

Minutes

October 16, 2014

Comprehensive Plan Implementation Committee

Present:

Craig Piper, Chairman
Councilor Maxine Beecher
Tex Haeuser
William Laidley
Stephanie Carver, GPCOG
Robert Foster
Peter Stanton
Joe Picoraro
Milan Nevajda, Guest Speaker
Mark Eyerman, Guest Speaker
Craig Gorris
Jamie Crain, Scribe

Absent:

Stephanie Carver, GPCOG
Councilor Michael Pock
Fawn Dunphy
Patricia Doucette
Jon Jennings
Nathan Marles

1. Craig Piper welcomed members to the meeting.

2. Adoption of Minutes

Maxine Beecher moved to adopt the 9/18/14 minutes; Bob Foster seconded. Unanimous approval.

All members were provided copies of the following handouts:

- 9-18-14 Minutes
- Several memos from Mark Eyerman
 - Mill Creek- Action Plan
 - Mill Creek – Broad Objectives
 - Master Plan Base Maps (Maps included the following)
 - Land Use
 - Zoning
 - Environmental Conditions
 - Utilities Infrastructure
 - Transportation Infrastructure
- VI. Lessons Learned: Three Case Studies

3. Mill Creek Master Planning

Tex introduced Mark Eyerman, President of Planning Decisions, Inc. and his counterpart Milan Navajda.

Mark Eyerman explained his handouts that he provided the committee. Mark quickly went through the maps and what they show. There was a question about if these are existing maps; Yes these maps are what is existing in Mill Creek. He discussed boundaries of Mill Creek Plan and traffic and parking situation in that area. Discussed Zoning and uses for the area, and flood plan.

Mark then went into his Broad Objectives for Mill Creek. He went down his list of 9 objectives. He asked the committee if this is what they are looking for.

Joe asked if inviting new business's is on the list. Tex stated that objective #2 mixed –use buildings invites new business.

A discussion ensued that objectives could be reduced and more focused. Mark gave ideas about different objectives that the committee could consider.

Mark ask the question” Should the city’s policy be to try and create a mix of uses in this area by trying to figure out ways to provide incentives and opportunities for people to do residential developments”

The committee agreed that this is what they are looking for. Higher Density is an objective, altering the pattern of development, more urban and less suburban. The gateway effect should be added to the objectives, along with signage in the Mill Creek area.

There is discussion of keeping the north side of E St off the Master Plan area. Mark states that he will draw the line at E St and take the north side out. He is also going to redo the objectives and try to combine and sharpen them up. **Mark suggests the committee reads the action plan memo given to them before the next meeting.**

4. Comments from the Public

None

5. Round Robin

Tex talked about the pedestrian bridge progress, with the bridge the roundabouts will be necessary. They are still looking into it.

Craig appreciated the maps that showed the committee what is there now in Mill Creek. He would also like to discuss further the Downtown Tift at some point.

6. Adjournment 8:30