

PLANNING COMMISSION
Wednesday, October 14, 2020
5:00 pm
Town Council Chambers

Members Present:	Members Absent:	Others Present:
Ryan Jaromin	Tom Chiudioni	Matt Ray
Jerry Hoffman		Erin Hurley
Bob Ratchford		Pete Olson
Dan Flanagan		Lisa Lee, Ice Miller
Jason Gasaway		
Mark Darrell		

The meeting was called to order at 5:00 pm by President Ryan Jaromin who then led the Pledge of Allegiance. Members present were Ryan Jaromin, Jerry Hoffman, Bob Ratchford, Dan Flanagan, Jason Gasaway, and Mark Darrell. Tom Chiudioni was absent.

The minutes from the October 7, 2020 meeting were distributed. Bob Ratchford moved to approve the minutes. Dan Flanagan seconded the motion. All members present voted Aye.

Old Business:

There was no old business.

New Business:

Order Confirming RDC Resolution 2020-07:

Pete Olson stated that the Redevelopment Commission met earlier in the day and approved RDC Resolution 2020-07. This resolution sections off six parcels from the Downtown Allocation Area established in 2002 and amended in 2016. It designates those six parcels as the Rebar Allocation Area for a specific project and the tax increment funds would go only for that project. This would account for approximately \$2 million of the \$6 million project.

The Planning Commission's role is to decide if the proposed Rebar project (The Oliver Building) conforms to the comprehensive plan and the downtown redevelopment plan. If so, they should approve the Order. If it passes the Planning Commission the Town Council will need to pass a resolution and then the Redevelopment Commission will hold a public hearing on the matter.

The Oliver Building will be a three-story mixed-use structure with commercial space and a few residential apartments on the first floor. The second and third floor will be comprised of Class A residential apartments. Putting more housing and commercial space downtown will increase density.

The bonds will be paid from TIF funds from Delaware County from the Nebo/Morrison area plus TIF from this project plus a minimum taxpayer agreement from Rebar.

Bob Ratchford verified that the Town of Yorktown would not be responsible for any funds for the project or bond repayment.

Bob Ratchford moved to approve the confirming order as presented. Second by Dan Flanagan.

Discussion:

Mark Darrall commented that he appreciated the background information that was provided to the Planning Commission to review. He asked what the target rental rates for the apartments would be. Pete Olson responded that he did not know the specific rates but that the cost to build is more than the rents would initially generate which is why Rebar was asking for a public partnership. Mr. Darrall also inquired about downtown properties that have been vacant for an extended number of years. Mr. Olson responded that the Redevelopment Commission has had a façade grant program for a long time but most owners have not taken advantage of it.

Ryan Jaromin inquired if this building was in the original plan for the downtown redevelopment. Mr. Olson responded that this specific structure was not in the original plan, but a similar structure was included.

The vote was taken by role call:

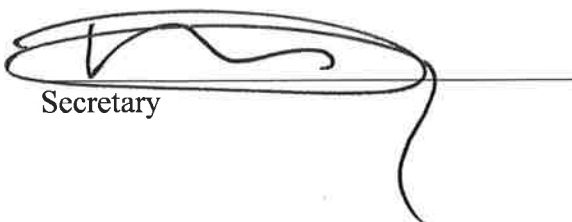
Jerry Hoffman:	Yes
Mark Darrall	Yes
Jason Gasaway	Yes
Bob Ratchford	Yes
Dan Flanagan	Yes
Ryan Jaromin	Yes

The Order was approved 6-0.

There was no public comment.

The meeting adjourned at 5:21 pm.


President


Secretary