

## ECONOMIC DEVELOPMENT COMMITTEE

City of Germantown

August 20, 2020

Meeting Minutes

PRESENT: Tom Winning, Steve Boeder, Mayor, Mark Heistand and Jeff Fannin

ABSENT: Mike Kuhn

ALSO PRESENT: Heidi Grant, President of FNB of Germantown, Judy Gilleland, City Manager, Keith Brane, City Planner, Pat Higgins, ED Consultant/City Grant Writer

The Zoom meeting was called to order by Tom Winning at 9:02am.

### MINUTES

The July meeting minutes were approved with a motion by Jeff Fannin and Mark Heistand.

### BUSINESS

#### Update on Planned Housing Developments

Keith Brane, City Planner updated the committee on three housing developments under review.

Highlights of each were presented:

- A. Berryview Estates – City staff is working with developer on the Preliminary Plan for Section 4 of the approved subdivision. Section 4 will consist of 37 single family units. Judy discussed the approval process used during the COVID times. All households in Berryview Estates and the adjacent property owners nearby were notified. Usually, only the households within 200 feet of a project site would be notified.

Keith highlighted that there were three issues they are working through: floodplain, sanitary sewer capacity and a traffic analysis. Several questions were discussed regarding the traffic routes planned and their capacity. Maxwell Court will be the main route in and out within Section 4. The existing roads within the subdivision have 60' right of way to handle the four sections originally approved for this subdivision.

Final Plan submittal is expected later this year.

- B. Walnut Hill - Ryan Morris is planning 21 units on the land south of Subway/Triangle Station off of Route 4. The housing units will be similar in style as the houses in Hickory Pointe.
- C. Bearcreek Farm – City staff is working with Steve Rauch, the owner/developer of a planned 40 unit subdivision with private streets. The developer has started clearing the site for the construction of the planned sanitary sewer lines throughout the site. After the sewer lines are completed, they will be connected to the city sanitary sewer system. Presently, the subdivision has an approved Concept Plan as part of the approved Planned Unit Development Overlay.

Questions raised regarding the project included if there would be access to the homes only from Dayton Pike or if Cherry Street was going to be used. Keith stated access to Cherry Street was for emergency use only, the primary access will be from Dayton Pike. With the addition of sanitary sewer to this site will adjacent property owners need to connect? Judy indicated adjacent properties would not be required to connect immediately.

Several additional questions were discussed regarding the Berryview Estates project and possible access points. Maxwell Court would be the primary road for this Section. Strawberry Field Drive, the residential connector street; could be re-stripped because the existing pavement is wide enough. The plan is to consider to restripe with one lane in and two lanes out as the traffic increases with the development of this section. The city is in the process of reviewing Marshall Avenue. However, the Marshall Avenue extension would be problematic because of alignment and ownership issues. Should that option ever be exercised, the plat has been designed to accommodate it.

#### Small Business Assistance

Pat continues to work with the Germantown businesses to let them know about the Montgomery County CARES ACT Small Business Program. Many of the small businesses have had questions or not sure of the process so have worked with Montgomery County staff on individual questions. The businesses will have until November 30 to apply.

Tom indicated he is also encouraging businesses to apply. Pat offered to help any business with questions.

#### Business Space Inventory

During the last few weeks, several businesses have called looking to locate in Germantown or to move to larger spaces. Pat has begun to put together a list of possible spaces with the building owner's contact information. She questioned if the ED Committee has ever had a list that was maintained. Tom indicated there was not a list but having one would be helpful. Pat said she would keep everyone posted on the development of the list.

#### 2020 Census Update

Pat stated that the Census will conclude on September 30 but a push to contact the remaining households is going on. Census Takers have started visiting neighborhoods to contact non-responders to date. Germantown is at a 75% response rate, which is better than the 2010 final numbers. Questions asked during the discussion were about the final count and if the numbers would be adjusted to reflect the no response rate. Pat indicated the count received by the deadline is the number that will be used.

#### Other Business

Tom indicated that the bank is discussing a Business Expo downtown to bring people back to the downtown area. He was wondering what the rules might be. Judy indicated the city would not have a problem but he needed to contact the County Health Department for their rules and procedures.

Also, Tom asked if they wanted to encourage food trucks to downtown when most restaurants are closed are there rules and procedures. Judy indicated the City adopted regulations regarding food trucks. Keith mentioned that downtown restaurants in communities have voiced their concerns regarding food trucks and view them as competition.

Tom asked the committee if they still wanted the Valley View School Superintendent to attend a meeting to further discuss the school's construction plans. After a brief discussion, Tom said he would contact the Superintendent for possibly the October meeting.