



PLAN CLAYTON IMPLEMENTATION COMMITTEE MEETING MINUTES OF THE MAY 26, 2021

I. Opening of Meeting

Chairman Foley called the PLAN Clayton Implementation Committee meeting to order at 6:00 PM on Wednesday, May 26, 2021, virtually on the Zoom platform.

Roll call for members: Stevens-yes, Bachman-yes, Powless-no, Williams-yes, Craddick-no, Muncy-no, and Foley-yes

II. Approve minutes of Previous Meeting

Chairman Foley presented the minutes of the May 5, 2021, meeting. Motion by Mr. Bachman to approve the minutes as presented, motion was second by Ms. Williams. Voting: Stevens-yes, Bachman-yes, Williams-yes, and Foley-yes. Motion passed 4-0.

III. Old Business

Mr. Foley advised I previously stated I would draft a letter to Council encouraging them to lean into new housing. I will be e-mailing that draft to each of you and are looking for opinions from the group.

Mr. Muncy joined the meeting at 6:04 PM.

IV. New Business

Mr. Dorman stated we discussed Goals I and II at our last meeting. We are looking for priorities for our five-year plan that we will be presenting to Council on Goals III and IV.

GOAL III: Connected Parks

Mr. Foley stated one item is to prioritize the current budget with the most impactful return on investment. We also stated we need to investigate potential uses for Meadowbrook and asked Mr. Bachman for an elected official's perspective.

Mr. Bachman stated the last several years Council's priority has been to upgrade the facility. Pre-Covid we were booked up with the banquet facility, weddings, and things like that. We were looking to upgrade the golf course. But we also wanted to make this more than a golf course or a banquet facility, we wanted to make it a Clayton public facility. We just haven't figured out what those other things could be.

Seth stated he's heard it is one of the finer courses in our area so that speaks to keeping the course intact. Some Meadowbrook ideas included walking paths and things like that, but you have the issue of safety. How can you expand with some space that's available, for example the south of the Club House, how can you expand the park facility or community center facility. What can we add where families can come. We currently do have some great events, but what can we add that families can come to and enjoy. What

can we add to maximize profits and to make it a more complete facility for the community.

Mr. Stevens stated there is a contingency of people that don't like Meadowbrook; that the city owns Meadowbrook because golf courses, like swimming pools, don't mix well with city's budgets, because it is always going to be a cost. Also, people that don't golf don't go there. We need to look at expanding events at Meadowbrook, possibly look at hosting an art show similar to what Englewood does, use it as a music venue, community events, car show, re-start the winter market. Currently we do not have a full-time marketing person. I believe we need someone dedicated to managing, advertising, and running activities at Meadowbrook. Meadowbrook is a community asset, so what can we do to make it the best for the community.

Mr. Foley asked how can we maximize the footprint of Meadowbrook.

Mr. Dorman suggested we hire a facility master planning company to review Meadowbrook objectively.

Mr. Bachman advised City Council wants to keep Meadowbrook, as there are no other large gathering sites in the city for community events.

Mr. Foley stated we need a fresh set of eyes to look at the facility. I agree, keep the golf, but what can we do to maximize the facility.

Mr. Foley stated Metro Parks wants to fill-in the arteries on the regional bike path system, joining Clayton, Englewood, and Union to the existing bike path system at Shoup Mill and Riverside.

There was discussion about the current bike path that runs through Trotwood and Brookville and would that be closer, and does it connect to the bike path downtown, no one was sure. Foley and Dorman stated that in discussion with Metro Parks they are looking to connect the Northmont community's area to the path that runs along the Stillwater River. We are looking for a collaboration between Englewood, Union and Clayton and they would need a community match of \$2 million dollars. Harrison Township would also be included in this bike trail connection, and there is the possibility of funding from sources, for example the MVRPC or other organizations.

Mr. Foley stated let's look into having a representative from Metro Parks speak at a Council meeting.

We need better access to our parks, for example Northview does not have a parking lot. Westbrook Park has a tiny parking lot which makes people park on surface streets, and access off Westbrook Road is too dangerous due to the hill and speed of the traffic.

We need to keep our pocket parks, Westbrook and Northview, we need to keep them for neighborhoods but we also don't want to make major investments in them, as they are not community parks. We need to focus our resources on Meadowbrook and Hardscrabble and look into opportunities to bid on green space for a community park.

Mr. Stevens stated we need to have wayfinding signage to the parks. I can guarantee that unless you live near Westbrook or Northview parks you don't know they exist and couldn't find them.

Mr. Foley asked if everyone agrees we need to improve bike and pedestrian access to the parks, everyone agreed.

Hardscrabble Park facilities are outdated, there are missing bridges over the creek, playground equipment outdated, tennis courts aren't operational. There is a select baseball team that maintains the ball diamonds and are working to replace the scoreboard.

Mr. Stevens stated we need to focus on aesthetics of our parks, the city is using the parks for dumping and storage of mulch, gravel, etc. We need to stop that.

Green space within the city is underutilized, could it be used for housing. Could we get buy-in from the community that if we sell an existing park for development that we use the proceeds to purchase land for a better park for the whole community.

GOAL IV: Great Streets and Infrastructure

Mr. Dorman advised we need to be looking to create city standards for things like streetlighting. We need to create a gateway program at our entrances so when people arrive in Clayton how do they know they are here. Then we get into some engineering studies, for example Thoroughfare Plan, Access Management Plan, infrastructure, and water/sewer analysis. Overhead utilities, where could we bury existing overhead lines. Sidewalk infill program that ties into walkable neighborhoods. Provide additional tools to the city on future development. Create a "Clayton" brand. Water and sewer access is an issue for future development. The Old Village area has an issue with aging wells and septic. Developers are looking for land close to tap into water/sewer. TIF's are used within Clayton to pay for utilities on new developments and are a good funding tool. Areas that will be developed will bring in water/sewer, the Old Village may never be redeveloped.

Mr. Stevens stated he would like to see cameras on major intersections/streets, similar to what Englewood has. They would be helpful and create a safe community, help to deter crime. When building, we need to look into adding cameras. Mr. Dorman advised cameras could also be used for traffic flow, used for safety aspects.

Mr. Muncy stated two things that stand out for me are the Thoroughfare Plan and Access Management Plan, I believe they are the most important for future development. I also believe we need to get the ball rolling for sidewalks, multi-use paths and developing a city center.

Mr. Dorman stated we've gone through all the goals. The next step is to put together a five-year implementation plan, I will do that. Mr. Foley you are working on the draft of



Board of Zoning Appeals
P.O. Box 280
Clayton, Ohio 45315-0280

the Executive Summary. Our next meeting is June 16th and we will go over the draft of the Executive Summary and the five-year implementation plan, after that we will present it to Council. We need to identify those items that can be completed yet in 2021, and plan items for the 2022 budget. The Thoroughfare Plan is something I believe we can have completed in 2022.

V. Next Meeting

Our last and final meeting will be held on Wednesday, June 16th at 6:00 PM.

VI. Adjourn

There being no other business to come before the Committee, Mr. Muncy made a motion to close the meeting, motion was second by Bachman. All yeas, motion passed. The meeting adjourned at 7:53 PM.

Dan Foley, *Chair*

Date

Ms. Barbara Seim, *Secretary*

Date