



# CITY OF HEATH

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## HEATH CITY COUNCIL

### Public Hearing Oct. 2, 2023

President Tim Kelley called the public hearing to order at 8:00 p.m. President of Council Tim Kelley, Deb Cole, Jeff Crabill, Paul Moretti, Dick Morrow, Adam Porter and Jim Roberts all council members, Jared Lane Director of Building and Zoning, Mayor Johns and Law Director Mr. Morrison were all in attendance.

Jared Lane Director of Building and Zoning gave brief introduction of the content of Ord. 79-2023 and Ord. 80-2023 for this evening.

#### Visitors:

Rick Black – 6884 Beaver Rund Road – I am here with 2 hats. One of a land owner and other County Commissioner. I am not for or against. My concern with the development is the access on Canyon Road to be a road hazard. I did go to The Planning Commission the other night and the architect said we all want to work together on this. As this develops all need to keep the thorough fare in mind. I grew up out there and 5<sup>th</sup> generation to be on that farm. I know real estate has a lot of value to it these days. Things are changing not just in Union Township but all over Licking County. I understand that and respect that and I know you do too.

Tim Kelley asked where he was located and Mr. Black showed on the map his location and his brother property.

Mayor question to Mr. Black and Rick. After Planning Commission on Thursday, I made mention of the suggestion that with the development of this property and the increased value that will be coming with this. Union Township seeing additional revenue sources then today. Does Union Township have a road levy and was told no which kind of surprised me a bit. What revenue sources today does Union Township utilize to maintain and improve its roads infrastructure? Mr. Black – The township relies on gas tax and License plates receipts of what the state allows through the Ohio Revised Code. Even a 1 Mill Road Levy will not be enough to support to what it is going to need to get done. Mayor- Thank You!

Jeff Brown 107 Ballymove Court, Granville – Superintendent of Granville Schools. Like to provide taxable information so you can understand the impact on Granville Schools. Since the start of information to Intel Granville Schools enacted a strategic plan committee looking at future enrollment, land use, water and sewer analyst. This is being looked at for future enrollment, housing, financial replications. Granville is somewhat unique from a funding perspective. I know we will all be working and collaborate together. I hope we can work together and make good decisions for all. Buses on Canyon Road is challenging environment. We look to provide adequate schools for when this is coming down the line.

Adam Porter Councilman – questions about his numbers and how he came to these numbers. Mr. Brown explained and clarified numbers of students per household.

Mayor stated Friday afternoon Jeff, Jared and himself sat down at Jeff's office and somethings with figuring numbers out. This is where some of the numbers came from.

Alita Kay 6885 Canyon Road, Hebron – My first question was answered earlier. The next question based on multi unit family zoning. Is this going to be owned, apartments, condos? If so, what kind of zoning for that? Worried about not owned- property taxes?

Mayor – I don't think looking at any low income. Jared or Park could you explain some of this for her.

Park Shai 170 Potters Lane, Granville – I am the broker handling this particular zoning and annexation for The Russell Family. We do not have a buyer picked or developer. We are just in the process of annexation at this point. This probably 1.5 to 2 years down the road before this start moving. Zone 1 Lakewood Schools. Component of 55 and up. Quest taxes not planned for this sight. Subsidizing due to cost of building. Zone commercial property he explained to her questions directing to the map.

Jim Roberts Councilman - Question. You mentioned 1-2 years. What do you think projected time for build out?

Park Shai – The need for housing is needed everywhere. Especially in Central Ohio. Guessing build out will be pretty quick. My guess another 2 years after. We just do not know.

Adam Porter Councilman – To confirm. You do not have a developer planned at this point but just plans to review zoning as to what the potential could be at this point. What parameters to work with at this point?

Park Shai – We have talked to very high-quality developers that have shared pictures and actually toured the sights to see their homes. Zone 1 is going to have expensive houses. These are probably \$500,000 and up. Zone II where multi family is going to be. Product sliced out community product. The owner and the mayor and I have had multiple conversations and Planning Commission the other night. Its going to be a lifestyle community because that's what we want and need. That's a higher quality then throwing up apartments. That is what the Overlay Zoning is for. You all have complete control.

Alita Kay – Dealing with the fact we have school buses and potential students in these areas and condition of Canyon Road and 37. Is there any plans to potentially run a road from subdivision through neighborhood out to 37?

Park Shaj – I am on developer side of things but for that reason it is wide, so it will have access say 90% chance. It needs also for fire and safety to get access. This makes sense for me to talk about Canyon Road. It will be a part of the development. There is more activity in this area. Canyon Road is going to have to be improved before we do anything. We are going to have these conversations. Rather this gets done. If it's a TIFF or JEDD or new community authority. Everyone taking some level of participation. This road coming out depending on the density. You may need a slow down lane on 37. That's an ODOT Road, so they are going to tell who ever develops there what to do on 37. That maybe part of the development cost.

