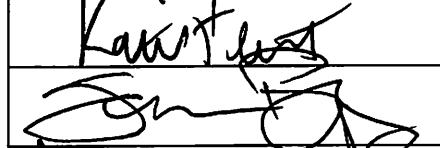
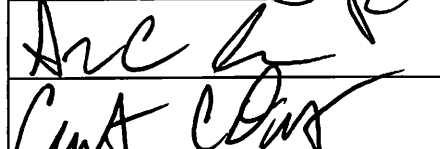
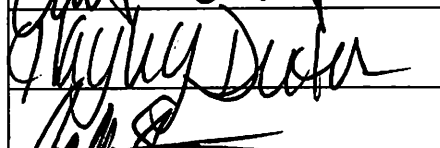
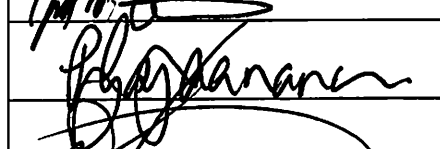
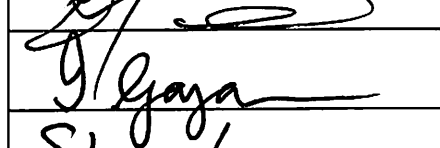
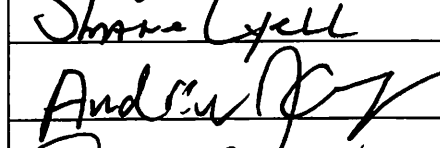
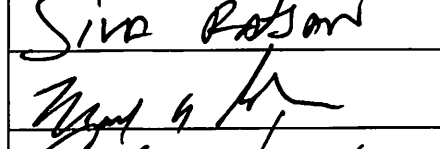
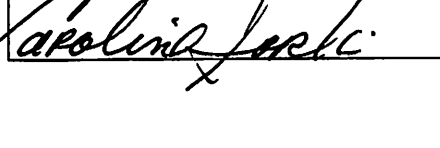


in our proposed border that seem decades or possibly centuries old. We recommend a specific tree preservation area requirement beyond the standard language that "reasonable and good faith efforts will be made to preserve existing trees on the property". We would look forward to working with the Council, Planning Commission, and developer on possible solutions for a specific preservation area requirement.

Thank you in advance for your consideration of our concerns. If you have any questions or comments, please contact our Homeowners Association President, Jonathan Murphy at murph20@gmail.com or 904-657-7077.

UPPER CLARENTON PROPERTY OWNERS

| PROPERTY OWNER SIGNATURE | ADDRESS |
|---|------------------------------|
|  | 7338 Upper Clarenton Dr. S. |
|  | 8417 Tourans Way |
|  | 7377 Dean Farm Road |
|  | 7348 UPPER CLARENTON DR. S |
|  | 7193 Dean Farm Rd. |
|  | 8433 Kiernan Dr. |
|  | 8403 Kiernan Dr. |
|  | 7098 Dean Farm Rd. |
|  | 7273 Dean Farm Rd |
|  | 7268 upper clarenton Dr. S. |
|  | 8413 Kiernan Dr. NA 43054 |
|  | 8402 Golding Drive, NA 43054 |

| PROPERTY OWNER SIGNATURE | ADDRESS |
|--------------------------|----------------------------------|
| Rachelle Drew | 7185 Dean Farm Rd. |
| John & Wootley | 8428 Tournus Way |
| Albert | 8412 GALDINO DR |
| Ken Tuck | 7235 Upper clarenton Dr. South. |
| John | 7428 Upper clarenton Dr. North. |
| John Tuck | 7353 Dean Farm Rd. |
| John Tuck | 8401 GALDINO DR - New Albany OH |
| Danny Fries | 7389 Upper Clarenton Dr. N. |
| Danny Fries | 7389 Upper Clarenton Dr. N |
| Jessica Briele | 7419 Upper Clarenton Dr. N. |
| A. K. Privalatha | 8438 Tournus way |
| John Tuck | 8417 Tournus way |
| John Tuck | 7241 Dean Farm Rd. |
| John Tuck | 7378 Upper Clarenton Dr. S. |
| John Tuck | 7358 Upper Clarenton Dr. S. |
| G. A. Nicholas | 8433 Kiernan Dr., New Albany, OH |
| Michael Madson | 7241 Dean Farm Rd. |
| Michael | 7288 Upper Clarenton Dr. S. |
| Ammanda Sundman | 7297 Dean Farm Rd |
| Erin Kuch | 7281 Dean Farm Rd. |

