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**ECONOMIC DEVELOPMENT BOARD  
MEETING MINUTES  
March 8, 2007**

The Economic Development Board of the City of Aurora, Ohio met in Council Chambers at Aurora City Hall on Thursday, March 8, 2007. Mayor Lynn McGill called the meeting to order at 4:00 p.m.

Present: James Fisher, Council President  
Mayor McGill, Chairman  
Robert Paul, Finance Director  
Linda Reder, Assistant Finance Director  
Roy Shafer, Planning Commission Chairman  
Bill Volosin, Aurora City Schools  
Roy Webber, Chamber of Commerce  
Rich Wehrenberg, Planning, Zoning & Building Director  
Doug Wieder, Chamber of Commerce

Absent: Jerry Kohanski, Aurora City School Board President

Also Present: Karen Monaco, Planning & Zoning Inspector  
Denise Januska, Planning & Zoning Inspector  
Rebecca Dixon, Board Secretary

**APPROVAL OF MINUTES**

**MOTION: To approve minutes of the February 13, 2007 meeting**  
Mr. Paul moved, Mr. Shafer seconded. The motion carried on a 8-0 voice vote.  
Mr. Fisher Abstained

**OLD BUSINESS**

None

**NEW BUSINESS**

**Goddard School - Ironwood Developers**

Mayor McGill stated this meeting was called today so that Mr. Ritchie with Ironwood Developers could discuss his plans for a Goddard School to be built in Aurora. Mr. Ritchie stated he wanted to update the Board on the Chillicothe Commons project. He stated they would be submitting for final site plan approval next month. Mayor McGill asked Mr. Wehrenberg to comment on what has been done and what the cooperation level has been with Ironwood Developers. Mr. Wehrenberg stated relationships are excellent. He stated Ironwood Developers have had good preparation and planning. Mr. Wehrenberg stated it has been a good partnership.

Mr. Ritchie stated there is no definitive agreement with Goddard School. The school has expressed an interest in the location. Mr. Ritchie stated his goal today is to speak with the Board regarding the residential properties to the North of Chillicothe Commons. He stated he would like to explore the possibility of re-zoning that area to commercial.

Mayor McGill stated the Economic Development Board looks at commercial and industrial only. Mayor McGill asked Mr. Ritchie if he had any property currently that he owns or has options on that has designation of commercial to

which he has already submitted plans on. Mr. Ritchie stated no he does not. He stated everything he has with him today is residential. Mayor McGill asked what the acreage is for the designation area of Goddard School. Mr. Ritchie stated two acres and he has an option to buy on that property. Mayor McGill asked who currently owns the property. Mr. Ritchie stated Joanne and Mario Liason.

Mr. Ritchie stated with respect to what he is showing here today, we are looking at two acres currently zoned R3 that he would like to have re-zoned as commercial property. Mr. Ritchie stated he is not sure if a Goddard School would occupy that space however if Goddard School does express further interest he would be back in front of the Board asking specifically for the re-zoning. Mayor McGill stated the City has referendum zoning change. The procedure is first to appear before the Planning Commission so they can review your plans. If after the Planning Commission studies the plans and recommends re-zoning you would then proceed to City Council. If Council approves it then the issue would be put on the ballot for the people to vote. Mayor McGill stated it is a lengthy process however it is a part of our charter.

Mayor McGill stated today the Board would be interested in learning more about what a Goddard School is. Mr. Ritchie stated they are a child learning center. There are a number of them in Northeast Ohio. Mayor McGill asked how they differ from Montessori Schools. Mr. Ritchie stated he cannot answer how they are different in terms of curriculum.

Mayor McGill asked what the dollar value would be on the two houses that sit at this location. Mr. Ritchie answered between \$150,000 and \$200,000. Mr. Paul asked if Mr. Ritchie had options on the next two pieces of properties that are shown. Mr. Ritchie stated he does not. He stated the residents are happy and like the idea of residential homes coming in around them. Mr. Paul asked how the residents feel about the prospect of a Goddard School. Mr. Ritchie stated the residents have not seen the plan. Mr. Wehrenberg asked if Goddard School is a private school. Mr. Ritchie answered yes that is correct. Mr. Wehrenberg stated the zoning code states the property would have to be zoned commercial however from a planning perspective that is not entirely objectionable.

Mayor McGill stated as Mayor he has no objection to taking residential property and making it commercial. He stated Mr. Ritchie would have to convince the citizens of Aurora and there are two ways to do this. One is to have a petition signed to put it on the ballot yourself. The easiest way is to go through the Planning Commission and City Council. Mr. Fisher stated on behalf of Council they would want to make sure the current residents are approached in a sensitive manner. Mr. Wehrenberg stated the City is 75-80% built out which means most of the flat and dry land is built on already. He stated as the next Master Plan approaches the City is looking for this kind of development that would bring a mix of commercial and residential but also be environmentally sensitive. Mr. Wehrenberg stated that is exactly what the City needs to continue to develop the property in Aurora.

Mayor McGill thanked Mr. Ritchie and his associates for being here. He stated there is no action to take today. Mayor McGill stated he would like to encourage Mr. Ritchie to work with Mr. Wehrenberg to go forward with his plan.

**MISCELLANEOUS**  
NONE

**ADJOURNMENT**

**MOTION: To adjourn.**

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Mr. Paul moved, Mr. Fisher seconded. The motion carried on a 9-0 voice vote.

**The City of Aurora March 8, 2007 Economic Development Board meeting adjourned at 4:35 p.m.**

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**Mayor Lynn E. McGill, Chairman**

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**Rebecca Dixon, Secretary**