Paula Greene 1380 Beaver Run, Hebron – With Union Township part of The Zoning and Township Administrator. 40 years here and started in Law Enforcement. Zone 1 housing development parcels 2-3 acres. Yes, there is an access easement that is meant to be a road back into what you have Zoned 1 for access - ground point what is into there and that fell through years ago. The intersection was not to make it a thorough fare from Canyon Road to 37. I realize that's probably what is going to happen but wanted you to know some history into this. This is a lot of houses and residents in a rural area. Yes, you can improve the road and yes, we can all see this and yes development is coming. I just want to make you aware this is a rural community an I hope whatever happens blends with that. Putting business on canyon Road in that area. I don't think that this is a great idea. Maybe somewhere further near one of those developments would be a better place to be. Council meeting that we met earlier. I just wanted to touch base on this. We talked about safety services. It is hard to get police and safety forces in there and hard now and has been for several years and not going to get better for awhile. We need to consider for not only the safety of people here now and in this development but for the people around Union Township. We have been working with Heath on several other projects and willing to move forward with any projects that they do. These are our concerns. Yes, we will need to take some responsibility for Canyon Road but its not the responsibility of Union Township residents and tax payers to improve the road.

Mayor – I am wondering over the years with additional residents that will be living in this area that obviously most owning cars will be a bit of an uptick in license plate tax but also presuming an uptick in sales tax revenue. Maybe Union Township and Heath work together and lobby the County Commissioner for some of that anticipated sales tax revenue. That may also be another revenue stream available to the Township. A lot of sales tax get rejuvenated in the City of Heath. I do look forward to working with the Township to try to explore ways. I truly believe the development can be a win, win. Just have to figure out how to make it work.

Paula Greene – In my concerns and with this in any place.. that gets to look at the big building instead of what they use to look like. My concerns are with the people that are here now and whatever we do blends in with instead of an eye sore or safety concerns, or a burden to our schools or a burden to our tax payers. Those are my concerns. That's a lot of people.

Jared Lane – I would like to reiterate this is just the zoning phase. Until we get down in the weeds of what this is going to look like. There are many layers of the cake to bake as the mayor would say. By just zoning approval we are just giving an eye level of our expectations on the development once a developer is picked. We still have to work through a development plan that will be submitted and get the lay out of lots and open space. Even at that phase it still has to go through Planning Commission. There are traffic studies that need to be done and we are well aware of that. Sometimes residents think once zoning approved by next year see homes. There are still several layers of this process that have to be done beyond zoning.

Paula Greene – Our view. We wanted to be in on the ground level. We have some residents here tonight that are very upset. It is changing their lifestyle and not of their own to do. I am sure there will be other residents at future meetings. We are just getting in on the ground floor.

Jared Lane – I can relate. My parents live off Refugee having 6 acres. Next door subdivision came in. 2 acre lots and ended up being a really nice community next to their 6 acres. As a reminder 7500 acres is the minimum lot size. Typically going to grow from that. With proper planning this can be a great addition into that area.

Jeff Brown – I would like to provide a little more information. You did talk about taxation. You probably don't know what the taxation in Granville School District so thought might be helpful. We do have .75 all income tax from all residents within the school district boundaries so that is also taxable income not social security benefits but we do have an all-income traditional tax. .75 and Park mentioned commercial that is taxed at a higher rate and that's a Class 2 about 54.6 Mills where as Class 1 effective rate is around .36 Don't quote me on that. Do not know exactly off the top of my head but obviously adjust with the new values about the effective mill. Zone 2 would be considered commercial. I just wanted to provide that information.

Mayor – Also like to mention if you look at this map. You see along Canyon Road two squares that are adjacent to Zone 2. These are two individual properties. And in a around about way those two and I met privately after hours here in the office with these individuals that live in these two properties. Earlier this year at that time I conveyed to them all of the information that I had at that time about what was being considered for this. Jeff and I have periodically had conversations on this over the past year or more. We need to continue to collaborate with Jeff on this. Folks we will need to collaborate with Lakewood School District on these things and any development that we know that there is interest in the Lakewood School District. The City of Heath boundaries and the Heath City School District boundaries near each other very closely. Both are changing and the focus is of city government and city channels. We can no longer just be thinking about City of Heath School District. There will be other developments in this area. It is important that Granville School District has as much information as accurate as it can get. The same going to be for Lakewood School District. I think the school district through out our county understands this is not just for Intel. This is a residential demand thing that has been happening for 10-15 years at least. From what I understand The School Districts in our area know the change is coming but what they need more than anything is to try to understand what the nature of that change is and the timeline to which that change might be coming. The conversations and collaboration as a city government are going to need to have with each other jurisdiction in other areas is just going to continue to grow.

Law Director D. Morrison – I would like to point out that Heath the clerk of council has a list of individuals and media outlets have requested to be notified and in order to receive the notices of all of our Public Meetings and Paula is on that list. If anyone else would like to be on that list. Just let Tracy know and she will be happy to put you on there. Its part of The Sunshine Law so anybody who wants to be notified will just so say. Thank You.

Rick Black – I am putting on my commissioner’s hat for this one. The Port Authority Commissioners do so appreciate cooperation between local government in this area. Newark and Heath you reached out to Union Township residents and I am greatly appreciative for that. I have been here all my life and years back it wasn’t that way. I know the commissioners appreciate this effort of collaboration and cooperation.

Jim Roberts Councilman – Like to comment to the mayor’s comments. The 20 years as a member of The School Board of Education. Challenges of The Heath City Schools are very different then challenges of Lakewood and Granville. So, we as a council need and has been dealing with the Heath City Schools has been one set of challenges. Lakewood and Granville both have various areas of potential for growth that they have to deal with. Heath Schools are land locked. All remains mountains and weapon things like that. I do think it is important for us to understand a different set of challenges to understand opposite of what we typically have.

With no other questions.

President Tim Kelley will call The Public Hearing closed.