| PROPERTY OWNER SIGNATURE | ADDRESS |
|---|---------------------------|
|  | 8422 Galdino Drive |
|  | 7345 Dean Farm Rd |
|  | 8403 Kiernan Dr. |
|  | 7145 Upper Clarenton Dr S |
|  | 8416 Leisher Ave. |
|  | 8418 TOURNUS WAY |
|  | 7353 Dean Farm Rd |
|  | 7145 Upper Clarenton Dr S |
|  | 7297 Dean Farm Rd |
|  | 7148 Upper Clarenton Dr S |
|  | 7198 Upper Clarenton Dr S |
|  | 8442 GALDINO DRIVE |
|  | 7337 DEAN FARM RD |
|  | 4831 Peter Hooze Dr |
| | 7337 Dean Farm Rd. |
| | 7368 Upper Clarenton Dr S |
| | 8422 Galdino Dr. |
| | 8427 TOURNUS WAY |
| | 7438 Upper Clarenton Dr N |
| | 7438 Upper Clarenton Dr N |

| Timestamp | Property Owner Name (First and Last I | Property Address |
|--------------------|---------------------------------------|--|
| 6/30/2021 7:27:22 | Kim Stevens | 7090 Dean Farm Rd |
| 6/30/2021 7:28:39 | ANDREW NEWMAN | 7305 DEAN FARM ROAD, NEW ALBANY OH 43054 |
| 6/30/2021 7:31:45 | Brian Doyle-Wenger | 7178 Upper Clarenton Drive S. |
| 6/30/2021 7:32:35 | Elizabeth Leskowsyk | 7205 Upper Clarenton Dr S |
| 6/30/2021 7:32:42 | Shawn McInerney | 8426 Leisner Ave |
| 6/30/2021 7:32:48 | Gaurav Vishnoi | 7409 upper Clarenton dr north, new Albany Ohio |
| 6/30/2021 7:36:18 | Craig and Katina Fullen | 8436 Leisner Avenue |
| 6/30/2021 7:42:53 | Gary Sammons | 7278 Upper Clarenton Dr. S |
| 6/30/2021 7:45:14 | Jean-Luc Grand-Pierre | 8432 Galdino Drive, New Albany, OH 43054 |
| 6/30/2021 7:54:01 | Michael Tremp | 7158 Upper Clarenton Drive S. |
| 6/30/2021 8:00:51 | Kelly Carr | 7328 upper clarenton dr s |
| 6/30/2021 8:06:57 | Michael J. Carr | 7328 Upper Clarenton Dr. South. |
| 6/30/2021 8:09:08 | Jean-Luc Grand-Pierre | 8432 Galdino Drive, New Albany, OH 43054 |
| 6/30/2021 8:12:57 | Patrick Drew | 7185 Dean Farm Rd New Albany OH 43054 |
| 6/30/2021 8:21:37 | Eric Duerksen | 7338 Upper Clarenton Drive S |
| 6/30/2021 8:36:07 | Raviraj Abbulureddy | 8438 Tournus Way |
| 6/30/2021 8:39:18 | Sara Lowery | 7377 Dean Farm |
| 6/30/2021 8:43:22 | Sanjay Puram | 7188 Upper Clarenton Dr S, New Albany OH 43054 |
| 6/30/2021 9:20:40 | Katie Tebbutt | 7353 Dean Farm Road New Albany, Ohio 43054 |
| 6/30/2021 9:32:08 | Paul Flowers | 7389 Upper Clarenton Drive N |
| 6/30/2021 10:11:25 | Paul Flowers | 7389 Upper Clarenton Drive N |
| 6/30/2021 10:28:34 | Gabe and Amy Stout | 7408 Upper Clarenton Dr N |
| 6/30/2021 10:46:34 | Jevon Heany | 7369 Upper Clarenton Dr N |
| 6/30/2021 12:09:53 | Tony Damceski | 7258 Upper Clarenton Dr |
| 6/30/2021 12:10:08 | Anna Damceski | 7258 Upper Clarenton Dr |
| 6/30/2021 12:12:04 | Taryn Tallerico | 7114 Dean Farm Rd |
| 6/30/2021 13:08:23 | Mike Baird | 7248 Upper Clarenton Dr S |
| 6/30/2021 14:21:43 | Sarah J. Jordan | 7155 Upper Clarenton Drive South |
| 6/30/2021 14:36:07 | Shawn McInerney | 8426 Leisner Ave |
| 6/30/2021 16:10:36 | Melinda Shellabarger | 7217 Dean Farm Rd |
| 6/30/2021 19:02:47 | May Krul | 7265 Dean Farm Road New Albany, OH 43054 |
| 6/30/2021 22:39:04 | Rushda Morshed Amin | 7165 Upper Clarenton Dr S, New Albany. 43054 |
| 6/30/2021 23:24:22 | Jeremy and Tricia Purcell | 7379 upper clarenton dr n |
| 7/1/2021 4:18:01 | Randall Keefer | 7168 Upper Clarenton Dr S |
| 7/1/2021 4:23:57 | Jennifer Grand-Pierre | 8432 Galdino drive |
| 7/1/2021 7:44:58 | Nathan and May Krul | 7265 Dean Farm Road |
| 7/1/2021 9:32:32 | Brian Minier | 7298 Upper Clarenton Dr. S |
| 7/1/2021 9:54:04 | Mauricha Marcussen | 7308 Upper Clarenton Drive |
| 7/1/2021 10:24:37 | Deepika Bathini | 8411 Galdino Drive |
| 7/1/2021 13:15:24 | Gai Mei Wong and Joseph Kim | 7359 Upper Clarenton Dr S |
| 7/1/2021 13:22:41 | Delana Keefer | 7168 Upper Clarenton Dr S, New Albany |
| 7/1/2021 15:24:50 | Deepika Bathini | 8411 Galdino Drive |
| 7/2/2021 2:46:14 | Inga Jolly | 7289 Dean Farm Road |
| 7/2/2021 11:21:10 | Carol Jackson | 7238 Upper Clarenton Dr S, 43054 |

