

# MINUTES - PLANNING COMMISSION

City of Trenton, Ohio

Date: February 24, 2022

7:00 p.m.

MEETING PLACE: CIVIC HALL - 11 EAST STATE STREET

## ORDER OF BUSINESS

- I.) **CALL MEETING TO ORDER** – Meeting called to order at 7:01 PM.
- II.) **PLEDGE OF ALLEGIANCE** – Recited.
- III.) **ROLL CALL** – David Schreiber, Ray Nichols and Glen Reid were present. Absent were members Michelle Payne and Councilman Dale Perry. Bill Jones reported that Mr. Perry was at the Cincinnati Airport and Ms. Payne was working.  
A motion was made by Dave Schreiber to excuse Dale Perry and Michelle Payne, second by Glen Reid. Motion carried 3 yes, 0 no and 2 absent.
- IV.) **APPROVAL OF MINUTES OF PREVIOUS MEETING** - A motion to approve or amend the minutes of the January 10, 2022 meeting. Glen Reid made a motion to accept, second by Dave Schreiber, motion carried 3 yes, 0 no and 2 absent.
- V.) **NEW BUSINESS**

1. Continuation of discussion on an ordinance for open space requirements.

Mr. Jones started off with answering a few questions that were presented in the last meeting. He said he spoke with real estate agent Chris Parker about the cost of homes if the 12% green space would be put in place. Mr. Jones reports that it is possible builders and developers would experience higher lot prices to make up the cost of the dedicated land which would raise the cost of building a house but also Mr. Parker reported that there was an overwhelming majority of his staff and people he works with want to see more parks and open space.

The second question last meeting was what the fee language meant when it said “at the time of application.” Mr. Sorrell explained it meant the price of the land at the time it was submitted for a new subdivision, the undeveloped land price.

The last question last meeting was if we had any information on surrounding cities that had the fee-in-lieu of dedication and Mr. Jones turned it over to Aaron Sorrell of Community Planning Insights.

Mr. Sorrell reported there are 5 options for open space:

1. Clustering of units away from natural features and/or to create more open space. This would include smaller lots, maybe less side set-backs and possibly smaller homes but not necessarily.
2. Standard percentage basis where detention basins were included in the open space count.
3. Standard percentage where the detention basins were not included in the open count.

4. A formula based idea where it would be required to have 3-5 acres per 1,000 residents.
5. A combination of any method above.
6. Fee-in-lieu of open space. Some area may not be suitable for open space. An example was given of the land north of the community park. If that land was ever developed, it would not make sense to put more park space in that development when there is a large park next to it. In a case like this, the fee-in-lieu concept would allow the development not to have neighborhood parks but pay money into the park fund for park use. The cost to the developer is pretty much the same of either giving the land away for open space or paying a land value fee to the city. It would be cheaper for the developer to pay the fee and be able to use the land for housing.

Mr. Sorrell stated 10-15% is on the low end. Huber Heights in Dayton has 25% which includes the detention areas. 10-15% is a good place to start and it can always be changed after a few years of reviewing how that is working. Mr. Sorrell reports he has not had much push back from developers on the fee-in-lieu of dedication. Fee-in-lieu is always up for negotiation between the developers and the City where smaller subdivisions may use this. Older aged communities not interested in swings, etc. may not have interest in that much green space.

Small or pocket parks would generally serve the community where they are located. Larger parks having tennis courts, basketball court, etc. would bring in people from the community in general.

After all discussion was completed, a motion was made by Glen Reid to accept the change to 12%, second by Ray Nichols. The motion failed, Glen Reid voting yes, Ray Nichols and Dave Schreiber voting no to the vote was 1 yes, 2 no and 2 absent, motion failed.

No other motion was made.

## 2. Amending Chapter 205 Fees of the City of Trenton.

Mr. Jones explained the amending of this section has to do with the money that would be received by the fee-in-lieu of dedication section we have been discussing, the money would have to go to the parks. After a brief discussion, Dave Schreiber made a motion to accept, second by Glen Reid. The motion carried 3 yes, 0 no and 2 absent.

**VI.) REPORTS BY COMMISSION OR CITY ADMINISTRATORS** – No reports.

**VII.) DATE OF NEXT MEETING** – March 14, 2022.

**VIII.) ADJOURNMENT** – Dave Schreiber made a motion to adjourn, second by Glen Reid. The motion carried with a 3 yes, 0 no and 2 absent vote. Meeting adjourned at 8:35 PM.