Mayor Kincannon called the public hearing to order at 7:00 p.m. to consider a zoning change. Roll call was taken by Administrator Gates with Flynn, Price, Gregory, Karpinski, Dill, and Honer present.

Below is the notice published in the September 22, 2023, edition of The Chronicle Telegram:

***NOTICE***

*Notice is hereby given that the Village of LaGrange Council will hold a public hearing on Monday, October 23, 2023, at 7:00 p.m. at the LaGrange Municipal Building, 301 Liberty Street, LaGrange, Ohio, to consider the recommendation of the Planning Commission to change zoning portions of permanent parcel number 15-00-036-000-136, located on Biggs Road at State Route 301.  The Planning Commission recommends that 19.47 acres be rezoned to R-4, multi-family residential, & that 12.97 acres be rezoned to R-1, single-family residential.*

*Christie Homer-Miller*

*Clerk of Council*

*301 Liberty Street*

*LaGrange OH 44050*

Kincannon indicated that the purpose of the public hearing was to consider a zoning change of permanent parcel number 15-00-036-000-136, located on Biggs Road at State Route 301. The Planning Commission recommended that Council approve the zoning change with 19.47 acres rezoned to R-4, multi-family residential, & that 12.97 acres be rezoned to R-1, single-family residential.

Kincannon asked if anyone in the audience wanted to speak about this matter.

1. Joe Miranda of 331 South Center Street asked about rezoning especially for multifamily units. Kincannon indicated that is the plan of the developer that was approved. Kincannon indicated that there are minimal apartments and houses available in the Village. Miranda asked Dill about the current runoff. Dill indicated that the County will be working to address Kelner Ditch, which is where storm water goes and that our wastewater is up to date. Miranda indicated that we keep flooding. Karpinski said that residents introduce things into the sanitary system such as grease that attach to solids and cause backups. As long as we keep the lines moving, we will not have to worry about wastewater. Karpinski reiterated that the County has a plan to clean Kelner Ditch which is dammed up due to overgrowth. On Wednesday, the 25th, the new jetter-vactor will arrive, which will help us keep the lines clean. Kincannon indicated that we have a program for businesses to clean their retention areas. Kincannon wants apartments to be available. Miranda does not want to see multifamily units here. Karpinski asked why he does not want them. Miranda moved here 24 years ago from Cleveland. He indicated that the Village keeps expanding. Price indicated that the Village is almost completely built out. Miranda wants to know why we want to keep growing. Price reiterated that there are few buildable sites. The property in question now is within the Village limits. Kincannon mentioned that Grafton Village also is getting bigger. Residents have mentioned to the mayor and council members that they would like to see other options here. There was opposition to Dollar General and McDonald’s; however, there always are vehicles there. People are looking for other housing options.
2. Chris Homoelle asked about the range of rental rates. Developer Rich Beran said that there will be two-bedroom options with attached garages that will rent in the $1,300 range and three-bedroom units with two-car garages that will rent in the $1,400 to $1,600 range. Water and sewer would be paid by the apartment complex. Homoelle asked about other amenities. There will be a park and playground but no pool. Homoelle asked about entrances and exits. They are limited by the Ohio Department of Transportation (ODOT). Honer asked how quickly the apartment on Keywood filled up. Although they did not fill up as quickly as Beran would have liked, they filled up. However, there is a demand.
3. Nancy West has lived on Biggs Road between State Route 301 and Whitehead for 50 years. She was concerned about the increased traffic. She was also concerned about the overload on police and fire. When the West’s have called for emergency medical services, the response times were not as fast as the Wests expected. She does not see a benefit.
4. Homoelle asked about the builder of the residential house and lot sizes. The lot sizes conform to Village zoning. There will be approximately 25 homes built.
5. Homoelle is concerned about folks turning left onto State Route 301 from this property. There will be a deceleration lane. Because State Route 301 is split between the Village and Township, we are limited to the speed limit. ODOT controls that.
6. Dill followed up on the flooding comment. He indicated that undersized drains during heavy rains result in some flooding. Additionally, the large retention area behind the municipal building has helped alleviate flooding in the Village.
7. Homoelle asked if in the future Beran would change the plan from building houses to building more apartments. That is not the plan. Additionally, such a change would have to be approved. Kincannon indicated that there already is a waiting list for people to rent the new apartments on U. S. Grant.
8. Honer asked for Beran’s timeline. Beran indicated that it will take approximately three years to complete the apartments and get them occupied. The goal is to start in 2024.
9. Someone (unidentified) asked how many young people will be able to afford the $1,300 to $1,600 rent. Beran indicated that many people do not want to maintain a home or yard. They do not want the responsibility of owning property.
10. Someone (unidentified) asked if they will be subsidized. They will not be subsidized.
11. Kincannon mentioned that Keystone’s enrollment has been declining. Karpinski said that Keystone was designed so that additional rooms could be added if / when needed.

Kincannon thanked the audience members for their attendance and input. Village Council has 30 days to consider this. Readings will begin at this Thursday’s (26th) Council meeting. Kincannon encouraged folks to participate in the long-range planning of the Village.

There being no further business, the public hearing adjourned at 7:28 p.m.

Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Attested by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Gary R. Kincannon, Mayor Christie Homer-Miller, Fiscal Officer