

**Land Development Committee Minutes**  
**October 24, 2014**

Attendees: Bill Doering (Committee Member), Natalie Wolf (Committee Member), Scot Lahrmer, Wes Brown, John Eisenmann (CDS Associates), Merrie Stillpass and Tom Muething (Committee Chair).

The meeting was called to order at 3:30 p.m. The minutes from the meeting of August 27, 2014 were reviewed and approved.

The purpose of today's meeting was to review with the committee existing engineering material and studies that Amberley has related to the North Site and Amberley Green. This was being done so that we knew what already exists before we consider any further studies on these properties. The following were presented by Mr. Eisenmann:

North Site

1. There was a traffic study related to the property completed in 2006. This study indicated that the maximum capacity at peak times was 100 trips into or out of the property. In order to increase this number, the bridge over Ronald Reagan Highway would need to be expanded and this would cost more than \$3 million (\$2006 cost). The study identified uses which would stay within this constraint. In 2008, the Jewish Community Center opened a new facility at the site of Rockdale Temple, which is not reflected in the existing traffic study.
2. The property was remediated related to the landfill use (leaves).
3. There are two small parcels of land on the edges of the property that are owned by the county. In order to sell the property, these parcels will need to be dealt with ahead of any sale.
4. Utilities to the property are available but the capacity of combined sewer is not known.
5. The cost of a Phase 1 environmental study would be \$4 to \$5 thousand.

After discussion, it was agreed that the next step for this property was that Mr. Lahrmer would discuss interest in the front portion of this property with brokers.

Amberley Green

1. Asbestos studies were completed at the clubhouse in 2008. These studies found asbestos throughout the clubhouse and cart storage building. Asbestos abatement will be required prior to demolition.

2. A Phase 1 environmental study was completed in 2008. This did not identify any major issues.
3. A study was completed in 2008 to identify potential water bodies on the property. The study identified 3 ponds, 2 intermittent stream channels, 14 ephemeral stream channels and 2 potential wetland areas.
4. Soil sampling was completed in 2011 in 8 different quadrants of the property. No major issues were identified.
5. Utilities are available to the property.
6. Five different development options were developed by Meisner and Associates for the Village in 2003. These were reviewed and there was agreement that this work was a valuable resource.

After discussion and noting that there will be another meeting concerning this property on October 30<sup>th</sup>, it was agreed that no further action is required and future action plans will be revisited after the meeting on the 30<sup>th</sup>.

There being no further business, the meeting was adjourned.

Tom Muething