

Land Development Committee Minutes
October 16, 2012

Attendees: Ed Hattenbach (Committee Member), Natalie Wolf (Committee Member), Scot Lahrmer, Bill Doering, Ray Warren, Allie Weaver, Andy Radin, Jane Murphy, Rick Kay and Tom Muething (Committee Chair)

The meeting was called to order. The minutes from the meeting of September 4, 2012 were reviewed and approved.

The purpose of the meeting was to hear from Andy Radin about his ideas concerning the best process to manage the development process for Amberley Green. Mr. Radin is a long-term resident of Amberley and has worked in most aspects of property development during his career and was also on the Long Range Planning Committee that developed the current plan for Amberley Green. The meeting was just another step in the process of deliberation to determine the best way forward. No decisions were going to be made.

Mr. Radin key points were as follows:

- The property is a beautiful site and would be a great place for a business but it will need to be the right kind of business. It is probably not the best site for a large employer but it is better suited for a highly professional group (e.g., medical or research that would have fewer employees. An important step in the process will be to assess traffic and access capacity.
- The Village needs to develop a step by step process for development and one early step may be the establishment of a Community Improvement Corporation.
- A critical step in the near term is to build the development story including site plans. The story is critical in order to create some excitement about the opportunity.
- Any land use will need to incorporate the existing environmental elements of the property.
- The Long Range Plan for the property included some limited residential development on the property and the idea of something like a “pocket neighborhood” may be the right approach.
- As we move forward, community resources to assist in the development should be identified. Amberley has a lot of people with a wealth of experience that could help.

There being no further business, the meeting was adjourned.

Tom Muething