| Timestamp | Property Owner Name (First and Last | Property Address |
|-------------------|---------------------------------------|---|
| 7/2/2021 11:21:40 | Scotty Jackson | 7238 Upper Clarenton Dr S |
| 7/2/2021 11:22:01 | Sarah Lick | 7238 Upper Clarenton Dr S |
| 7/4/2021 17:17:52 | Shanisty Ireland | 8401 Galdino Dr |
| 7/4/2021 17:43:02 | Mike Baird | 7248 Upper Clarenton Dr. South |
| 7/4/2021 18:27:56 | Jeff & Mindy Shellabarger (Melinda Ca | 7217 Dean Farm Rd, New Albany, OH 43054 |
| 7/4/2021 18:36:02 | Amie Kim | 7321 Dean Farm Rd, New Albany, OH 43054 |
| 7/4/2021 18:42:28 | Sharjeel Sajid | 7388 Upper Clarenton Dr N, New Albany OH |
| 7/4/2021 18:43:04 | Tanveer Qureshi | 7388 Upper Clarenton Dr N, New Albany Ohio 43054 |
| 7/4/2021 19:56:19 | Darci Snedaker | 7345 Dean Farm Road, New Albany, OH 43054 |
| 7/4/2021 20:29:08 | Gregory Eccleberry | 7318 Upper Clarenton Dr. S |
| 7/5/2021 4:54:18 | Tony and Joanne Peterson | 7209 Dean Farm Rd |
| 7/5/2021 5:11:27 | Christie heany | 7369 upper clarenton drive north new albany, oh 43054 |
| 7/5/2021 7:44:20 | Sivasundaravel Rajan | 8427 Tournus Way, New Albany, OH - 43054 |
| 7/5/2021 9:51:06 | Alicia Finn | 7225 Dean Farm Road |
| 7/5/2021 9:51:30 | Brian Finn | 7225 Dean Farm Road |
| 7/5/2021 17:30:04 | Diana Alvarado | 7358 Upper Clarenton Drive S, New Albany, OH 43054 |
| 7/5/2021 17:30:39 | Carlos Alvarado | 7358 Upper Clarenton Drive S, New Albany, OH 43054 |

