

**MINUTES OF THE VILLAGE OF RIVER HILLS**  
**PLAN COMMISSION MEETING**  
**MONDAY, AUGUST 12, 2019 AT 5:00 P.M.**

1. **ROLL CALL** was answered by Chairman Anderson, Commissioners Stanford, Costakos, Weiss, Trustee Walker, and Village Engineer Emir. Commissioners Lloyd, Cohen, and Daugherty were absent and excused. Also present were Village Attorney Bill Dineen and Village Manager/Clerk/Treasurer Tammy LaBorde. The meeting was called to order at 5:00 P.M.
2. **APPROVAL OF MINUTES:**  
The minutes were not approved. They will be carried over to the next meeting.
3. **What We Know – Results of Surveys, Resident Responses to Specific Questions**
4. **What We Don't Know – Reduction in State Aids, Future reassessments, Housing Market, Development of Vacant Property, Character of the Village, Future Operating Costs and changes in Growth, Range Line Road Bridge, Possible County Sales tax, Vacant properties, Need to have Development in order to add to the tax base, Indian Hill School referendum's effect on taxes, Other risks and opportunities.**
5. **Where are we going?**
6. **Review Purpose of Comprehensive Plan and update required by State Statutes.**
7. **Possible topics to be updated:**
  - a. **Appendix B (community survey) and Appendix C (official survey)**
  - b. **Update Goals, Objectives and Policies**
  - c. **Property values**
  - d. **Proposed changes/updates to Chapters and Maps**
  - e. **Actions taken related to environment e.g. Tree, Bird, Monarch designations.**
  - f. **Large parcel development/minimum lot sizes**
  - g. **Review timeline to meet legal deadline**

Chairman Anderson thanked Trustee Walker for his letter regarding issues that need to be addressed. Discussion took place regarding what we know, what we don't know and where are we going.

Discussion took place regarding property values, property assessments, and the distribution of impacts with a revaluation. Walker stated that the comprehensive plan has blinders on and doesn't acknowledge the real world issues that River Hills is facing. Anderson stated that based on the community survey results – the residents don't want to see an increase in taxes and they don't support changing zoning for development. Stanford stated that River Hills needs to promote itself more. Trustee Walker stated that Trustee Russo is working with various real estate agents to market the community. Trustee Walker suggested there are two paths – status quo or development. He suggested using language to recognize the tension between the fiscal/budgetary challenges and rising taxes. He suggested that the Plan Commission acknowledge reality and include language in the plan as the Village may need to reconsider some of these items in the future. Attorney Dineen stated that the Introduction to the Plan is where language should be placed to acknowledge these issues. Anderson suggested that a paragraph or two be drafted to address these concerns. All members present agreed. Trustee Walker stated that he would work on the paragraph. Attorney Dineen noted that the Commission at a minimum must review the plan and then determine if they will go through the process to update the revised plan or they can just leave the plan with the updated data.

8. **Determine Next Meeting Date – please bring calendars:** The next meeting will be Thursday, September 12, 2019 at 5:00p.m.
9. **ADJOURNMENT**  
Motion by Stanford/Costakos to adjourn. Motion carried unanimously. The meeting adjourned at 6:46 p.m.

Respectfully submitted,  
Tammy LaBorde, Village Manager/Clerk/Treasurer