

Gambier Village Planning and Zoning Commission
7:30 p.m. 2-1-22
Special Meeting Minutes

Note: Meeting was conducted in-person at the Community Center although Mayor Leeman Kessler kept the session open to the public for viewing only via the software platform Zoom.

Commission members Morgan Giles, Charlie Marsden, Christian Gunning and Mayor Kessler were present. Also in attendance were Village Administrator R.C. Wise, Seth Millam and Ian Smith of Kenyon College, and Chuck Rice. Attending remotely were Solicitor Clint Bailey and Justin Alexander of WallacePancher Group.

- **Call to order:** Chairman Charlie Marsden called the meeting to order at 7:32 p.m.
- **Recusals, if any.** None.
- **Swearing in members of the public giving testimony:** Charlie Marsden swore in Seth Millam and Ian Smith of Kenyon College, and Chuck Rice.
- **Visitor's forum:** Chuck Rice, 111 Meadow Lane, said he was concerned about the application Kenyon College has on the agenda. He said the land in question is zoned residential and that he fears there will be more traffic and noise on Meadow Lane and this will take away the peacefulness of the village. Chuck also brought up concerns about the possibility of littering in the park, student parking in the area and the speeding that he said persists on Meadow Lane. Charlie Marsden reminded everyone that the variance part of the application gets referred to Council. Morgan Giles said Council's Buildings & Grounds Committee has already discussed time limits in the park and to prohibit overnight parking at the Community Center. Charlie noted that the modular dormitories application are to be temporary and that there is a deadline written into the application. Mayor Kessler asked Seth Millam if there were any other plans that Kenyon has they can share with the Commission. Seth said work is progressing on Bexley Hall and that the college may have an application ready to present at the March meeting. Christian Gunning invited Seth and Ian to attend the regular Commission meeting in two weeks where the discussion with the zoning consultant will include Planned Unit Developments. Christian said this may be an opportunity for Kenyon to offer input on the zoning code review.
- **Approval of the 1-18-22 meeting minutes.** Mayor Kessler moved and Morgan Giles seconded a motion to approve the minutes as presented. All approved 4-0 .
- **Applications from Kenyon College**
 - 1) A variance application for modular dormitories, originally submitted for 205 Chase near Watson Hall, now being revised and requested for property at 121/123 Meadow Lane.
 - 2) An application for a zoning certificate for the installation of modular dormitory units for 121/123 Meadow Lane.

Seth began his presentation by thanking the Commission for holding a special meeting to consider the revised application from Ward Street area to Meadow Lane. He said the application includes the layout for either four 30-bed units or three 44-bed units but Kenyon has settled on the three unit plan because of what's available from the supplier. Charlie asked about the accessory building shown on the plans and whether that would stay once the dormitories are gone. Seth said Head Start, located directly north of the subject property, could use the building as they are in need of a larger classroom. Christian asked about the landscaping plans and what would happen to the trees that are planned to be planted. Seth said Kenyon could be flexible and collaborative on the landscaping plan but the trees that are planned for the right of way would remain. He said the right of way trees would help screen the area from the street and that the trees between the subject property and the village park to the east would remain. Mayor Kessler asked about Community Advisors at these units. Seth said there would be CA's in the units. Ian added that the support building shown on the plans would have a small office for Campus Safety but that it wouldn't be likely that it would be staffed 24/7. Morgan asked about the lighting plans and said he would like to see more green space in the designs and the inclusion of picnic tables. Seth said now that Kenyon has centered on the 3 unit plan that there would be more room to add green space into the design and they could add picnic tables. Morgan also asked about crosswalks as the only sidewalk on that part of Meadow Lane is on the opposite side of the street. Seth said Kenyon would ask for two crosswalks - one for the north entrance and one for the south entrance. He anticipates most students will use the south crosswalk as it would likely be a shorter distance to other campus buildings. Discussion ensued about speed bumps or speed tables in that area and whether a crosswalk could be placed where Head Start staff and children currently cross the street. Seth said the college would be willing to collaborate with the village on an elevated crosswalk that could serve a dual purpose. Solicitor Bailey reminded the Commission that they have the heavy lifting to do on this plan and not just Council. He said this shouldn't be a rubber stamp exercise to move it to Council. Christian asked about construction traffic and work schedules. Seth said he expects contractors to come in and out from the south but an occasional delivery driver or a local vendor may come from the other direction that either know the area or have a GPS device on their vehicle that guides them that way. He said at the height of the construction schedule, there may be 20 trucks an hour. Seth stated that the typical work schedule is Monday through Friday 7 a.m. to 5 p.m. If they get rained out during a week, there may be a need to work on a Saturday. Seth said he believes the majority of the students assigned to the temporary dormitories would be upper classmen that are involved in athletics as the units are close to the athletic facilities. There was also discussion about the removal date for the dormitories. Seth said the spring of 2025 is the target date for removal but that it is dependent upon the progress on the South Campus Housing Project. Mayor Kessler moved and Charlie seconded a motion to approve the zoning certificate pending the variance approval by Council. The vote was 4-0.

- **Adjourn** – Mayor Kessler moved and Charlie seconded a motion to adjourn the meeting at 9:03. All agreed. Mayor Kessler asked R.C. Wise to complete the minutes from this meeting and include them in the Council packet for their Feb. 7 hearing.