

Pennfield Charter Township

Downtown Development Authority

Meeting Minutes - October 19, 2009

The October 19, 2009 meeting of the Pennfield Charter Township Downtown Development Authority (DDA) was called to order at 6:08 pm. Members present were: Rob Behnke, Ernie Lahusky, Jane Leonard, Rex Paschal, JR Walter, Sandy Jones, Albert Bobrofsky, Simon terAvest, and Maryann Herbstreith. A quorum of members was met. Also present were Russ Wicklund, Township Planner, and Sandra Cummings, Recording Secretary.

Approval of September 28, 2009 Meeting Minutes

Motion was made by Rex Paschal, seconded by Maryanne Herbstreith, to approve the September 28, 2009 DDA Meeting Minutes. Motion carried.

New Business

a) DDA District Planning discussion – Russ Wicklund

A discussion was led by township Planner, Russ Wicklund, with respect to the DDA District. A draft handout was given to each member at the previous meeting on September 28, 2009, and was referred to during the discussion. Points of interest concerned the Development Plan and Tax Increment Financing Plan for the Capital Avenue Business District, commonly referred to as the CBD. It was pointed out that Bylaws and a Mission Statement should be developed before the end of the year. A solid design plan needs to be chosen, with a theme that will encourage developers to build in the DDA zoning district, and encourage shoppers and pedestrians to patronize it. The members discussed the progress of Wal-Mart, and the fact that almost all future development hinges on Wal-Mart coming to the area first.

Other points of discussion covered roads, shared parking, pedestrian walkways, development along the Battle Creek River, and the need for public water and sanitary sewer lines. The township is also looking at ways of cleaning up certain problem areas in and near the CBD, and the best ways of handling groundwater run-off and wellhead protection.

The Board members discussed the need for marketing material to offer developers, along with possible grants that could be available for bicycle paths and other community enrichment projects.

Citizen Comments

There were no citizen comments at this time.

Board Member Comments

None at this time.

Announcements by the Chair

Chairman Behnke announced his plan to meet with the Township's web designers in Lexington, Kentucky in early November, where he will discuss ideas for defining the DDA on our website. The next meeting of the DDA was set for November 23, 2009, at 6:00 pm. Location will be determined at a later date.

Adjournment

The meeting was adjourned at 7:20 pm.

Respectfully Submitted

Sandra Cummings

Recording Secretary