NEW ALBANY POLICE TRAFFIC STUDY SUMMARY – UPPER CLARENTON

| STUDY DATE | VEHICLES | AVG SPEED | 85 th PERCENTILE* | MAX SPEED |
|------------------|----------|-----------|------------------------------|-----------|
| 2/4/19 (24 hrs) | 848 | 19 mph | 25.5 mph | 43 mph |
| 5/20/19 (24 hrs) | 718 | 21 mph | 26.5 mph | 73 mph |
| 8/19/19 (24 hrs) | 630 | 20 mph | 27.0 mph | 37 mph |

**Traffic engineers often look at the 85th percentile because it is believed that 85% of motorists are law abiding and generally travel at a speed they believe to be safe for the road and the surrounding environment.*

EMAIL FROM GREG JONES, NEW ALBANY CHIEF OF POLICE, REGARDING TRAFFIC STUDIES

From: Greg Jones <gjones@newalbanypolice.org>
Date: September 2, 2019 at 7:04:37 PM EDT
To: Jason Milburn <themilburns2004@att.net>
Cc: Joseph Stefanov <jstefanov@newalbanyohio.org>, Sloan Spalding <sspalding@newalbanyohio.org>, Mark Nemec <mnemec@newalbanyohio.org>, Megan Benn <mbenn@newalbanypolice.org>
Subject: Third Traffic Survey

Jason,

I hope you and your family had a great summer. We have completed the third and the last of the summer's stealth stat traffic study on Upper Clarenton on August 19th. The survey tracked 630 vehicles over a 24 hour period. The average speed was 20 mph and the 85th percentile was 27 mph. The highest recorded southbound speed was 35 mph (one vehicle) and the highest northbound speed was 37 mph (one vehicle). The ten mile pace for southbound traffic was 20 to 29 mph and the ten mile pace for northbound traffic was 18 to 27 mph. I've included the results from the previous studies below for your reference.

I hope the studies were helpful and if you have any questions, please let me know.

#1

We conducted the traffic survey on February 4th. The survey tracked 848 vehicles over a 24 hour period. The average speed was 19 miles per hour and the 85th percentile was 25.5 miles per hour. The 85th percentile indicates that 85% of the motorists were traveling at 25.5 mph or lower. Traffic engineers often look at the 85th percentile because it is believed that 85% of motorists are law abiding and generally travel at a speed they believe to be safe for the road and the surrounding environment. The highest recorded southbound speed was 43 mph (one vehicle) and the highest northbound speed was 37 mph (one vehicle). The ten mile pace for

southbound traffic was 13 to 22 mph and the ten mile pace for northbound traffic was 19 to 28 mph. The ten mile pace is the ten mile per hour range that contains the most number of vehicles. As I mentioned, we will conduct more of these studies to give us a broader perspective of the speeds motorists are traveling on Upper Clarenton and we will certainly conduct additional traffic studies when the weather improves.

#2

We recently completed a second stealth stat traffic study on Upper Clarenton. You may recall, we completed the first study in February and committed to a couple more studies as the weather improved. I included my previous email regarding the first study results below for reference. The most recent study was completed on May 20th and 21st. The survey tracked 718 vehicles over a 24 hour period. The average speed was 21 mph (rounded up) and the 85th percentile was 26.5 mph. The highest recorded southbound speed was 73 mph (one vehicle) and the highest northbound speed was 57 mph (one vehicle). Both of the highest speeds were in the 7:00 pm to 7:15 pm block of time. The high speeds for both directions in the same 15 minute time period is unusual. The stealth stat does not provide the exact time for speeds. Instead, it places the speeds into 15 minute blocks of time. The ten mile pace for southbound traffic was 15 to 24 mph and the ten mile pace for northbound traffic was 19 to 28 mph. We plan on completing the third study in the middle of the summer. The three studies together should give us a clear picture of the traffic patterns on that street.

Greg Jones
Chief of Police
New Albany Police Department
50 Village Hall Road PO Box 271
New Albany OH 43054
phone 614.855.1234 fax 614.855.2885