

**Eastern Edge Project
Stakeholders Meeting
September 27, 2007 – 6:00 p.m.
Springview Governmental Center**

Members Present

Bruce Wagle, Barbara Wagle, Katherine Kalinos, Scott Stewart, John Calland, Doug Smith, Dave Maute, Ed Rice, Mary Ann Schmidt, Max Cordle, Margaret VanGundy, Jerry Clum, Kris Clum, Maryellen Jacobson, Bruce Jacobson, Leon Darst, Carol Darst, Marcia Frank, Jerome Vinson, John Hart, Paul DeButy, Diana Heestand, Neal Heestand, Gus, Lippolis, Kevin O'Neill, Tom Franzen, Pat Richards, Hal Goodrich, Beth Goodrich, Bill Lord, Dan Kelly, Mike Current, Heather Current, Peg Chapman, Roger Runyan, Wanda Runyan, Lori Kunce, Kelby Moore, Jeff Hughes.

Others Present

Jeff Briner, Heather Whitmore, and Thea Walsh.

Minutes

I. Introductions

II. Review Agenda

Introductions were made by all present and the agenda for the meeting was reviewed.

III. Review Eastern Edge Planning Process: Vision

Members of the Planning Advisory Committee (Jeff Briner, Heather Whitmore, and Thea Walsh) presented an overview of the visioning process through a Powerpoint presentation.

IV. Review Plan Considerations

Each of the members of the Planning Advisory Committee spoke briefly on the elements of the corridor relating to current land use, economic development and transportation issues.

The segment to be reviewed and discussed at this meeting encompasses the area between Burnett to the Springfield/Harmony Township line. Each of the three segments (#3 – Burnett to Tuttle, #4 – Tuttle to Bird, and #5 Bird to the township line) was briefly described and maps were shared with the meeting's participants in the form of the land use map, utility map, zoning map and the study area map.

A question from the participants prompted a response that the study area, while encompassing the residential neighborhoods north and south of East National Road, may be narrowed in the final study document. The neighborhoods are an important component of the review as development along East National Road can have an impact, which may be viewed as either good or bad, depending upon the development.

Jeff Briner spoke about some of the landmarks and historic properties within the corridor that should be preserved, including Schuler's, and the Melody Cruise-in.

Thea Walsh spoke about the transportation safety plan already completed for the City of Springfield, indicating issues found included lot layout design poor access management, and driveways too close to intersections. This study will coincide with another study (now under contract with the County Engineer) for the corridor area to the east. Thea also spoke about the "Scenic Byway" component of the corridor and stated that East National Road encompasses all of the criteria in the byway program, i.e., historical, archaeological, cultural, recreational, natural and scenic features. She mentioned the importance of maintaining these elements ~ for potential funding opportunities through byway grants.

Heather Whitmore reviewed the Comprehensive Approach vs. Incrementalism and a Segmented Approach, indicating the objective is a vision clearly defined. Current segments along the corridor are not clearly associated to each other. A single vision will make segments interdependent.

- V. Comprehensive Planning Discussion**
- VI. Review Uses Along Corridor: East National Road**
- VII. Review Uses Along Corridor: Segment**

Jeff Briner identified the maps provided as illustrations around the room, including the land use map, zoning map, utility map and the larger corridor map with photographs. He mentioned that current land use may actually be different from the zoning, especially if the current use is “grandfathered”. An example is the store next to the Springview Governmental Center that was previously used as a Roberts Store; now used intermittently as a smaller business selling discount furniture. The actual zoning for this project is “industrial”.

Jeff indicated that between the different segments to be reviewed at this meeting, there is a lot of transition. He also indicated that consideration should be given to subdivision requirements like those adopted and implemented at NextEdge with a bio-drainage system, walking paths and preservation of green space. He also mentioned preservation of older neighborhoods.

There will be new businesses in and around the new Walmart Superstore at Tuttle. Condos are being constructed in behind the businesses and The Meadows has been refurbished. The house and surrounding land at the corner of Titus and East National Road has been refurbished as well within approximately \$2 million in renovations.

Heather Whitmore reviewed the questionnaire provided to the participants and asked that each fill out the questionnaire and drop it off before leaving the meeting.

There was a short discussion about utility extensions and whether there would be a requirement to connect. The participants who spoke indicated they live in the county and want to stay in the county. Tom Franzen stated to that end we may want to look at maintaining and redeveloping existing commercial space rather than leaving the “old” commercial areas to die.

Another participant indicated that having something like “The Green” at SR 40 (East National Road) and I-70 would be great, but may not be what we want to encourage.

Jeff Briner indicated that the jurisdictions are working together toward a working plan. Jeff stated that he has been invited to meeting relative to business and residential development at Tuttle. He was particularly encouraged that there was no direct impact to traffic on Bird Road from the newly constructed condos. This he attributed to the cooperative efforts of the jurisdictions involved in the planning discussions.

When a participant from the group mentioned not having the opportunity to vote on the WalMart zoning decision, Kevin O’Neill stated the city would have welcomed a county-wide vote. Unfortunately, developers tell us where they want to go.

Jeff Briner stated that this is why we need to get our “ducks in a row”. If we want to define where business can go, we have to careful craft the appropriate zoning and regulations, so we’re ready.

Heather Whitmore spoke about how decisions are currently made on a case-by-case basis not necessarily looking at the long-term impact on the neighborhood or the corridor. This is a comprehensive long-range planning effort to create the “vision” for East National Road. At the end of the process we will be able to create the legislative foundation to allow us to make the decisions relative to East National Road.

VIII. SWOT Discussion

What does everybody want? What will make sense? The SWOT process will allow the group to determine the Strengths (S) ~ such as Schuler's Bakery and new city housing, Weaknesses (W) ~ like the "missing teeth", Opportunities (O) ~ perhaps new housing and more commercial development, and Threats (T) ~ suggested as when the lights were turned off and crime escalated.

The thought behind this exercise is to share our collective thoughts toward recommendations and create a consistent dialogue related to aesthetic issues, mixed use, economic viability, and the co-existence of recreational, business, residential uses. All of the discussion should include consideration of property rights and zoning relative to the plan.

IX. Review Questionnaire

The questionnaire will be linked to the website – EasternEdgePlanning.com – allowing individuals to share their thoughts related to the corridor. A paper version was handed to the participants in the meeting.

X. Discussion of Future Land Uses: East National

XI. Mapping Vision For Future Land Uses: Segment

Jeff Briner spoke briefly about development in the area, including WalMart and the surround retail, and the renovation of the E-Check facility on Tuttle to accommodate a new firehouse for Springfield Township. Redevelopment would be anticipated in front of Garden Acres; the trailer park may convert to another type of business development. Participants in the group commented that the area currently looks trashy.

New construction anticipated in NextEdge includes a new building for Avetec, which should be started in the very near future, according to Tom Franzen. Tom also mentioned that the NextEdge Park is a Research and Development Park, not an industrial park.

Consideration should be given to the area preserved at the corner of Titus Road and East National Road, the antique shops at the intersection of East National Road and I-70.

As the stakeholders' group moved into smaller groups, Heather Whitmore asked them to consider how does segment #3, #4 and #5 fit in the context of the whole corridor. New businesses should be located where? Where are the unique qualities in the segments and along the corridor?

The stakeholders then moved into small groups and using maps of Segment #3, Segment #4, and Segment #5 of the corridor shared their thoughts and ideas.

XII. Next Meeting Agenda

XIII. Wrap Up – Final Comments and Questions